MEMORANDUM

Agenda Item No. 8(F)(1)

TO:	Honorable Chairman Jean Monestime and Members, Board of County Commissioners	**DATE:**	May 19, 2015
FROM:	R. A. Cuevas, Jr. County Attorney	**SUBJECT:**	Resolution declaring surplus 164 County-owned properties; authorizing the public sale of same to the highest bidder for each respective property, for no less than 75 percent of assessed market value as determined by the Office of the Property Appraiser at the time of sale or 75 percent of appraised value as determined by an independent state certified appraiser for those properties with assessed market values greater than $50,000.00; waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board

This item was amended from the original version as stated in the County Mayor's memorandum.

The accompanying resolution was prepared by Internal Services Department and placed on the agenda at the request of Prime Sponsor Economic Prosperity Committee.

R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum

MIAMI-DADE COUNTY

Date: May 19, 2015

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

From: Carlos A. Gimenez
Mayor

Subject: Declaring as Surplus 164 County-Owned Real Properties and Authorizing their Sale to the Highest Bidder through the County's Competitive Bidding Process

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This item was amended at the March 12, 2015 meeting of the Economic Prosperity Committee to remove the following two (2) properties from the original Exhibit A: #70 (folio 0131140351970 located at 1690 NW 62 Street with an assessed value of $62,400) and #73 (folio 0131140430010 located at 1394 NW 62 Street with an assessed value of $120,000). The list of properties has been renumbered accordingly and all figures in the fiscal impact and background sections of this transmittal memorandum have been updated.

Recommendation

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

- Declares as surplus 164 County-owned real properties listed in Exhibit "A" and authorizes their sale to the highest bidder through the County's competitive bidding process for no less than either: (a) 75 percent of the assessed market value according to the Office of the Property Appraiser for properties valued at less than $50,000, or (b) 75 percent of appraised value as determined by an independent State certified appraiser (no greater than six (6) months old), for those properties with assessed market values greater than $50,000; and
- Waives Administrative Order 8-4 as it relates to the review by the Planning Advisory Board because all of the properties are located within a municipality.

A separate item with properties in the unincorporated municipal service area will be presented to the Board for consideration in the future.

Scope

The properties are located in various Commission Districts. Below is a table that summarizes the number of properties by Commission District.

District		Properties
1 -	Commissioner Barbara J. Jordan	16
3 -	Commissioner Audrey M. Edmonson	98
5 -	Commissioner Bruno A. Barreiro	4
6 -	Commissioner Rebeca Sosa	5
7 -	Commissioner Xavier L. Suarez	9
8 -	Commissioner Daniella Levine Cava	4
9 -	Commissioner Dennis C. Moss	27
13 -	Commissioner Esteban L. Bovo, Jr.	1
Total		**164**

Fiscal Impact/Funding Source

The sale of these properties will eliminate the County's obligation to maintain them, which costs approximately $92,132 per year for all 164 properties. If all 164 properties are placed back on the tax roll, they will generate approximately $91,914 in annual ad valorem taxes. If all of these 164 properties are sold, the estimated value would total $4,002,714. Costs to the County are estimated at $32,000 for appraisals and $16,500 for title services.

Track Record/Monitoring
Barry Kent of the Internal Services Department's Real Estate Development Division is managing the sale of these properties.

Delegation of Authority
This resolution authorizes the County Mayor or the County Mayor's designee to sell the properties to the highest bidder at no less than 75 percent of the value, hire appraisers from the County's list of approved appraisers to establish the fair market value for those properties with assessed market values of $50,000 or greater; perform necessary title work and due diligence to confirm that liens, encumbrances, or any other obstacles to such sale do not exist prior to selling the 164 properties, take all actions necessary to accomplish the sale of the properties, and authorizes the Chairperson or Vice-Chairperson of the Board to execute the County Deeds for such purpose.

