

MEMORANDUM

Agenda Item No. 8(F)(5)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: February 3, 2015

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

SUBJECT: Resolution declaring surplus county-owned real property located West of 11761 SW 226 Terrace, Unincorporated Miami-Dade County; authorizing the public sale of same to the highest bidder for no less than \$16,800.00; authorizing the County Mayor to take all actions necessary to accomplish the sale of said property; and authorizing the Chairperson or Vice-Chairperson of the Board to execute a County deed for such purpose

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Commissioner Dennis C. Moss.



R. A. Cuevas, Jr.
County Attorney

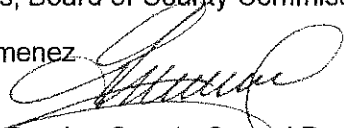
RAC/cp

Memorandum



Date: February 3, 2015

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor 

Subject: Declaring as Surplus County-Owned Real Property Located West of 11761 SW 226 Terrace, Unincorporated Miami-Dade County, and Authorizing Sale to the Highest Bidder (Folio No. 30-6913-003-0630)

Recommendation

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

- Declares as surplus an 11,200 square foot County-owned property (Folio No. 30-6913-003-0630), located west of 11761 SW 226 Terrace, in unincorporated Miami-Dade County; and
- Authorizes sale of the surplus property to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$16,800, which is the 2014 assessed market value.

Scope

This property is located in Commission District 9, which is represented by Commissioner Dennis C. Moss.

Fiscal Impact/ Funding Source

The sale of this property will eliminate the County's obligation to maintain the property, which is approximately \$738 per year. Additionally, the property will be placed back on the tax roll, which will generate an estimated \$313 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


This item authorizes the County Mayor or the County Mayor's designee to sell the property through a sealed bid to the highest bidder and 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 purposes.

Background

The County acquired this property through Escheatment Tax Deed on February 5, 2004. An adjacent property owner, Mrs. L. Bocanegra, expressed interest in purchasing this property. As required by Resolution R-1161-79 and Administrative Order 8-4, Mrs. Bocanegra submitted a deposit in the amount of \$150 to start the surplus process.

The Internal Services Department circulated this property to all County departments to determine whether the County had a present or future need for the property. No need was determined. Additionally, the Planning Advisory Board, at its April 14, 2014 meeting, recommended that this parcel be declared surplus and made available for sale. Additional property details are shown in the attached property maps. If approved for surplus, the property will be put out to bid with a minimum bid amount of \$16,800, which represents 100 percent of its 2014 assessed market value.

Attachments



Edward Marquez
Deputy Mayor



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/14/2014

Property Information	
Folio:	30-6913-003-0630
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	9000 AGRICULTURE
Primary Land Use	8080 VACANT GOVERNMENTAL : 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	11,200 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$16,800	\$16,800	\$22,400
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$16,800	\$16,800	\$22,400
Assessed Value	\$16,800	\$16,800	\$22,400

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	\$16,800	\$16,800	\$22,400

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

Short Legal Description
13 56 39 GOULDS ESTS SEC 1 PB 46-94 LOT 11 BLK 6 OR 22059-0015-0204 3

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$16,800	\$16,800	\$22,400
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$16,800	\$16,800	\$22,400
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$16,800	\$16,800	\$22,400
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1996	\$0	00000-00000	Qual by exam of deed
12/01/1992	\$0	00000-00000	Qual by exam of deed
12/01/1988	\$0	00000-00000	Qual by exam of deed
06/01/1988	\$0	13724-0557	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>

Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/14/2014

Property Information	
Folio:	30-6913-003-0620
Property Address:	11761 SW 226 TER
Owner	RAMIRO BOCANEGRA LISSETTE BOCANEGRA
Mailing Address	11761 SW 226 TER MIAMI, FL 33170
Primary Zone	9000 AGRICULTURE
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths / Half	4 / 2 / 0
Floors	2
Living Units	1
Actual Area	3,974 Sq.Ft
Living Area	3,200 Sq.Ft
Adjusted Area	3,294 Sq.Ft
Lot Size	11,200 Sq.Ft
Year Built	2012



