

MEMORANDUM

GOC
Agenda Item No. 3F

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: October 10, 2017

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring surplus 142 County-owned properties listed in Exhibit "A"; authorizing the public sale of same to the highest bidder or by private sale to an adjacent property owner 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 of \$50,000 or greater; waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizing the Chairperson or Vice Chairperson of the Board to execute County deeds for such purpose; and authorizing the County Mayor to take all action necessary to effectuate the sale of such properties

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



Abigail Price-Williams
County Attorney

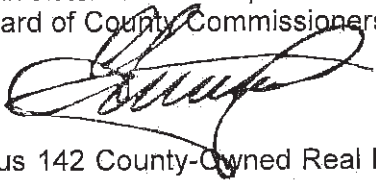
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Memorandum



Date: October 3, 2017

To: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

From: Carlos A. Gimenez 
Mayor

Subject: Declaring as Surplus 142 County-Owned Real Properties and Authorizing their Sale to the Highest Bidder through the County's Competitive Bidding Process or by Private Sale to an Adjacent Property Owner, Pursuant to Section 125.35 of the Florida Statutes

RECOMMENDATION

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

- Declares as surplus 142 County-owned real properties listed in Exhibit "A" to the resolution and authorizes their sale to the highest bidder through the County's competitive bidding process or by private sale to an adjacent property owner pursuant to the provisions of Section 125.35 of the Florida Statutes, for a minimum sale amount of (a) 75 percent of the assessed market value, as determined by the Office of the Property Appraiser for properties valued at less than \$50,000; or (b) 75 percent of the appraised value, as determined by an independent State certified appraiser (no greater than six months old), for those properties with assessed market values of \$50,000 or greater;
- Waives Administrative Order No. 8-4 as it relates to the review by the Planning Advisory Board.

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	10
2 Commissioner Jean Monestime	3
3 Commissioner Audrey M. Edmonson	75
4 Commissioner Sally A. Heyman	1
5 Commissioner Bruno A. Barreiro	3
6 Commissioner Rebeca Sosa	4
7 Commissioner Xavier L. Suarez	1
8 Commissioner Daniella Levine Cava	6
9 Commissioner Dennis C. Moss	18
10 Commissioner Javier D. Souto	1
11 Commissioner Joe A. Martinez	18
12 Commissioner José "Pepe" Diaz	1
13 Commissioner Esteban L. Bovo, Jr.	1
Total	142

FISCAL IMPACT/FUNDING SOURCE

The sale of these properties will eliminate the County's obligation to maintain them, which costs approximately \$78,000 per year for all 142 properties, and will place the properties back on the tax roll, generating approximately \$102,000 in annual ad valorem taxes. If all of these properties sold at 75 percent of their assessed market value, the estimated revenue would be approximately \$5,000,000, of which \$1,250,000 (25 percent) will go to the Affordable Housing Trust Fund.

TRACK RECORD/MONITOR

Barry Kent of the Internal Services Department, Real Estate Development Division, is managing the sale of these properties.

DELEGATION OF AUTHORITY

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 assessed market value as determined by the Office of the Property Appraiser, hire appraisers from the County's list of approved appraisers to establish the fair market value for those properties with an assessed market value of \$50,000 or greater; perform all title work and due diligence to confirm that liens, encumbrances, or any other obstacles do not exist prior to selling the 142 properties, take all actions necessary to accomplish the sale of the properties, and authorizes the Chairperson or Vice Chairperson of the Board to execute County Deeds for such purpose.

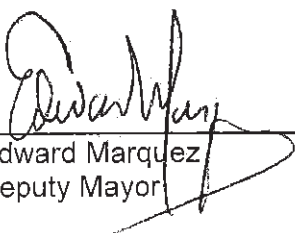
BACKGROUND

In furtherance of the Internal Service Department's efforts to minimize its portfolio of properties that require maintenance expenses and provide no use to the County, the surplus and sale of the real properties listed in Exhibit "A" is recommended. The Board previously approved the sale of 53 County-owned properties through Resolution No. R-450-15. Internal Services has identified an additional 142 County-owned properties from the County's inventory of properties that are not in use and has worked with each District Commissioner in selecting the properties listed in Exhibit "A" attached to the resolution. In accordance with Administrative Order 8-4, the properties were circulated to County departments, including Public Housing and Community Development's Infill Housing Program, and no County need was identified. Additionally, Internal Services notified the respective municipalities that the properties were being considered for surplus designation and no interest was expressed by those municipalities.