Background
The 164 County-owned properties listed in Exhibit "A" are from the County's inventory of properties that are not in use. Of the 164 properties, 49 were obtained over multiple years by either purchase or conveyance, but the majority (115 properties) escheated to the County for non-payment of taxes. Over the past few years, the County has experienced a significant increase in the number of properties escheating to the County for non-payment of ad valorem taxes. The Internal Services Department circulated the 164 properties to all County departments to determine whether the County has a present or future need for the properties, and no need was reported. Additionally, none of the properties were deemed suitable for the County's infill housing program and County staff notified the respective municipalities that the parcels were being considered for surplus designation and no request was made for conveyance by those municipalities. In an effort to minimize maintenance expenses and add the properties back to the tax roll, it is recommended that the properties listed in Exhibit A be declared surplus and sold through competitive bidding. The surplus properties listed in Exhibit A include 117 parcels of vacant land that may have development potential, 35 parcels of undevelopable vacant land, and 12 parcels with both land and a structure.

In order to encourage the sale of these properties so that the amount of money spent on maintenance is minimized, staff is recommending that the minimum bid amount be set at 75 percent of the Property Appraiser's assessed market value at the time they are offered for sale, or 75 percent of appraised value (no greater than six (6) months old) as determined by a State certified appraiser for those properties with assessed market values greater than $50,000.

It is anticipated that the more desirable properties will likely sell for more than the minimum bid of 75 percent of their value. Sale of these properties is in furtherance of the County's efforts to minimize its portfolio of properties that are of no use to the County. Staff is in the process of evaluating approximately 300 other properties that are currently not in use to determine whether they can be declared surplus. Those properties that are not needed for County purposes will be brought to the Board for similar action at upcoming Board meetings.

Attachments

Edward Marquez
Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: May 19, 2015

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)
5-19-15

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS 164 COUNTY-OWNED PROPERTIES; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER FOR EACH RESPECTIVE PROPERTY, FOR NO LESS THAN 75 PERCENT OF ASSESSED MARKET VALUE AS DETERMINED BY THE OFFICE OF THE PROPERTY APPRAISER AT THE TIME OF SALE OR 75 PERCENT OF APPRAISED VALUE AS DETERMINED BY AN INDEPENDENT STATE CERTIFIED APPRAISER FOR THOSE PROPERTIES WITH ASSESSED MARKET VALUES GREATER THAN $50,000.00; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO HIRE APPRAISERS, PERFORM NECESSARY TITLE WORK AND OTHER DUE DILIGENCE AND TAKE ALL ACTION NECESSARY TO EFFECTUATE THE SALE OF SUCH PROPERTIES; AND AUTHORIZING THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEEDS FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the sale of >>164<<[1] [[~~166~~]] properties described in Exhibit "A" to the 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 the County-owned properties listed in Exhibit "A" to the highest bidder for each respective property,

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.

[1] Committee amendments are indicated as follows: words stricken through and/or [[double bracketed]] shall be deleted, words underscored and/or >>double arrowed<< constitute the amendment proposed.

Section 2. Pursuant to Section 125.35(1) of the Florida Statutes, this Board hereby declares surplus the >>164<< [[~~166~~]] County-owned properties listed in Exhibit "A," authorizes the sale to the highest bidder for each respective parcel, via competitive bidding for no less than 75 percent of the Property Appraiser's assessed market value at the time of sale or 75 percent of appraised value (no more than 6 months old), as determined by a State certified appraiser, for those parcels with assessed market values greater than $50,000.00; authorizes the County Mayor or the County Mayor's designee to hire appraisers from the County's list of approved appraisers to establish the fair market value for those properties with assessed market values of $50,000.00 or greater, to perform necessary title work and due diligence to confirm that liens encumbrances, or any other obstacles to such sale do not exist prior to selling the properties listed in Exhibit "A," and to take all actions necessary to effectuate the sale of such properties; waives Administrative Order 8-4 as it pertains to review by the Planning Advisory Board; and authorizes the execution of County deeds by the Board of County Commissioners acting by the Chairperson 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:

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 19th day of May, 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