Assessment Information			
Year	2014	2013	2012
Land Value	\$16,800	\$16,800	\$22,400
Building Value	\$171,206	\$146,655	\$0
XF Value	\$4,400	\$5,600	\$5,600
Market Value	\$192,406	\$169,055	\$28,000
Assessed Value	\$192,406	\$169,055	\$28,000

Benefits Information				
Benefit	Type	2014	2013	2012
Homestead	Exemption	\$25,000		
Second Homestead	Exemption	\$25,000		

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

Short Legal Description
13 56 39 GOULDS ESTS SEC 1 PB 46-94 LOT 10 BLK 6 LOT SIZE 100.000 X 112 COC 22933-0752 12 2004 1

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$50,000	\$0	\$0
Taxable Value	\$142,406	\$169,055	\$28,000
School Board			
Exemption Value	\$25,000	\$0	\$0
Taxable Value	\$167,406	\$169,055	\$28,000
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$50,000	\$0	\$0
Taxable Value	\$142,406	\$169,055	\$28,000

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/05/2010	\$70,000	27381-1950	Financial inst or "In Lieu of Forclosure" stated
09/30/2009	\$0	27298-2415	Financial inst or "In Lieu of Forclosure" stated
09/30/2009	\$100	27054-4599	Financial inst or "In Lieu of Forclosure" stated
12/01/2004	\$40,000	22933-0752	2008 and prior year sales; Qual by exam of deed

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Version:

4



Tax Deed File Number 95-693
Property Identification No. 30-6913-003-0630

CFN 2004RD115286
OR Bk 22059 Pg 0015 (1pg)
RECORDED 02/20/2004 09:51:11
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

E S C H E A T M E N T
T A X D E E D
T O M I A M I - D A D E C O U N T Y

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

This Tax Deed is issued pursuant to Section 197.502(8), Florida Statutes, wherein three years have passed from the day the subject land was offered for public sale and placed on the list of "lands available for taxes" in accordance with Section 197.502(7), Florida Statutes, without having been purchased. As provided in Section 197.502(8), Florida Statutes, the property hereby escheats to the County free and clear of any and all tax certificates, tax liens or any other liens of record, including governmental liens, which liens are hereby deemed canceled pursuant to said statute.

On this 5 day of February, 2004 the undersigned Clerk conveys to Miami-Dade County through its Board of County Commissioners, whose address is:

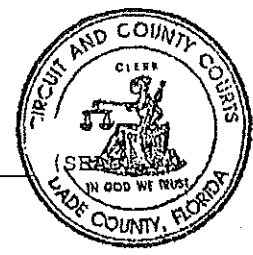
111 NW 1st Street
Miami, Florida 33128

together with all hereditaments, buildings, fixtures and improvements of any kind and description, the following legally described land situate in Miami-Dade County, Florida:

LOT 11 BLK 6 GOULDS ESTS SEC 1 PB 46-94 SECTION 13 TOWNSHIP 56 SOUTH
RANGE 39 EAST

Witnessed by:
Beatriz Blanco
BEATRIZ BLANCO
Laurette Jacques
LAURETTE JACQUES

HARVEY RUVIN
Clerk of the Circuit Court
Miami-Dade County, Florida
BY: Shirley Shabazz
DEPUTY CLERK



BEFORE ME, the undersigned notary public, personally appeared Shirley Shabazz, Deputy Clerk of the Circuit Court in and for Miami-Dade County, Florida, who is personally known to me and who acknowledged the execution of this instrument to be of her own free act and deed for the uses and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON February 05, 2004

Elizabeth Le Bueur
Notary Public, State of Florida, At Large
My Commission Expires:



