

MEMORANDUM

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

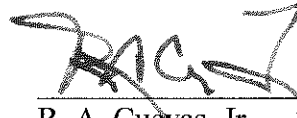
TO: Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

DATE: June 4, 2013

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

SUBJECT: Resolution declaring surplus
County-owned real property
located at 675 NW 44 Street
City of Miami, Florida;
authorizing the public sale of
same to the highest bidder
Resolution No. R-419-13

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.



R. A. Cuevas, Jr.
County Attorney

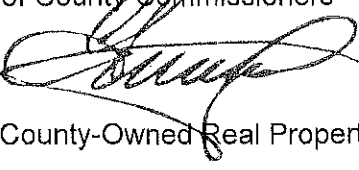
RAC/smm

Memorandum



Date: June 4, 2013

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

From: Carlos A. Gimenez
Mayor 

Subject: Declaring as Surplus County-Owned Real Property Located at 675 NW 44 Street,
Miami, Florida

This item was amended at the June 4, 2013, Board of County Commissioners meeting to remove the property located at 229 NE 24 Street. The amended item makes the necessary changes to the Mayor's memorandum, Resolution, and removes any attachments related to that property.

RECOMMENDATION

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

- Declares as surplus a 5,000 square foot County-owned property located at 675 NW 44 Street (Folio No. 01-3124-003-0680) and authorizes its sale to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$45,000, which is the 2012 assessed value; and
- Waives Administrative Order 8-4 as it relates to review by the County's Planning Advisory Board because both properties are located within the City of Miami.

SCOPE

This property is located in County Commission District 3, which is represented by Commissioner Audrey M. Edmonson.

FISCAL IMPACT/FUNDING SOURCE

The sale of this property will eliminate the County's obligation to maintain the property, and will place the property back on the tax roll. The fiscal impact would be as follows:

- 675 NW 44 ST – eliminates the annual maintenance cost of approximately \$250 per year, and would generate an estimated \$994 in annual ad valorem taxes.

TRACK RECORD/MONITOR

Carmen Gomez of the Real Estate Development Division in the Internal Services Department 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 this property, and authorizes the Chairperson or Vice Chairperson of the Board to execute a County Deed for such purpose.

BACKGROUND

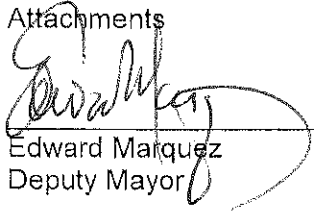
The Internal Services Department circulated the property to all County departments and the municipality to determine whether the County has a present or future need for the property, in which none was determined. Additional property details are follows and shown in the attached property map.

Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners
Page 2

675 NW 44 Street (Folio No. 01-3124-003-0680)

The County acquired this property via Tax Deed escheatment on February 17, 2004. If approved for surplus, the property will be put out to bid with a minimum bid amount of \$45,000, which represents 100 percent of its 2012 Assessed Market Value. The Internal Services Department does not normally request appraisals for properties with an assessed value of less than \$50,000.

Attachments



Edward Marquez
Deputy Mayor



MEMORANDUM

(Revised)

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

DATE: June 4, 2013

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

SUBJECT: Amended
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 _____

Amended
Agenda Item No. 8(F)(1)
6-4-13

RESOLUTION NO. R-419-13

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED AT 675 NW 44 STREET, CITY OF MIAMI, FLORIDA; 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 THIS 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 at 675 NW 44 Street, City of Miami, Florida, 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 at 675 NW 44 Street, City of Miami, Florida, authorizes the sale to the highest bidder via competitive bidding for no less than \$45,000.00, respectively; authorizes the County Mayor or the County 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.

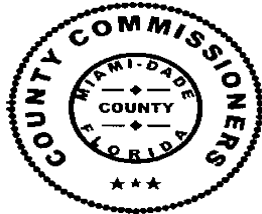
Section 3. Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the County Mayor's designee to record the instrument of conveyance accepted herein into the public Records of Miami-Dade County, Florida; and to provide recorded copies of the instrument to the Clerk of the Board within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

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

	Rebeca Sosa, Chairwoman	aye
	Lynda Bell, Vice Chair	aye
Bruno A. Barreiro	aye	Esteban L. Bovo, Jr. aye
Jose "Pepe" Diaz	absent	Audrey M. Edmonson absent
Sally A. Heyman	aye	Barbara J. Jordan aye
Jean Monestime	aye	Dennis C. Moss absent
Sen. Javier D. Souto	aye	Xavier L. Suarez aye
Juan C. Zapata	aye	

The Chairperson thereupon declared the resolution duly passed and adopted this 4th day of June, 2013. 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: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "Debra Herman", is written over the approval text.

Debra Herman

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

Folio No.: 01-3124-003-0680

COUNTY DEED

THIS DEED, made this . day of , 2013 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 N.W. 1 Street Sulte 17-202, Miami, Florida 33128-1963, and _____, party of the second part, whose address is _____, Florida

WITNESSETH:

That the party of the first part, for and in consideration of the sum of Forty-Five Thousand Dollars and 00/100 (\$45,000.00) and other good and valuable considerations, 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:

**LOT 15 BLK 24 BAY VISTA PARK AMD PL ACCORDING TO THE PLAT THEREOF
AS RECORDED PLAT BOOK 5 AT PAGE 71 OF THE PUBLIC RECORDS OF MIAMI-
DADE COUNTY, FLORIDA**

This grant conveys only the interest of the County and its Board of County Commissioners in the land 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, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency: _____

The foregoing was authorized by Resolution No. ____-13 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2013.