Florida Statutes Section 125.35(1) requires surplus property to be offered for sale to the general public via competitive bidding. Florida Statutes Section 125.35(2) states that when the Board determines that a parcel of real property is of insufficient size and shape to be issued a building permit, the Board may authorize a private sale of the property to an adjacent property owner. All of the properties listed in Exhibit "A" have been reviewed to determine whether they meet minimum zoning requirements and have been classified as "buildable" if they meet minimum zoning requirements or "not buildable" if they do not. The properties classified as "buildable" will be offered for sale to the general public via competitive bidding. The properties classified as "not buildable" will first be offered to the adjacent property owners. If more than one adjacent property owner expresses interest in a property, that property will be competitively bid amongst the interested parties. If none of the adjacent property owners express interest in the property, the property will be offered for sale to the general public. Additional property details are provided in Exhibit "A."

In accordance with Resolution No. R-380-17, written notice of the surplus properties was provided to each District Commissioner wherein the surplus property lies.

Attachment



Edward Marquez
Deputy Mayor

EXHIBIT "A"

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
1	0821220000310 ADJACENT WEST OF 1756 ALI BABA AVE	INTERNAL SERVICES	1	Vacant Land	COMMERCIAL PROFESSIONAL OFFICE	7,000	\$14,700.00	BUILDABLE
2	0821220051460 ADJACENT EAST OF 14145 NW 22 CT	INTERNAL SERVICES	1	Vacant Land	COMMERCIAL - LIBERAL	6,262	\$50,096.00	BUILDABLE
3	0821220000380 1782 NW 151 ST	INTERNAL SERVICES	1	Vacant Land	COMMERCIAL PROFESSIONAL OFFICE	5,663	\$16,989.00	BUILDABLE
4	3421050140940 ADJACENT WEST OF 4504 NW 191 TER	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 4 UNITS	6,500	To Be Determined	BUILDABLE
5	3021070120840 5446 NW 169 TER	INTERNAL SERVICES	1	Vacant Land	TOWNHOUSE	1,587	\$7,135.00	BUILDABLE
6	3421080190750 VACANT LOT NW OF 3956 NW 182 LN	INTERNAL SERVICES	1	Vacant Land	RU-1	2,925	\$13,994.00	NOT BUILDABLE
7	3421080200750 NW 39 CT SOUTH OF NW 180 ST	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 3 STORY	3,944	\$16,542.00	NOT BUILDABLE
8	3421080200760 NW 39 CT SOUTH OF NW 180 ST	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 3 STORY	3,944	\$16,542.00	NOT BUILDABLE
9	3421080200800 NW 39 CT SOUTH OF NW 180 ST	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 3 STORY	3,944	\$16,542.00	NOT BUILDABLE
10	3421080190760 FRONTING NW 183 ST AT NW 139 CT	INTERNAL SERVICES	1	Vacant Land	MULTI-FAMILY - 3 STORY	3,045	\$14,294.00	NOT BUILDABLE
11	3022200023186 STRIP AT THE REAR OF 1468 NE 144 ST	INTERNAL SERVICES	2	Vacant Land	RU-2	659	\$3,130.00	NOT BUILDABLE
12	3031110470080 8008 NW 10 AVE	INTERNAL SERVICES	2	Vacant Land	RU-2	2,700	\$11,826.00	NOT BUILDABLE
13	3021340000320 ADJACENT WEST OF 2305 NW 105 ST	INTERNAL SERVICES	2	Vacant Land	RU-1	3,734	\$11,173.00	NOT BUILDABLE
14	0131120000410 ADJACENT NORTH OF 7122 NW 2 CT	INTERNAL SERVICES	3	Vacant Land	D1	3,535	\$49,490.00	NOT BUILDABLE
15	0131120340190 ADJACENT NORTH OF 7128 NW 3 AVE	INTERNAL SERVICES	3	Vacant Land	D1	5,796	\$92,736.00	BUILDABLE

