

# MEMORANDUM

Agenda Item No. 8(F)(1)

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**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** October 7, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution declaring surplus  
County-Owned real property  
located East of NW 74  
Avenue at NW 53 Street in  
unincorporated Miami-Dade  
County; authorizing the public  
sale of same to the highest  
bidder; waiving Administrative  
Order 8-4 as it relates to review  
by the Planning Advisory  
Board

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The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.

  
\_\_\_\_\_  
R. A. Cuevas, Jr.  
County Attorney

RAC/cp

# Memorandum



**Date:** October 7, 2014

**To:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez   
Mayor

**Subject:** Declaring as Surplus County-Owned Property Located on the East Side of NW 74 Avenue  
at NW 53 Street in Unincorporated Miami-Dade County

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## Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution, which authorizes the following:

- Declares as surplus a 9,045 square foot County-owned property located on the east side of N.W. 74 Avenue at N.W. 53 Street (Folio No. 30-3023-001-0148);
- Authorizes its sale to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$145,000, as determined in the attached appraisal by Investors Research Associates, Inc., a State Certified Appraiser; and
- Waives Administrative Order 8-4 as it relates to review by the Planning Advisory Board because the property was determined by the Regulatory and Economic Resources Department to not meet the site size requirements for a buildable lot.

## Scope

This property is located in Commission District 12, which is represented by Commissioner Jose "Pepe" Diaz.

## Fiscal Impact/Funding Source

The sale of this property will eliminate the County's obligation to maintain the property, which is approximately \$616 per year. Additionally, approval will place the property back on the tax roll, which would generate an estimated \$2,525 in annual ad valorem taxes.

## Track Record/Monitoring

Carmen Gomez of the Internal Services Department, Real Estate Development Division is managing the sale of this property.

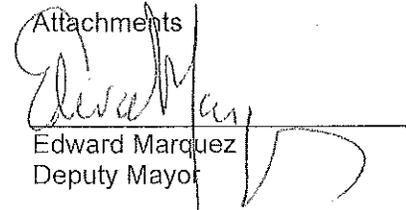
## Delegation of Authority

Authorizes the County Mayor or the County Mayor's designee to sell the property via sealed bid to the highest bidder, take all actions necessary to accomplish the sale of the property, and authorizes the Chairperson or Vice Chairperson of the Board to execute a County Deed for such purpose.

## Background

The County acquired this property through Tax Deed escheatment on December 8, 2000. Leu Associates, Inc., an adjacent owner, has expressed interest in the property. Per the requirements of R-1161-89, Mr. Bosco Leu submitted a deposit to initiate the surplus process. As required, the Internal Services Department circulated the property to all County departments to determine whether the County has a present or future need for the property, in which none was determined. If approved for surplus, the property will be put out to bid at the aforementioned minimum bid amount of \$145,000, which represents 100 percent of its appraised value, as determined in the attached appraisal.

Attachments

  
Edward Marquez  
Deputy Mayor



# MEMORANDUM

(Revised)

**TO:** Honorable Chairwoman Rebeca Sosa  
and Members, Board of County Commissioners

**DATE:** October 7, 2014

**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Agenda Item No. 8(F)(1)

Please note any items checked.

- "3-Day Rule" for committees applicable if raised
- 6 weeks required between first reading and public hearing
- 4 weeks notification to municipal officials required prior to public hearing
- Decreases revenues or increases expenditures without balancing budget
- Budget required
- Statement of fiscal impact required
- Ordinance creating a new board requires detailed County Mayor's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 8(F)(1)

10-7-14

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED EAST OF NW 74 AVENUE AT NW 53 STREET IN UNINCORPORATED MIAMI-DADE COUNTY; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING THE CHAIRWOMAN OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSES

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

**WHEREAS**, pursuant to Section 125.35(1) of the Florida Statutes, the Board has determined that it is in the best interest of the County to sell County-owned real property located East of NW 74 Avenue at NW 53 Street in unincorporated Miami-Dade County, to the highest bidder,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. Pursuant to Section 125.35(1) of the Florida Statutes, this Board hereby declares surplus County-owned real property located East of NW 74 Avenue at NW 53 Street in unincorporated Miami-Dade County, authorizes the sale to the highest bidder via competitive bidding for no less than \$145,000.00; authorizes the County Mayor or the Mayor's designee to

take all actions necessary to accomplish the sale of said real property, legally described in the aforementioned County Deed; authorizes waiving Administrative Order 8-4 as it pertains to review by the Planning Advisory Board, and authorizes the execution of a County Deed by the Board of County Commissioners acting by the Chairwoman or Vice-Chairperson of the Board.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Rebeca Sosa, Chairwoman  
Lynda Bell, Vice Chair

Bruno A. Barreiro  
Jose "Pepe" Diaz  
Sally A. Heyman  
Jean Monestime  
Sen. Javier D. Souto  
Juan C. Zapata

Esteban L. Bovo, Jr.  
Audrey M. Edmonson  
Barbara J. Jordan  
Dennis C. Moss  
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of October, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Debra Herman

Instrument prepared by and returned to:  
Miami-Dade County Internal Services Department  
Real Estate Development Division  
111 N.W. 1 Street, Suite 2460  
Miami, Florida 33128-1907

Folio No.: 30-3023-001-0148

## COUNTY DEED

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 2014 A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and \_\_\_\_\_, party of the second part, whose address is \_\_\_\_\_.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \_\_\_\_\_ to it in hand paid by the parties of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

S 27 FT OF N 72 FT OF W 370 FT OF TR 22 LESS W 35 FT FLA FRUIT LAND CO SUB PB 2-17  
SECTION 23 TOWNSHIP 53 SOUTH RANGE 40 EAST  
according to Public Records of Miami-Dade County, Florida

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

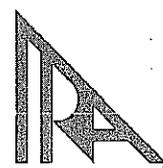
By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Rebeca Sosa, Chairwoman

Approved for legal sufficiency. \_\_\_\_\_

The foregoing was authorized by Resolution No. \_\_\_\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_, 2014.





## II. SUMMARY OF FACTS AND CONCLUSIONS

The Assignment: To estimate the market value of the fee simple interest in the property described herein.

Location: East side of N.W. 74 Avenue at N.W. 53 Street, Miami-Dade County, Florida

Site Description: A 27 foot wide rectangular shaped parcel containing 9,046 square feet on the east side of N.W. 74 Avenue. The site fronts on N.W. 74 Avenue for 27 feet with a depth of 335 feet.

Improvement Description: Property improvements are limited to asphalt pavement covering most of the site.

Current Owner: Reported to be Miami-Dade County

2013 Assessment:

|                         |             |
|-------------------------|-------------|
| Land Assessment:        | \$135,690   |
| Improvement Assessment: | <u>\$ 0</u> |
| Total Assessment:       | \$135,690   |

2013 Taxes: Current ownership is tax exempt

Zoning: IU-2, Industrial – Heavy Manufacturing

Land Use Plan Designation: Industrial and Office

Highest and Best Use:

|                              |                          |
|------------------------------|--------------------------|
| As Part of Developable Site: | Industrial/office        |
| As Currently Configured:     | Storage/parking/driveway |

Market Value Conclusions:

|                                    |           |
|------------------------------------|-----------|
| Value as Part of Developable Site: | \$145,000 |
| Value As Currently Configured:     | \$ 51,000 |