Exhibit "A"

Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
1	0821220031080	ADJACENT WEST 2140 WASHINGTON AVE	INTERNAL SERVICES	1	VACANT LAND	COMMERCIAL RESTRICTED	4,800		$ 28,800
2	0821220031850	1760 NW151 ST	INTERNAL SERVICES	1	VACANT LAND	COMMERCIAL RESTRICTED	4,100		$ 24,600
3	0821220032100	2090 NW ALI BABA AVE	INTERNAL SERVICES	1	DILAPIDATED BUILDING	COMMERCIAL RESTRICTED	15,625		$ 132,169
4	0821220032150	ADJACENT WEST OF 2018 ALI BABA AVE	INTERNAL SERVICES	1	VACANT LAND	COMMERCIAL RESTRICTED	3,125		$ 21,875
5	0821220032160	ADJACENT WEST OF 2016 ALI BABA AVE AVE	INTERNAL SERVICES	1	VACANT LAND	COMMERCIAL RESTRICTED	3,125		$ 21,875
6	0821220050600	2121 RUTLAND ST	INTERNAL SERVICES	1	DILAPIDATED BUILDING	SINGLE FAMILY - GENERAL	5,000	760	$ 29,835
7	0821220051380	ADJACENT EAST OF 14265 NW 22 CT	INTERNAL SERVICES	1	VACANT LAND	COMMERCIAL RESTRICTED	4,250		$ 25,500
8	0821220051390	ADJACENT EAST OF 14255 NW 22 CT	INTERNAL SERVICES	1	VACANT LAND	COMMERCIAL RESTRICTED	4,250		$ 25,500
9	3411320120410	20928 NW 39 AVE	INTERNAL SERVICES	1	DILAPIDATED BUILDING	MULTI-FAMILY - 3 STORY	3,215	1150	$ 46,750
10	3421050165240	4640 NW 185 ST	INTERNAL SERVICES	1	DILAPIDATED BUILDING	CONDOMINIUM - RESIDENTIAL	4,605	1436	$ 51,996
11	3421100070780	ADJACENT SOUTH OF 2430 NW 168 ST	INTERNAL SERVICES	1	VACANT LAND	SINGLE FAMILY - GENERAL	3,157		$ 2,328
12	3421100070800	ADJACENT SOUTH OF 2450 NW 168 ST	INTERNAL SERVICES	1	VACANT LAND	SINGLE FAMILY - GENERAL	4,235		$ 2,098
13	3421100070810	ADJACENT EAST OF 16715 NW 25 AVE	INTERNAL SERVICES	1	VACANT LAND	SINGLE FAMILY - GENERAL	6,237		$ 1,684
14	3421140010260	1511 NW 154 ST	INTERNAL SERVICES	1	VACANT LAND	SINGLE FAMILY - GENERAL	5,000		$ 14,697
15	3421140011060	15167 NW RAILROAD DR	INTERNAL SERVICES	1	VACANT LAND	SINGLE FAMILY - GENERAL	5,000		$ 14,697
16	3421150050780	2120 NW 154 ST	INTERNAL SERVICES	1	VACANT LAND	SINGLE FAMILY - GENERAL	5,000		$ 9,958
17	0101020801060	475 NW 9TH ST	INTERNAL SERVICES	3	VACANT LAND	MULTI-FAMILY - 5 STORY	10,000		$ 100,000

Exhibit "A"

Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
18	0131120000210	LINEAL STRIP ADJACENT SOUTH OF 551 NW 72 ST	INTERNAL SERVICES	3	VACANT LAND	MULTI-FAMILY - 5 STORY	1,810		$ 250
19	0131120000290	7400 NW 2 AVE	INTERNAL SERVICES	3	VACANT LAND	MULTI-FAMILY - 5 STORY	5,320		$ 12,768
20	0131120000380	7410 NW 2 CT	INTERNAL SERVICES	3	VACANT LAND	MULTI-FAMILY - 5 STORY	11,875		$ 28,500
21	0131120000410	LINEAL STRIP ADJACENT NORTH OF 7122 NW 2 CT	INTERNAL SERVICES	3	VACANT LAND	INDUSTRIAL	3,535		$ 29,146
22	0131120000700	238 NW 75 ST	INTERNAL SERVICES	3	VACANT LAND	MULTI-FAMILY - 5 STORY	10,500		$ 31,500
23	0131120120270	8285 NE 1ST AVE	INTERNAL SERVICES	3	VACANT LAND	CEN-PEDESTRIAN ORIENTATIO	4,060		$ 24,360
24	0131120130170	8211 NE MIAMI CT	INTERNAL SERVICES	3	VACANT LAND	CEN-PEDESTRIAN ORIENTATIO	6,440		$ 38,604
25	0131120130510	8294 NE MIAMI CT	INTERNAL SERVICES	3	VACANT LAND	CEN-PEDESTRIAN ORIENTATIO	6,292		$ 50,336
26	0131120330030	7724 NW 3 AVE	INTERNAL SERVICES	3	VACANT LAND	DUPLEX GENERAL	4,500		$ 9,850
27	0131140370090	770 NW 62 ST	INTERNAL SERVICES	3	VACANT LAND	COMMERCIAL - NEIGHBORHOOD	10,700		$ 85,600
28	0131120180080	244 NW 73RD TER	INTERNAL SERVICES	3	DILAPIDATED BUILDING	MULTI-FAMILY - 5 STORY	2,250	1857	$ 91,674
29	0131120340190	NORTH OF 7128 NW 3RD AVE	INTERNAL SERVICES	3	VACANT LAND	INDUSTRIAL	5,796		$ 63,756
30	0131120460330	7620 NW 3RD AVE	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	8,260		$ 17,479
31	0131120480060	7848 NW 1ST AVE	INTERNAL SERVICES	3	VACANT LAND	COMMERCIAL	5,219		$ 78,285
32	0131130060330	155 NW 68 TER	INTERNAL SERVICES	3	DILAPIDATED BUILDING	RU-2 DUPLEX	4,200	1171	$ 36,239
33	0131130210100	6441 NE 1ST PL	INTERNAL SERVICES	3	VACANT LAND	RESIDENTIAL-MEDIUM RETAIL	4,225		$ 33,800
34	0131130230342	6901 NW 3RD AVE	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	6,250		$ 15,500

Exhibit "A"

Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
35	0131130241730	600 NW 69 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	8,000		$ 19,766
36	0131130242510	6747 NW 4 CT	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,000		$ 9,883
37	0131130421250	5532 NW 6 AVE	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,250		$ 8,467
38	0131130500290	22 NW 60 TER	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,500		$ 11,426
39	0131130510020	128 NE 60 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	9,650		$ 19,253
40	0131130510100	137 NE 60 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,500		$ 11,426
41	0131130560091	6335 NE 1 AVE	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	3,800		$ 2,378
42	0131130570480	40 NW 71 ST	INTERNAL SERVICES	3	VACANT LAND	CEN-PEDESTRIAN ORIENTATIO	4,850		$ 64,007
43	0131130600270	152 NW 58 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	6,500		$ 16,192
44	0131130600660	174 NW 57 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	6,800		$ 16,919
45	0131130630480	183 NW 59 ST	INTERNAL SERVICES	3	VACANT LAND	R-4 MULTI-FAMILY	10,000		$ 30,134
46	0131130650170	360 NE 58 ST	INTERNAL SERVICES	3	VACANT LAND	RESIDENTIAL-MEDIUM RETAIL	5,000		$ 65,000
47	0131130650390	310 NE 57 ST	INTERNAL SERVICES	3	DILAPIDATED BUILDING	RU-2 DUPLEX	5,000	510	$ 23,691
48	0131130651170	294 NE 58 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	5,000		$ 12,354
49	0131130652430	94 NE 57 ST	INTERNAL SERVICES	3	DILAPIDATED BUILDING	RU-2 DUPLEX	4,240	817	$ 26,612
50	0131140000070	1627 NW 62 TER	INTERNAL SERVICES	3	VACANT LAND	KING HGTS ORCHARD VILLA	4,680		$ 26,612
51	0131140150080	7045 NW 17 AVE	INTERNAL SERVICES	3	VACANT LAND	VACANT RESIDENTIAL	4,275		$ 25,092

