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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 8(F)(1)(D)

Resolution No. R-741-08

Subject: Sale of County-Owned Property
Located at 35250 SW 177 Court, Unit #46 (Gateway Estates Park)
Folio: 30-7825-011-0460

This item has been amended to reflect the following changes that were read into the record at the June 10, 2008 Budget and Finance Committee meeting:

1) The property will be sold for no less than $16,500.00, which represents 100% of the 2008 assessed value.

2) A recent inspection of the property by the Property Appraiser's Office revealed that the property no longer contained improvements. As a result, the assessed value of the property for 2008 was reduced to $16,500.00 from the 2007 value of $64,500.00.

3) The amount of taxes that will be generated once the property is put back on the tax roll will be approximately $300.00, as a result of the property's reduced assessed value.

Director
General Services Administration

Memorandum

MIAMI-DADE COUNTY

Date: July 1, 2008

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

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Subject: Sale of County-Owned Property
Located at 35250 SW 177 Court, Unit #46 (Gateway Estates Park)
Folio: 30-7825-011-0460

Recommendation

It is recommended that the Board approve the attached resolution declaring surplus vacant County-owned property, authorizing the waiver of Administrative Order 8-4 as it relates to the review by the Planning Advisory Board, authorizing the sale of same via sealed bid to the highest bidder, and authorizing execution of a County deed.

Scope

COMMISSIONER DISTRICT: 8

COMMISSION DISTRICT (S) IMPACTED: County-wide

Background

MANAGING DEPARTMENT: General Service Administration (GSA)

FOLIO NUMBER: 30-7825-011-0460

LOT SIZE: 4,500 square feet

LOCATION: Gateway Estates Park
35250 SW 177 Court, Unit #46

ZONING: AU– Agriculture

CURRENT USE: The property consists of a vacant trailer home lot which can be utilized for the placement of one trailer home.

JUSTIFICATION: The lot was acquired via escheatment tax deed recorded in Official Record Book 22602 Page 0611 on August 23, 2004. The subject property is a vacant lot in a community trailer park. The property has a concrete slab which can be utilized for the placement of one trailer home. This trailer park is organized as a condominium and there is a monthly maintenance fee of $100.00, which the County has been paying since the lot escheated to the County.

Fiscal Impact/Funding Source

MINIMUM SALE AMOUNT:	If approved for surplus, the property will be sold for no less than $16,500.00 which represents 100% of its assessed value.
2008 ASSESSED VALUE:	$16,500.00
FISCAL IMPACT:	The sale of this property will eliminate the County's obligation to pay common area maintenance fees, which are $1,200.00 per year; will eliminate the County's liability; and will put the property back on the tax roll, generating approximately $300.00 in annual tax revenue.

Track Record/Monitor

MONITOR:	Mercedes Sanchez, Real Estate Officer
DELEGATED AUTHORITY:	Authorizes the County Mayor or his designee to sell the property via sealed bid to the highest bidder for no less than $16,500.00, and take all actions necessary to accomplish the sale of the property, and execute a County Deed for such purpose.
COMMENTS:	On September 10, 2007 the Affordable Housing Review Committee determined that the lot was not suitable for the Infill Housing Initiative due to the fact that it is located outside of the infill boundaries and can only be utilized for the placement of a residential trailer. Staff has determined by circulation to County departments that this parcel is not needed for other County purposes.

Director
General Services Administration

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: July 1, 2008

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

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

Please note any items checked.

_____ "4-Day Rule" ("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

_____ Bid waiver requiring County Manager's written recommendation

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

_____ Housekeeping item (no policy decision required)

_____ No committee review

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(D)
7-1-08

RESOLUTION NO. **R-741-08**

RESOLUTION DECLARING SURPLUS COUNTY-OWNED PROPERTY LOCATED AT 35250 SW 177 COURT, UNIT #46; AUTHORIZING THE SALE OF SAME VIA SEALED BID TO THE HIGHEST BIDDER; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE MAYOR TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purpose outlined in the accompanying memorandum, for the property described in the accompanying County Deed copies of which are incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISIONERS OF MIAMI-DADE COUNTY, FLORIDA that this Board, pursuant to Section 125.35 Florida Statutes, hereby declares surplus County-owned property located at 35250 SW 177 Court, Unit #46, authorizes the sale of same via sealed bid to the successful high bidder; authorizes the Mayor to take all actions necessary to accomplish the sale of said property, legally described in the aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto.