4

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
16	0131120480060	INTERNAL SERVICES	3	Vacant Land	T6-B O	5,219	\$104,360.00	BUILDABLE
17	0131130210100	INTERNAL SERVICES	3	Vacant Land	T5 L	4,225	\$42,250.00	NOT BUILDABLE
18	0131130210194	INTERNAL SERVICES	3	Vacant Land	RU-2	415	\$752.00	NOT BUILDABLE
19	0131130570480	INTERNAL SERVICES	3	Vacant Land	T5 O	4,850	\$58,200.00	NOT BUILDABLE
20	0131140150080	INTERNAL SERVICES	3	Vacant Land	T4 L	4,275	\$26,650.00	NOT BUILDABLE
21	0131140181050	INTERNAL SERVICES	3	Vacant Land	T4 O	5,000	\$30,000.00	BUILDABLE
22	0131140181060	INTERNAL SERVICES	3	Vacant Land	T4 O	2,500	\$15,000.00	NOT BUILDABLE
23	0131140181070	INTERNAL SERVICES	3	Vacant Land	T4 O	2,500	\$15,000.00	NOT BUILDABLE
24	0131130250410	INTERNAL SERVICES	3	Vacant Land	T6-8 O	7,150	\$50,050.00	NOT BUILDABLE
25	0131130580212	INTERNAL SERVICES	3	Vacant Land	T5 O	4,200	\$42,000.00	NOT BUILDABLE
26	0131130652430	INTERNAL SERVICES	3	Vacant Land	T3 O	4,240	\$47,591.00	NOT BUILDABLE
27	0131140150870	INTERNAL SERVICES	3	Vacant Land	T3 O	3,000	\$3,628.00	NOT BUILDABLE
28	0131140190880	INTERNAL SERVICES	3	Vacant Land	T4 L	1,886	\$11,316.00	NOT BUILDABLE
29	0131140271040	INTERNAL SERVICES	3	Vacant Land	T4 L	4,370	\$26,220.00	NOT BUILDABLE
30	0131140352600	INTERNAL SERVICES	3	Vacant Land	T4 L	2,650	\$15,900.00	NOT BUILDABLE
31	0131230150161	INTERNAL SERVICES	3	Vacant Land	T5 O	300	\$2,025.00	NOT BUILDABLE
32	0131230374050	INTERNAL SERVICES	3	Vacant Land	T3 O	2,520	\$12,702.00	NOT BUILDABLE

10

	Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. Ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
33	0131240012660	4720 NW 7 AVE	INTERNAL SERVICES	3	Vacant Land	T5 O	4,750	\$61,750.00	NOT BUILDABLE
34	0131240030130	4501 NW 7 AVE	INTERNAL SERVICES	3	Vacant Land	T5 O	4,950	\$74,250.00	NOT BUILDABLE
35	0131240161560	11 NW 46 ST	INTERNAL SERVICES	3	Vacant Land	T3 L	1,400	\$5,343.00	NOT BUILDABLE
36	0131250420140	224 NW 21 ST	INTERNAL SERVICES	3	Vacant Land	T5 O	6,500	\$780,000.00	BUILDABLE
37	0131250470410	637 NW 26 ST	INTERNAL SERVICES	3	Vacant Land	D2	2,374	\$5,935.00	NOT BUILDABLE
38	0131260210200	1600 NW 21 TER	INTERNAL SERVICES	3	Vacant Land	D1	3,575	\$53,625.00	NOT BUILDABLE
39	0131260210400	1601 NW 21 TER	INTERNAL SERVICES	3	Vacant Land	D1	3,575	\$64,350.00	NOT BUILDABLE
40	0131260210440	1590 NW 21 ST	INTERNAL SERVICES	3	Vacant Land	D1	N/A	\$42,900.00	NOT BUILDABLE
41	0131260393871	1378 NW 32 ST	INTERNAL SERVICES	3	Vacant Land	T3 O	3,100	\$6,113.00	NOT BUILDABLE
42	0132070030730	767 NE 85 ST	INTERNAL SERVICES	3	Vacant Land	T5 R	4,070	\$122,538.00	NOT BUILDABLE
43	0132300010080	ADJACENT WEST OF 3530 BISCAYNE BLVD	INTERNAL SERVICES	3	Vacant Land	T6-36a O	2,425	\$424,375.00	NOT BUILDABLE
44	3022320150502	REAR OF 1241 NE 113 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	6,800	\$46,008.00	NOT BUILDABLE
45	3031100150440	ADJACENT NORTH OF 7328 NW 17 CT	INTERNAL SERVICES	3	Vacant Land	RU-2	1,875	\$5,263.00	NOT BUILDABLE
46	3031100280620	7465 NW 21ST AVE	INTERNAL SERVICES	3	Vacant Land	BU-1	7,500	\$60,000.00	BUILDABLE
47	3031110380330	7313 NW 17 AVE	INTERNAL SERVICES	3	Vacant Land	RU-1	6,525	\$7,805.00	NOT BUILDABLE
48	3031110390280	ADJACENT WEST OF 1684 NW 73 ST	INTERNAL SERVICES	3	Vacant Land	RU-1	2,500	\$7,136.00	NOT BUILDABLE
49	3031150000010	ADJACENT EAST OF 6230 NW 19 AVE	INTERNAL SERVICES	3	Vacant Land	BU-3	11,500	\$92,000.00	BUILDABLE