Exhibit "A"

Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
52	0131140150610	1542 NW 70 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,095		$ 7,435
53	0131140160110	1312 NW 71 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	5,450		$ 10,794
54	0131140170100	1401 NW 70 ST	INTERNAL SERVICES	3	DILAPIDATED BUILDING	SINGLE FAM - ANCILIARY UNIT	8,098	3223	$ 28,682
55	0131140170110	1400 NW 71 ST	INTERNAL SERVICES	3	DILAPIDATED BUILDING	SINGLE FAM - ANCILIARY UNIT	4,140	2350	$ 23,683
56	0131140170190	1460 NW 71 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	4,140		$ 5,622
57	0131140180090	1541 NW 67 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	3,400		$ 6,290
58	0131140180290	1455 NW 67 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	8,040		$ 15,619
59	0131140180340	1435 NW 67 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	5,360		$ 11,033
60	0131140180470	1473 NW 68 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	3,600		$ 6,556
61	0131140181050	6846 NW 15 AVE	INTERNAL SERVICES	3	VACANT LAND	RESIDENTIAL-LIMITED RETAI	5,000		$ 40,000
62	0131140181070	6858 NW 15 AVE	INTERNAL SERVICES	3	VACANT LAND	RESIDENTIAL-LIMITED RETAI	2,500		$ 20,000
63	0131140181180	ADJACENT WEST OF 1570 NW 69 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	3,600		$ 6,556
64	0131140190880	6904 NW 8 AVE	INTERNAL SERVICES	3	VACANT LAND	KING HGTS ORCHARD VILLA	1,886		$ 11,369
65	0131140200800	1261 NW 69 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	5,400		$ 10,723
66	0131140270460	1560 NW 66 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	3,400		$ 7,862
67	0131140271320	1524 NW 62 TER	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	3,240		$ 6,063
68	0131140290100	781 NW 55 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,900		$ 9,016

Exhibit "A"

Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
69	0131140350990	1498 NW 59 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	5,300		$ 10,202
70	0131140352600	1691 NW 58 TER	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	2,650		$ 15,900
71	0131140352810	1606 NW 58 TER	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	15,900		$ 36,004
72	0131140450010	6293 NW 17 AVE	INTERNAL SERVICES	3	VACANT LAND	KING HGTS ORCHARD VILLA	12,137		$ 73,574
73	0131140630010	770 NW 58 ST UNIT-101	INTERNAL SERVICES	3.	DILAPIDATED BUILDING	CONDOMINIUM RESIDENTIAL	N/A	872	$ 20,140
74	0131220081800	3759 NW 23 CT	INTERNAL SERVICES	3	VACANT LAND	RESIDENTIAL LIMITED RETAI	5,834		$ 35,004
75	0131220140080	1730 NW 47 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,796		$ 16,761
76	0131220140481	1886 NW 50 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,796		$ 16,761
77	0131220141180	1866 NW 47 TERR	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,796		$ 16,786
78	0131220350871	1871 NW 41 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	4,440		$ 15,439
79	0131220470060	1744 NW 44 ST	INTERNAL SERVICES	3	DILAPIDATED BUILDING	RU-2 DUPLEX	4,928	1798	$ 62,292
80	0131230060260	5208 NW 7 AVE	INTERNAL SERVICES	3	VACANT LAND	CEN-PEDESTRIAN ORIENTATIO	4,800		$ 57,600
81	0131230060710	5028 NW 8 AVE	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	5,400		$ 11,340
82	0131230080110	829 NW 51 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	400		$ 823
83	0131230110740	1075 NW 48 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAMILY - GENERAL	5,000		$ 10,500
84	0131230120210	1221 NW 53 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	8,960		$ 19,085
85	0131230140850	5100 NW 15 AVE	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	4,840		$ 10,043