The foregoing resolution was offered by Commissioner **Jose "Pepe" Diaz**, who moved its adoption. The motion was seconded by Commissioner **Katy Sorenson** and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	absent	Natacha Seijas	aye
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of July, 2008. 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: **Kay Sullivan**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

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

Folio No. 30-7825-011-0460

COUNTY DEED

THIS DEED, made this day of , 2008 A.D. by MIAMI-DADE COUNTY, FLORIDA, 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 , Miami, Florida.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Dollars and 00/100 ($) to it in hand paid by the party 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:

GATEWAY ESTATES PARK CONDO UNIT 46 UNDIV 1/222% INT IN COMMON ELEMENTS

This grant conveys only the interest of the 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 Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

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

By: _____
Mayor

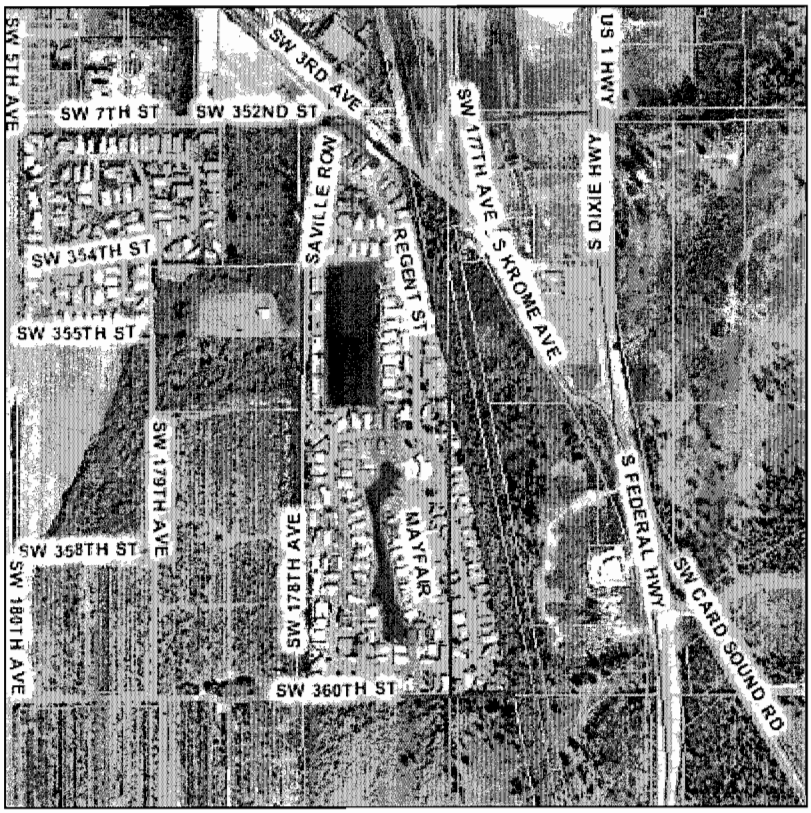
Approved for legal sufficiency: _____

The foregoing was authorized by Resolution No. approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2008 .

My Home
Miami-Dade County, Florida

miamidade.gov MIAMI-DADE

Property Information Map



Digital Orthophotography - 2007 0 366 ft

This map was created on 6/12/2008 9:40:59 AM for reference purposes only.

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Close

Summary Details:

Folio No.:	30-7825-011-0460
Property:	35250 SW 177 CT 46
Mailing Address:	MIAMI DADE COUNTY GSA R/E MGMT 111 NW 1ST STE 2460 MIAMI FL 33128-

Property Information:

Primary Zone:	9000 AGRICULTURE
CLUC:	0007 RESIDENTIAL-CONDOMINIUM
Beds/Baths:	2/2
Floors:	0
Living Units:	1
Adj Sq Footage:	850
Lot Size:	4,500 SQ FT
Year Built:	1993
Legal Description:	GATEWAY ESTS PK CONDO UNIT 46 UNDIV 1/222% INT IN COMMON ELEMENTS COC 22602-0611 08 2004 3

Sale Information:

Sale O/R:	13190-1382
Sale Date:	1/1987
Sale Amount:	$10,000

Assessment Information:

Year:	2007	2006
Land Value:	$0	$0
Building Value:	$0	$0
Market Value:	$64,500	$59,700
Assessed Value:	$64,500	$59,700
Total Exemptions:	$64,500	$59,700
Taxable Value:	$0	$0

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