9

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
50	3031150050830 6875 NW 18 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	2,800	\$16,800.00	NOT BUILDABLE
51	3031150051420 ADJACENT NORTH OF 6715 NW 18 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	1,400	\$8,400.00	NOT BUILDABLE
52	3031150053300 2ND LOT IN NW CORNER OF NW 62 ST & NW 17 AV	INTERNAL SERVICES	3	Vacant Land	BU-3	3,230	\$25,840.00	NOT BUILDABLE
53	3031150053320 3RD LOT IN NW CORNER OF NW 62 ST & NW 17 AV	INTERNAL SERVICES	3	Vacant Land	RU-2	2,630	\$7,364.00	NOT BUILDABLE
54	3031150053330 4TH LOT IN NW CORNER OF NW 62 ST & NW 17 AV	INTERNAL SERVICES	3	Vacant Land	BU-3	2,630	\$21,040.00	NOT BUILDABLE
55	3031150053340 5TH LOT IN NW CORNER OF NW 62 ST & NW 17 AV	INTERNAL SERVICES	3	Vacant Land	BU-3	2,630	\$21,040.00	NOT BUILDABLE
56	3031150053600 2 LOT IN ON NW CORNER OF NW 62 ST & NW 18 AVE	INTERNAL SERVICES	3	Vacant Land	BU-3	6,480	\$51,840.00	BUILDABLE
57	3031150053810 ADJACENT EAST OF 1818 NW 63 ST	INTERNAL SERVICES	3	Vacant Land	BU-2	1,400	\$8,400.00	NOT BUILDABLE
58	3031150053820 ADJACENT EAST OF 1818 NW 63 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	1,400	\$1,241.00	NOT BUILDABLE
59	3031150053880 NW CORNER OF NW 62 ST & NW 18 AV 2ND LOT NW	INTERNAL SERVICES	3	Vacant Land	BU-2	1,400	\$8,400.00	NOT BUILDABLE
60	3031150055690 ADJACENT NORTH OF 6800 NW 18 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	1,400	\$8,400.00	NOT BUILDABLE
61	3031150056630 6954 NW 18TH AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	2,800	\$16,800.00	NOT BUILDABLE
62	3031150056930 7008 NW 18 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	1,470	\$8,820.00	NOT BUILDABLE
63	3031150250010 ADJACENT EAST OF 2224 NW 58 ST	INTERNAL SERVICES	3	Vacant Land	BU-2	4,567	\$31,969.00	NOT BUILDABLE
64	3031150280301 2423 NW 56 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	4,250	\$15,861.00	NOT BUILDABLE
65	3031150350240 6040 NW 22 AVE	INTERNAL SERVICES	3	Vacant Land	BU-2	7,355	\$51,845.00	BUILDABLE
66	3031150380052 6117 NW 25 AVE	INTERNAL SERVICES	3	Vacant Land	RU-2	2,550	\$37,107.00	NOT BUILDABLE

7

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
67	3031210230840 4690 NW 29TH AVE	INTERNAL SERVICES	3	Vacant Land	RU-2	2,506	\$57,307.00	NOT BUILDABLE
68	3031210260470 2993 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,971.00	NOT BUILDABLE
69	3031210260750 2980 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$7,474.00	NOT BUILDABLE
70	3031210260990 ADJACENT WEST OF 2710 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
71	3031210261370 2780 NW 44 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
72	3031210261520 ADJACENT EAST OF 2741 NW 43 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
73	3031210261640 2934 NW 44 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
74	3031210261750 2999 NW 43 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	3,432	\$9,167.00	NOT BUILDABLE
75	3031210261780 ADJACENT EAST OF 2991 NW 43 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
76	3031210280200 ADJACENT WEST OF 3075 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
77	3031210280215 ADJACENT EAST OF 3075 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
78	3031210280250 3051 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
79	3031210280300 3019 NW 45 ST	INTERNAL SERVICES	3	Vacant Building	RU-2	2,610	\$60,222.00	NOT BUILDABLE
80	3031210280410 TWO LOTS ADJACENT WEST OF 3030 NW 45 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
81	3031210280730 3010 NW 44 ST	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
82	3031210280880 3085 NW 43 TER	INTERNAL SERVICES	3	Vacant Land	RU-2	2,610	\$6,791.00	NOT BUILDABLE
83	30312103030110 ADJACENT EAST OF NW 3114 NW 46 ST	INTERNAL SERVICES	3	Vacant Land	BU-2	6,000	\$54,000.00	BUILDABLE