Exhibit "A"

Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
86	0131230150161	4747 NW 17 AVE	INTERNAL SERVICES	3	VACANT LAND	CEN-PEDESTRIAN ORIENTATIO	300		$ 2,475
87	0131230180120	1529 NW 38 ST	INTERNAL SERVICES	3	VACANT LAND	RESIDENTIAL-MEDIUM RETAIL	5,840		$ 46,720
88	0131230350260	1380 NW 46 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	5,350		$ 14,768
89	0131230374050	4000 NW 12 AVE	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	2,520		$ 7,002
90	0131230380070	1602 NW 41 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	5,000		$ 13,632
91	0131230380150	1629 NW 40 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	5,000		$ 13,632
92	0131230380500	1528 NW 39 ST	INTERNAL SERVICES	3	VACANT LAND	RESIDENTIAL-MEDIUM RETAIL	6,750		$ 54,000
93	0131240013040	505 NW 47 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	5,000		$ 23,856
94	0131240030130	4501 NW 7 AVE	INTERNAL SERVICES	3	VACANT LAND	CEN-PEDESTRIAN ORIENTATIO	4,950		$ 59,400
95	0131240132550	524 NW 53 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	12,029		$ 20,145
96	0131240160771	12 NW 47 TER	INTERNAL SERVICES	3	VACANT LAND	KING HGTS ORCHARD VILLA	900		$ 2,665
97	0131240161560	11 NW 46 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	1,400		$ 1,677
98	0131240180770	409 NW 48 ST	INTERNAL SERVICES	3	DILAPIDATED BUILDING	SINGLE FAM - ANCILIARY UNIT	7,200	2562	$ 148,347
99	0131250352400	2152 NW 6 CT	INTERNAL SERVICES	3	VACANT LAND	INDUSTRIAL	992		$ 7,440
100	0131250420140	224 NW 21 ST	INTERNAL SERVICES	3	VACANT LAND	KING HGTS ORCHARD VILLA	6,500		$ 78,000
101	0131250470410	637 NW 26 ST	INTERNAL SERVICES	3	VACANT LAND	INDUSTRIAL	2,374		$ 3,561
102	0131260080010	798 NW 35 ST	INTERNAL SERVICES	3	VACANT LAND	MULTI-FAMILY - 38-62 U/A	6,950		$ 41,700

Exhibit "A"

Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
103	0131260210440	1590 NW 21 ST	INTERNAL SERVICES	3	VACANT LAND	INDUSTRIAL - RESTRICTED	3,575		$ 40,219
104	0131230374050	4000 NW 12 AVE	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	2,520		$ 7,002
105	0131260393871	1378 NW 32 ST	INTERNAL SERVICES	3	VACANT LAND	RU-2 DUPLEX	3,100		$ 1,864
106	0131350192841	1459 NW 10 AVE	INTERNAL SERVICES	3	VACANT LAND	HOSPITALS	4,077		$ 40,770
107	0131360210760	230 NW 15 ST	INTERNAL SERVICES	3	VACANT LAND	MULTI-FAMILY - 38-62 U/A	2,850		$ 33,600
108	0131360510540	1425 NW 1 PL	INTERNAL SERVICES	3	VACANT LAND	MULTI-FAMILY - 38-62 U/A	2,850		$ 28,905
109	0132070030730	787 NE 85 ST	INTERNAL SERVICES	3	VACANT LAND	MULTI-FAMILY - 38-62 U/A	4,070		$ 32,560
110	0132180070030	625 NE 70 ST	INTERNAL SERVICES	3	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	5,400		$ 110,635
111	0132300010080	ADJACENT WEST OF 3530 BISCAYNE BLVD	INTERNAL SERVICES	3	VACANT LAND	CEN HIGH DNSTY BORDERS CB	2,425		$ 218,250
112	0131130241600	6809 NW 6 COURT	INTERNAL SERVICES	3	VACANT LAND	DUPLEX GENERAL	4,000		$ 9,883
113	0131250351140	2185 NW 5 PL	INTERNAL SERVICES	3	VACANT LAND	SD-2	2,250		$ 33,750
114	0131250351150	2173 NW 5 PL	INTERNAL SERVICES	3	VACANT LAND	SD-2	2,250		$ 33,750
115	0131340000180	1926 NW 20 AVE	INTERNAL SERVICES	5	VACANT LAND	MULTI-FAMILY - 38-62 U/A	3,869		$ 9,672
116	0131340430370	1005 NW 20 AVE	INTERNAL SERVICES	5	VACANT LAND	SINGLE FAM - ANCILIARY UNIT	2,714		$ 2,706
117	0141110040320	EAST OF 1434 NW 19 ST	INTERNAL SERVICES	5	VACANT LAND	RU-2 DUPLEX	4,995		$ 38,608
118	0141110040310	1410 SW 18 ST	INTERNAL SERVICES	5	VACANT LAND	SINGLE FAMILY - GENERAL	4,834		$ 78,396
119	0140020031600	7273 SW 2ND ST	INTERNAL SERVICES	6	VACANT LAND	SINGLE FAMILY - GENERAL	871		$ 5,879