Tax Deed File Number 96-367
Property Identification No. 01-3124-003-0680

CFN 2004R0163025
DR Bk 22111 Pg 4624f (lps)
RECORDED 03/10/2004 15:44:13
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA
LAST PAGE

ESCHEATMENT
TAX DEED
TO MIAMI-DADE COUNTY

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.

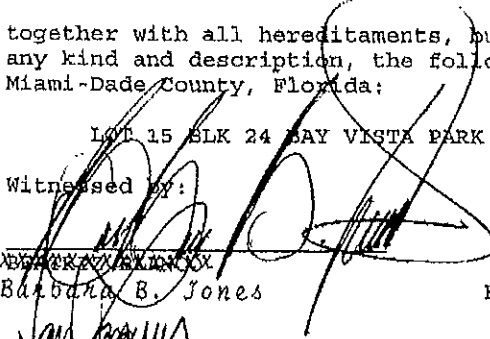
On this 17th day of February 2004 the undersigned Clerk conveys to Miami-Dade County through its Board of County Commissioners, whose address is:

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 15 BLK 24 BAY VISTA PARK AMD PL PB 5-71 Lot Size 50,000 x 100

Witnessed by:


~~BARBARA B. JONES~~
Barbara B. Jones

HARVEY RUVIN
Clerk of the Circuit Court
Miami-Dade County Florida

BY: 
SHIRLEY SHABAZZ
DEPUTY CLERK

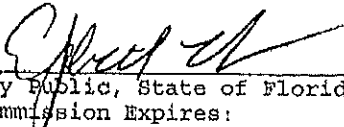



LORETTE JACQUES

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 13, 2004




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

This instrument prepared by

Debra Peterson
Debra Peterson
Deputy Clerk of the Circuit Court of
Miami-Dade County, Florida

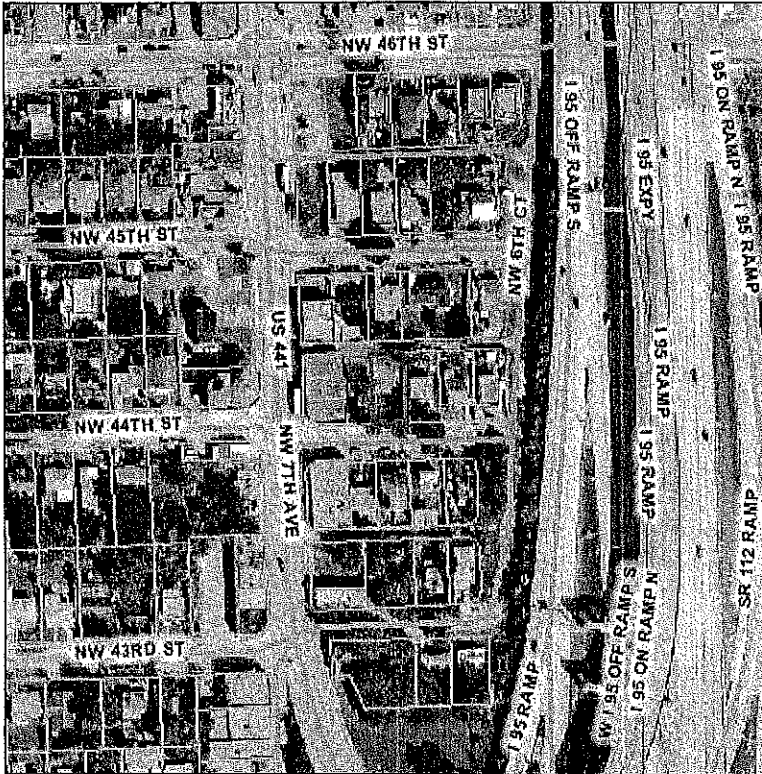
trrpt07a 01/04

My Home
Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

Property Information Map



Aerial Photography - 2012

0 ————— 110 ft

This map was created on 4/17/2013 3:34:30 PM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Summary Details:

Folio No.:	01-3124-003-0680
Property:	675 NW 44 ST
Mailing Address:	MIAMI-DADE COUNTY ISD R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-

Property Information:

Primary Zone:	8101 CEN-PEDESTRIAN ORIENTATIO
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,000 SQ FT
Year Built:	0
Legal Description:	BAY VISTA PARK AMD PL PB 5-71 LOT 15 BLK 24 LOT SIZE 50.000 X 100 COC 22111-4624 02 2004 3 OR 22111-4624 0204 01

Assessment Information:

Year:	2012	2011
Land Value:	\$45,000	\$45,000
Building Value:	\$0	\$0
Market Value:	\$45,000	\$45,000
Assessed Value:	\$45,000	\$45,000

Taxable Value Information:

Year:	2012	2011
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$45,000/\$0	\$45,000/\$0
County:	\$45,000/\$0	\$45,000/\$0
City:	\$45,000/\$0	\$45,000/\$0
School Board:	\$45,000/\$0	\$45,000/\$0

Sale Information:

Sale Date:	2/2004
Sale Amount:	\$0
Sale O/R:	22111-4624
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	