8

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
84	3031220020170	INTERNAL SERVICES	3	Vacant Land	RU-2	4,000	\$18,000.00	NOT BUILDABLE
85	3031220060050	INTERNAL SERVICES	3	Vacant Land	BU-3	2,088	\$12,528.00	NOT BUILDABLE
86	3031220180010	INTERNAL SERVICES	3	Vacant Land	BU-3	2,500	\$20,000.00	NOT BUILDABLE
87	3031220180020	INTERNAL SERVICES	3	Vacant Land	BU-3	2,500	\$20,000.00	NOT BUILDABLE
88	3031220180030	INTERNAL SERVICES	3	Vacant Land	BU-3	5,780	\$51,160.00	BUILDABLE
89	3122110060430	INTERNAL SERVICES	4	Vacant Land	RMF-2	1,089	\$5,444.00	NOT BUILDABLE
90	0131330241170	INTERNAL SERVICES	5	Vacant Land	T6-8 O	4,077	\$48,723.00	NOT BUILDABLE
91	0131340580195	INTERNAL SERVICES	5	Vacant Land	T3 O	3,004	\$4,608.00	NOT BUILDABLE
92	0141020060250	INTERNAL SERVICES	5	Vacant Land	T5 L	3,830	\$95,750.00	NOT BUILDABLE
93	0140020031352	INTERNAL SERVICES	6	Vacant Land	T3 R	1,100	\$14,900.00	NOT BUILDABLE
94	0140020031600	INTERNAL SERVICES	6	Vacant Land	RU-1	871	\$11,846.00	NOT BUILDABLE
95	0141050470331	INTERNAL SERVICES	6	Vacant Land	RU-1	2,750	\$46,320.00	NOT BUILDABLE
96	3040040000020	INTERNAL SERVICES	6	Vacant Land	RU-3M	4,078	\$35,886.00	NOT BUILDABLE
97	0940350130760	INTERNAL SERVICES	7	Vacant Land	RU-1	3,125	\$84,375.00	NOT BUILDABLE
98	1078120070640	INTERNAL SERVICES	8	Vacant Land	RU-1	6,750	\$18,311.00	BUILDABLE
99	1079180081870	INTERNAL SERVICES	8	Vacant Land	B-1	7,500	\$43,125.00	BUILDABLE
100	3068220020750	INTERNAL SERVICES	8	Vacant Land	EU-M	5,400	\$1,782.00	NOT BUILDABLE

9

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2015	Buildable or Not Buildable
101	3069100000221 BETWEEN SW 140 A SW 139 AV AT SW 204 ST	INTERNAL SERVICES	8	Vacant Land	AU	16,553	\$13,300.00	NOT BUILDABLE
102	3069200000102 ADJACENT EAST OF 15945 SW 240 ST	INTERNAL SERVICES	8	Vacant Land	AU	4,356	\$5,300.00	NOT BUILDABLE
103	3350220000180 ADJACENT NORTHEAST OF 7881 SW 141 ST	INTERNAL SERVICES	8	Vacant Land FPL Easement	ESTATES - 15000 SQFT LOT	57,604	\$7,860.00	NOT BUILDABLE
104	1078130520350 717 SW 3 AVE	INTERNAL SERVICES	9	Vacant Land	PAD	6,525	\$20,554.00	BUILDABLE
105	1079200100240 1279 SE 9 PL	INTERNAL SERVICES	9	Vacant Land	TOWNHOUSE	2,212	\$5,212.00	BUILDABLE
106	1678250181700 901 SW 7 PL	INTERNAL SERVICES	9	Vacant Land	PUD	3,457	\$6,914.00	BUILDABLE
107	3050320000380 ADJACENT NORTH OF 10231 SW 178 ST	INTERNAL SERVICES	9	Vacant Land	RU-2	5,227	To Be Determined	NOT BUILDABLE
108	3050320000990 ADJACENT WEST OF 10261 SW 179 ST	INTERNAL SERVICES	9	Vacant Land	RU-2	6,534	\$26,136.00	NOT BUILDABLE
109	3059230041711 WEST OF 13096 SW 150 TER	INTERNAL SERVICES	9	Vacant Land	RU-3M	19,212	\$268,968.00	BUILDABLE
110	3059340351910 ADJACENT SOUTH & EAST OF 18325 SW 145 AVE	INTERNAL SERVICES	9	Vacant Land	RU-1M(a)	2,746	\$30,206.00	NOT BUILDABLE
111	3060070030090 ADJACENT NORTH OF 11451 SW 216 ST	INTERNAL SERVICES	9	Vacant Land	RU-2	4,740	\$9,480.00	NOT BUILDABLE
112	3060180050260 3 LOTS WEST OF 10845 W OLD CUTLER RD	INTERNAL SERVICES	9	Vacant Land	RU-1	3,223	\$8,058.00	NOT BUILDABLE
113	3069120080480 ADJACENT NW OF 21845 GOULDS AVE	INTERNAL SERVICES	9	Vacant Land	BU-2	3,485	\$24,395.00	NOT BUILDABLE
114	3060180050310 ADJACENT EAST OF 10875 W OLD CUTLER RD	INTERNAL SERVICES	9	Vacant Land	RU-1	2,982	\$7,455.00	NOT BUILDABLE
115	3069130111100 ADJACENT WEST OF 12301 SW 230 STREET	INTERNAL SERVICES	9	Vacant Land	RU-1	6,250	\$15,625.00	NOT BUILDABLE
116	3069130111080 NE CORNER OF SW 230 ST & SW 123 CT	INTERNAL SERVICES	9	Vacant Land	RU-1	6,250	\$15,625.00	NOT BUILDABLE

10

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
117	3078280020280	INTERNAL SERVICES	9	Vacant Land	GU	6,098	\$2,800.00	NOT BUILDABLE
118	3079020000060	INTERNAL SERVICES	9	Vacant Land	AU	19,602	\$12,375.00	NOT BUILDABLE
119	3050320040350	INTERNAL SERVICES	9	Vacant Land	RU-2	4,750	\$19,000.00	NOT BUILDABLE
120	1078130360750	INTERNAL SERVICES	9	Vacant Land	PUD	2,522	\$5,674.00	NOT BUILDABLE
121	3069130030210	INTERNAL SERVICES	9	Vacant Land	AU	30,405	\$2,268.00	NOT BUILDABLE
122	3040050180330	INTERNAL SERVICES	10	Vacant Land	RU-TH	210	\$840.00	NOT BUILDABLE
123	3049020181040	INTERNAL SERVICES	11	Vacant Land	RU-4L	50,094	\$5,009.00	NOT BUILDABLE
124	3049110131700	INTERNAL SERVICES	11	Vacant Land	RU-1	107,593	\$128,440.00	NOT BUILDABLE
125	3049170040930	INTERNAL SERVICES	11	Vacant Land	GU	6,600	\$8,500.00	NOT BUILDABLE
126	3049170041270	INTERNAL SERVICES	11	Vacant Land	GU	6,600	\$8,000.00	NOT BUILDABLE
127	3049170042230	INTERNAL SERVICES	11	Vacant Land	GU	6,600	\$8,500.00	NOT BUILDABLE
128	3049170046780	INTERNAL SERVICES	11	Vacant Land	GU	7,260	\$9,000.00	NOT BUILDABLE
129	3049170048410	INTERNAL SERVICES	11	Vacant Land	GU	13,500	\$17,000.00	NOT BUILDABLE
130	3049170041490	INTERNAL SERVICES	11	Vacant Land	GU	12,500	\$16,000.00	NOT BUILDABLE
131	3049170030020	INTERNAL SERVICES	11	Vacant Land	GU	80,586	\$55,500.00	NOT BUILDABLE
132	3049170043520	INTERNAL SERVICES	11	Vacant Land	GU	6,600	\$8,500.00	NOT BUILDABLE

Folio	Address	Department User	Commission District	Property Type	Zoning	Lot Size (sq. ft.)	Property Appraiser Market Value 2016	Buildable or Not Buildable
133	3049170022620	INTERNAL SERVICES	11	Vacant Land	GU	6,600	\$8,500.00	NOT BUILDABLE
134	3049170042060	INTERNAL SERVICES	11	Vacant Land	GU	7,260	\$9,000.00	NOT BUILDABLE
135	3049170041170	INTERNAL SERVICES	11	Vacant Land	GU	6,600	\$8,500.00	NOT BUILDABLE
136	3049170030010	INTERNAL SERVICES	11	Vacant Land	GU	80,586	\$83,250.00	NOT BUILDABLE
137	3049170024500	INTERNAL SERVICES	11	Vacant Land	GU	3,125	\$4,000.00	NOT BUILDABLE
138	3049170023790	INTERNAL SERVICES	11	Vacant Land	GU	6,600	\$8,500.00	NOT BUILDABLE
139	3047230004590	INTERNAL SERVICES	11	Vacant Land	GU	54,450	\$250.00	NOT BUILDABLE
140	3049280021630	INTERNAL SERVICES	11	Vacant Land	RU-1	8,359	\$87,109.00	BUILDABLE
141	3530270070050	INTERNAL SERVICES	12	Vacant Land	INTENSIVE USE	9,503	\$190,000.00	NOT BUILDABLE
142	0430120090890	INTERNAL SERVICES	13	Vacant Land	R-3, R-3-5	2,880	\$40,320.00	NOT BUILDABLE

12



MEMORANDUM

(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: October 3, 2017

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No.

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**
- Statement of social equity 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 Agenda Item No.
Veto _____
Override _____

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS 142 COUNTY-OWNED PROPERTIES LISTED IN EXHIBIT "A"; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER OR BY PRIVATE SALE TO AN ADJACENT PROPERTY OWNER 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 OF \$50,000 OR GREATER; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEEDS FOR SUCH PURPOSE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE SALE OF SUCH PROPERTIES

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

WHEREAS, in accordance with Administrative Order No. 8-4 the properties listed in Exhibit "A" have been circulated to all County departments and respective municipalities to determine if there is a planned use or anticipated need for the properties, and no need was identified; and

WHEREAS, in accordance with Resolution No. R-380-17, written notice was provided to all 13 District Commissioners; and

WHEREAS, this Board finds that the properties labeled as non-buildable in attached Exhibit "A" are of insufficient size, shape, or location, to be issued a building permit and are only of use to the adjacent property owners; and

WHEREAS, pursuant to Section 125.35 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" by public sale to the highest bidder or by private sale to an adjacent property owner pursuant to Section 125.35(2) of the Florida Statutes,

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: (i) declares surplus 142 County-owned properties listed in Exhibit "A"; (ii) authorizes that such properties be sold by public sale to the highest bidder or by private sale to an adjacent property owner when it is determined that the property is not buildable in accordance with Section 125.35(2) of the Florida Statutes, for no less than 75 percent of the property's assessed market value at the time of sale as determined by the Office of the Property Appraiser or 75 percent of appraised value (no more than six months old), as determined by an independent State certified appraiser, for those properties with assessed market values of \$50,000 or greater; (iii) authorizes the County Mayor or the County Mayor's designee to take all actions necessary to accomplish the sale of such properties, including but not limited to hiring appraisers as necessary; and (iv) authorizes the execution of County Deeds, substantially in the form attached hereto as Exhibit "B," by the Board of County Commissioners acting by the Chairperson or Vice-Chairperson of the Board.

Section 3. The Board waives Administrative Order No. 8-4 as it relates to review by the Planning Advisory Board.

Section 4. Pursuant to Resolution No. R-974-09, the Board, (a) directs the County Mayor or County Mayor's designee to record said instruments of conveyance executed herein in the public records of Miami-Dade County, including the County Deed, and to provide a recorded copy of said instruments to the Clerk of the Board within 30 days of execution of said instruments; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of said instruments 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:

Esteban L. Bovo, Jr., Chairperson
Audrey M. Edmonson, Vice Chairperson

Bruno A. Barreiro
Jose "Pepe" Diaz
Barbara J. Jordan
Jean Monestime
Rebeca Sosa
Xavier L. Suarez

Daniella Levine Cava
Sally A. Heyman
Joe A. Martinez
Dennis C. Moss
Sen. Javier D. Souto

16

The Chairperson thereupon declared the resolution duly passed and adopted this 3rd day of October, 2017. 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