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Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
120	0140020031660	321 FLAGAMI BLVD	INTERNAL SERVICES	6	VACANT LAND	SINGLE FAMILY - GENERAL	1,100		$ 7,395
121	0141050470331	706 SW 45 AVE	INTERNAL SERVICES	6	VACANT LAND	SINGLE FAMILY - GENERAL	2,750		$ 26,937
122	0431080080230	2 STRIP EAST 22 ST & EAST 6TH AVE	INTERNAL SERVICES	6	VACANT LAND	SINGLE FAMILY - GENERAL	N/A		$ 975
123	0431080080232	ADJACENT NORTH OF 527 E 21 ST	INTERNAL SERVICES	6	VACANT LAND	SINGLE FAMILY - GENERAL	N/A		$ 86
124	0141200070170	3740 GRAND AVE	INTERNAL SERVICES	7	VACANT LAND	DUPLEX GENERAL	N/A		$ 18,328
125	0141200070180	3738 GRAND AVE	INTERNAL SERVICES	7	VACANT LAND	DUPLEX GENERAL	4,356		$ 28
126	0141200070390	3990 GRAND AVE	INTERNAL SERVICES	7	VACANT LAND	DUPLEX GENERAL	1,374		$ 1,649
127	0141200070400	3970 GRAND AVE	INTERNAL SERVICES	7	VACANT LAND	DUPLEX GENERAL	393		$ 472
128	0141200070410	3960 GRAND AVE	INTERNAL SERVICES	7	VACANT LAND	DUPLEX GENERAL	148		$ 178
129	0141200070740	ADJACENT WEST OF 3763 THOMAS AVE	INTERNAL SERVICES	7	VACANT LAND	DUPLEX GENERAL	3,500		$ 21,000
130	0141210250022	ADJACENT EAST OF 3184 SW 27 AVE	INTERNAL SERVICES	7	VACANT LAND	CEN-PEDESTRIAN ORIENTATION	250		$ 250
131	0341290271711	ADJACENT WEST OF 421 MARMORE AVE	INTERNAL SERVICES	7	VACANT LAND	SINGLE FAMILY - GENERAL	625		$ 23,906
132	0940250090010	ADJACENT WEST OF 6167 SW 64 ST	PUBLIC WORKS	7	VACANT LAND	SINGLE FAMILY - GENERAL	3,200		$ 25,600
133	1079170090510	1550 KIA DR	INTERNAL SERVICES	8	VACANT LAND	TOWNHOUSE	3,840		$ 9,760
134	3660030260110	ADJACENT NORTH OF 19600 SW 79 CT	INTERNAL SERVICES	8	VACANT LAND	SINGLE FAMILY GENERAL	1,719		$ 1,000
135	3660100180570	ADJACENT EAST of SW 20700 PL	INTERNAL SERVICES	8	VACANT LAND	TOWNHOUSE	2,475		$ 14,850
136	3660100180580	ADJACENT NORTH 20721 SW 79 PL	INTERNAL SERVICES	8	VACANT LAND	CONDOMINIUM - RESIDENTIAL	2,420		$ 14,795

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Exhibit "A"

Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
137	1078130040720	853 SW 7 ST	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	5,160		$ 10,160
138	1078130040930	710 SW 7 ST	INTERNAL SERVICES	9	VACANT LAND	MULTI-FAM PLANNED RES	5,160		$ 12,700
139	1078130280280	ADJACENT EAST OF 814 SW 5 ST	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	7,740		$ 12,740
140	1078130280300	822 SW 5 ST	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	6,450		$ 11,450
141	1078130360130	415 SW 6 TER	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	2,425		$ 4,850
142	1078130360140	411 SW 6 TER	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	2,425		$ 4,850
143	1078130360430	447 SW 8 AVE	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	2,522		$ 5,044
144	1078130360810	548 SW 6 TER	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	5,044		$ 10,044
145	1078130360950	524 SW 6 AVE	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	2,425		$ 4,850
146	1078130360980	544 SW 6 AVE	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	5,044		$ 10,044
147	1078130400140	114 SW 2 AVE	INTERNAL SERVICES	9	VACANT LAND	INDUSTRIAL GENERAL	6,750		$ 23,625
148	1078130400160	100 SW 2 AVE	INTERNAL SERVICES	9	VACANT LAND	INDUSTRIAL GENERAL	6,750		$ 23,625
149	1078130420210	220 SW 4 CT	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	1,850		$ 5,828
150	1078130420220	220 SW 4 CT	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	1,850		$ 5,828
151	1078130430090	STRIP ADJACENT NORTH OF 405 SW 4 AVE	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	1,178		$ 1,000
152	1078130430220	316 SW 4 CT	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	2,425		$ 11,812
153	1078130430230	324 SW 4 CT	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	1,875		$ 2,953

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Count	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size Sq Ft	Building Sq Ft	2014 Assessed Market Value
154	1078130430340	315 SW 5 ST	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	1,550		$ 4,882
155	1078130460090	411 SW 6 CT	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	3,088		$ 9,727
156	1078130470170	39 SW 5 ST	INTERNAL SERVICES	9	VACANT LAND	INDUSTRIAL - GENERAL	6,800		$ 33,434
157	1078130520260	ADJACENT WEST OF 228 SW 8 ST	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	3,480		$ 10,962
158	1078130540940	714 SW 10 AVE	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	5,450		$ 10,450
159	1079170090540	1520 KIA DR HOMESTEAD	INTERNAL SERVICES	9	VACANT LAND	TOWNHOUSE	2,865		$ 13,695
160	1078130520280	625 SW 3 AVE	INTERNAL SERVICES	9	VACANT LAND	PLANNED AREA DEVELOPMENT	4,525		$ 14,254
161	1078130540880	705 SW 11 AVE	INTERNAL SERVICES	9	VACANT LAND	RESIDENTIAL PLANNED UNIT	5,450		$ 10,450
162	1678250070080	SW 9th AVENUE AND SW 5TH STREET	INTERNAL SERVICES	9	VACANT LAND	SINGLE FAMILY	7,500		$ 11,250
163	1678250070100	SW 9th AVENUE AND SW 5TH STREET	INTERNAL SERVICES	9	VACANT LAND	SINGLE FAMILY	7,500		$ 11,250
164	0430120090720	ADJACENT WEST OF 500 W 22 ST	INTERNAL SERVICES	13	VACANT LAND	MULTI-FAMILY - 5 STORY	2,625		$ 31,501
								TOTAL ASSESSED MARKET VALUE	$ 4,002,714