This instrument prepared by
Debra Peterson
Deputy Clerk of the Circuit Court of
Miami-Dade County, Florida

trrpt07a 01/04



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: February 3, 2015

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

SUBJECT: Agenda Item No. 8(F)(5)

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)(5)
2-3-15

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED WEST OF 11761 SW 226 TERRACE, UNINCORPORATED MIAMI-DADE COUNTY; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER FOR NO LESS THAN \$16,800.00; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the property legally described in the accompanying County Deed, 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 the County-owned real property located west of 11761 SW 226 Terrace (Folio No. 30-6913-003-0630), Unincorporated Miami-Dade County, to the highest bidder; and

WHEREAS, the Planning Advisory Board, at its April 14, 2014 meeting, recommended that the parcel be declared surplus and made available for sale,

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 adopted herein.

Section 2. Pursuant to Section 125.35(1) of the Florida Statutes, this Board hereby declares surplus County-owned real property located west of 11761 SW 226 Terrace, Unincorporated Miami-Dade County; and authorizes the sale to the highest bidder via competitive bidding for no less than \$16,800.00. The County Mayor or the County Mayor's designee is authorized to take all actions necessary to accomplish the sale of said real property, legally described in the accompanying County Deed. This Board authorizes the execution of said County Deed by the Board of County Commissioners acting by the Chairperson or Vice-Chairperson of the Board.

Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the Mayor's designee to record the instrument of conveyance referenced herein in the Public Records of Miami-Dade County, Florida; and to provide a recorded copy of the instrument to the Clerk of the Board within thirty (30) days of execution of said instrument; and directs the Clerk of the Board to attach and permanently store a recorded copy together with this resolution.

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:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

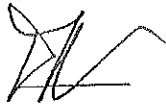
The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of February, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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.: 30-6913-003-0630

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:

LOT 11 BLK 6 GOULDS ESTS SEC 1 PB 46-94 SECTION 13
TOWNSHIP 56 SOUTH RANGE 39 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.

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING
ADVISORY BOARD RECOMMENDING THAT THE MIAMI-DADE
BOARD OF COUNTY COMMISSIONERS APPROVE THE SALE
OF COUNTY-OWNED SURPLUS PROPERTY

WHEREAS, the Internal Services Department proposes to offer for sale the surplus property owned by Miami-Dade County located at 11761 SW 226th Terrace, Miami, Florida, legally described as folio 30-6913-003-0630, to the general public via sealed bid;

WHEREAS, on April 14, 2014, the Planning Advisory Board held an advertised public hearing concerning the proposed sale of this property;

NOW, THEREFORE, BE IT RESOLVED THAT THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD recommends the Board of County Commissioners approve the sale of the County-owned surplus property legally described above.

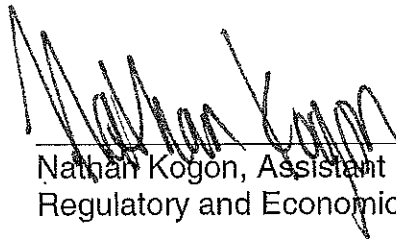
The foregoing resolution was offered by Miami-Dade County Planning Advisory Board Chairman Wayne Rinehart who moved its adoption. The motion was seconded by Board Member Jesus Vazquez, and upon being put to a vote, the vote was as follows:

Carla Ascencio-Savola
Aida Bao-Garciga
Jose Bared
Reginald Clyne
Peter DiPace
Horacio Huembes
Joseph James
Serafin Leal

Raymond Marin
Javier Munoz
William Riley
Georgina Santiago
Jesus Vazquez
Paul Wilson

Wayne Rinehart, Chair

The foregoing action was taken by the Planning Advisory Board at its public hearing on April 14, 2014 and is certified correct by Jack Osterholt, Executive Secretary of the Planning Advisory Board.



Nathan Kogon, Assistant Director
Regulatory and Economic Resources