Effective Date of Valuation: November 6, 2013

Date of Inspection: November 6, 2013

Appraisers: Edward N. Parker, MAI  
Geoffrey D. Heath, MAI

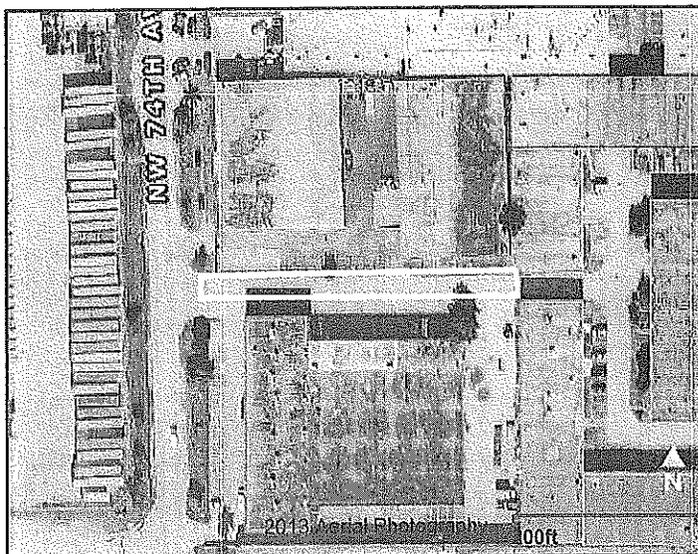


# OFFICE OF THE PROPERTY APPRAISER

## Summary Report

Generated On : 7/3/2014

| Property Information |  |
|----------------------|--|
| Folio:               | 30-3023-001-0148   |
| Property Address:    |  |
| Owner                | MIAMI-DADE COUNTY<br>GSA R/E MGMT                        |
| Mailing Address      | 111 NW 1 ST STE 2460<br>MIAMI, FL 33128-1929             |
| Primary Zone         | 7300 INDUSTRIAL - HEAVY MFG                              |
| Primary Land Use     | 8080 VACANT GOVERNMENTAL :<br>VACANT LAND - GOVERNMENTAL |
| Beds / Baths / Half  | 0 / 0 / 0  |
| Floors               | 0  |
| Living Units         | 0  |
| Actual Area          | 0 Sq.Ft  |
| Living Area          | 0 Sq.Ft  |
| Adjusted Area        | 0 Sq.Ft  |
| Lot Size             | 9,046 Sq.Ft  |
| Year Built           | 0  |



| Assessment Information |           |           |           |
|------------------------|-----------|-----------|-----------|
| Year                   | 2014      | 2013      | 2012      |
| Land Value             | \$135,690 | \$135,690 | \$135,690 |
| Building Value         | \$0       | \$0       | \$0       |
| XF Value               | \$0       | \$0       | \$0       |
| Market Value           | \$135,690 | \$135,690 | \$135,690 |
| Assessed Value         | \$135,690 | \$135,690 | \$135,690 |

| Benefits Information |           |           |           |           |
|----------------------|-----------|-----------|-----------|-----------|
| Benefit              | Type      | 2014      | 2013      | 2012      |
| County               | Exemption | \$135,690 | \$135,690 | \$135,690 |

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

| Short Legal Description        |
|--------------------------------|
| 23 53 40 .208 AC               |
| FLA FRUIT LAND CO SUB PB 2-17  |
| S27FT OF N72FT OF W370FT OF TR |
| 22 LESS W35FT                  |
| LOT SIZE 9046 SQ FT            |

| Taxable Value Information |           |           |           |
|---------------------------|-----------|-----------|-----------|
|                           | 2014      | 2013      | 2012      |
| <b>County</b>             |           |           |           |
| Exemption Value           | \$135,690 | \$135,690 | \$135,690 |
| Taxable Value             | \$0       | \$0       | \$0       |
| <b>School Board</b>       |           |           |           |
| Exemption Value           | \$135,690 | \$135,690 | \$135,690 |
| Taxable Value             | \$0       | \$0       | \$0       |
| <b>City</b>               |           |           |           |
| Exemption Value           | \$0       | \$0       | \$0       |
| Taxable Value             | \$0       | \$0       | \$0       |
| <b>Regional</b>           |           |           |           |
| Exemption Value           | \$135,690 | \$135,690 | \$135,690 |
| Taxable Value             | \$0       | \$0       | \$0       |

| Sales Information |       |              |                           |
|-------------------|-------|--------------|---------------------------|
| Previous Sale     | Price | OR Book-Page | Qualification Description |
| 03/01/1998        | \$0   | 00000-00000  | Qual by exam of deed      |
| 02/01/1996        | \$0   | 17118-3128   | Qual by exam of deed      |
| 10/01/1990        | \$0   | 00000-00000  | Qual by exam of deed      |
| 06/01/1990        | \$0   | 00000-00000  | Qual by exam of deed      |

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)

Version: