

## MEMORANDUM

Agenda Item No. 8(F)(1)

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

**DATE:** February 4, 2014

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

**SUBJECT:** Resolution declaring surplus  
County-owned real property  
located at the Northeast corner of  
NW 22 Avenue and NW 91  
Street, Miami, Florida  
Resolution No. R-99-14

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



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R. A. Cuevas, Jr.  
County Attorney

RAC/lmp

# Memorandum



Date: February 4, 2014

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

From: Carlos A. Gimenez  
Mayor

A handwritten signature in black ink, appearing to read "Carlos A. Gimenez".

Subject: Declaring as Surplus County-Owned Real Property Located at the Northwest Corner of NW 22 Avenue and NW 91 Street, Miami, Florida (Folio No. 30-3103-031-0101)

## Recommendation

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

- Declares as surplus a 2,892 square foot County-owned property, located at the northwest corner of NW 22 Avenue and NW 91 Street (Folio No. 30-3103-031-0101);
- Authorizes the County Mayor or County Mayor's designee to sell or convey said property in accordance with Florida Statute 125.35(2), which provides for the sale of County property that is not buildable to an adjacent property owner, either through private sale or by competitive bid; and
- Waives Administrative Order 8-4 as it relates to review by the County's Planning Advisory Board because the property is of insufficient size and shape to be issued a building permit for any type of development on the property.

## Scope

The property is located in Commission District 2, which is represented by Commissioner Jean Monestime.

## Fiscal Impact/Funding Source

The sale of this property will eliminate the County's obligation to maintain the property, which costs approximately \$508 per year. Additionally, if placed back on the tax roll, the property can generate approximately \$197 in annual ad valorem taxes.

## Track Record/Monitoring

Shannon Clark 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 to one of the adjacent property owners, take all actions necessary to accomplish the sale of the property, and authorizes the Chairwoman or Vice Chair of the Board to execute a County Deed for such purpose.

## Background

The County acquired the property through Warranty Deed on April 27, 1977. The Internal Services Department circulated the property to all County departments to determine whether the County has a present or future need for the property, in which none was determined. If approved for surplus, the property will be offered for sale to all of the adjacent property owners with a minimum sale amount of \$26,028, which represents 100 percent of its 2013 assessed value. The Internal Services Department does not normally request formal appraisals for properties with an assessed value of less than \$50,000.

## Attachments

A handwritten signature in black ink, appearing to read "Edward Marquez".  
Edward Marquez  
Deputy Mayor



## MEMORANDUM

(Revised)

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

**DATE:** February 4, 2014

**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)

2-4-14

RESOLUTION NO. R-99-14

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED AT THE NORTHEAST CORNER OF NW 22 AVENUE AND NW 91 STREET, MIAMI, FLORIDA; AUTHORIZING A SALE TO AN ADJACENT PROPERTY OWNER IN ACCORDANCE WITH FLORIDA STATUTE 125.35(2) FOR NO LESS THAN \$26,028; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

**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 Florida Statute Section 125.35(2), the Board finds that due to the size, shape, and location of the Property, as legally described in the attached County Deed, it has been determined by this Board that the Property is of use only to one or more adjacent property owners; and

**WHEREAS**, the Board desires to effectuate a sale of the Property pursuant to Florida Statute Section 125.35(2) to one of the adjacent property owners,

**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.** This Board authorizes the County Mayor or County Mayor's designee to sell the Property, pursuant to Florida Statute Section 125.35(2), by private sale to an adjacent property owner, or through a competitive bidding process if two or more

owners of the adjacent property give notice of their desire to purchase the Property, for no less than \$26,028.

**Section 3.** The Board authorizes the Chairperson or Vice-Chairperson of the Board to execute a County Deed for the purpose described herein, in substantially the form attached hereto, and authorizes the County Mayor or County Mayor's designee to take all actions necessary to accomplish the conveyance of the Property.

**Section 4.** Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or County Mayor's designee to record the instrument of conveyance accepted herein 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 attached and permanently store a recorded copy together with this resolution.

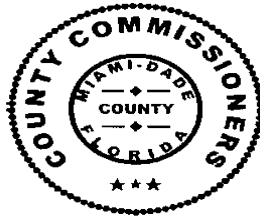
The foregoing resolution was offered by Commissioner **Sally A. Heyman** who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 4<sup>th</sup> day of February, 2014. 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.

JEB (for DH)

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.: 30-3103-031-0101

## COUNTY DEED

THIS DEED, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ 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 \_\_\_\_\_, Florida.

### WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \_\_\_\_\_ (\$\_\_\_\_\_.00) and other good and valuable consideration, 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:

Lots 5 and 6 in Block 2, of WEST LITTLE RIVER TRACT NO. 2, according to the Plat thereof, recorded in Plat Book 24 at Page 8 of the Public Records of Dade County, Florida, LESS the East 25 feet and LESS the external area formed by a 25 foot radius arc concave to the Northwest, tangent to the South line of said Lot 6, and tangent to the West line of the East 25 feet of said Lot 6.

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  
BY ITS BOARD OF  
COUNTY COMMISSIONERS

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Rebeca Sosa, Chairwoman

Approved for legal sufficiency. \_\_\_\_\_

The foregoing was authorized by Resolution No. R- \_\_\_\_\_ approved by the Board of County  
Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

## My Home

miamidade.gov

ACTIVE TOOL: ZOOM IN



MIAMI-DADE

## Show Me:

Property Information

## Search By:

Select Item

- ☐ Text only
- ☐ Report Homestead Fraud
- ☐ Property Appraiser Tax Estimator
- ☐ Property Appraiser Tax Comparison

## Summary Details:

Folio No.:	30-3103-031-0101
Property:	
Mailing Address:	MIAMI-DADE COUNTY WATER AND SEWER 3071 SW 38 AVE MIAMI FL 33146-1520

## Property Information:

Primary Zone:	6600 COMMERCIAL - LIBERAL
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2,892 SQ FT
Year Built:	0
Legal Description:	WEST LITTLE RIVER TRACT NO 2 PB 24-8 LOTS 5 & 6 LESS E25FT FOR R/W BLK 2 LOT SIZE 67.84 X 50

## Assessment Information:

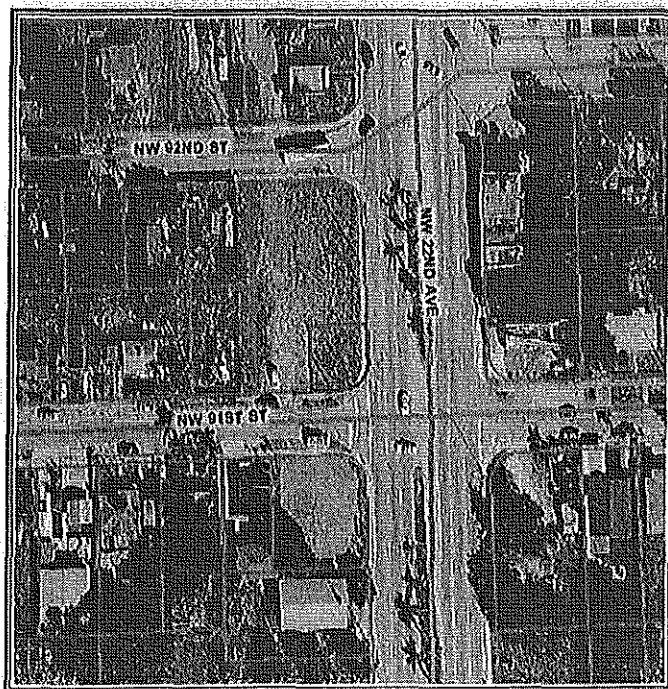
Year:	2013
Land Value:	\$26,028
Building Value:	\$0
Market Value:	\$26,028
Assessed Value:	\$26,028

## Taxable Value Information:

Year:	2013
Taxing Authority:	Applied Exemption/ Taxable Value:
Regional:	\$26,028/\$0
County:	\$26,028/\$0
School Board:	\$26,028/\$0

## Additional Information:

Click here to see more information for this property:
Community Development District
Community Redevelopment Area
Empowerment Zone
Enterprise Zone
Zoning Land Use
Urban Development Boundary
Zoning
Non-Ad Valorem Assessments
Environmental Considerations



Aerial Photography - 2012

0 53 ft

## Legend

- Property Boundary
- Selected Property
- Street
- Highway
- Miami-Dade County
- Water



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If you experience technical difficulties with the Property Information application,  
 or wish to send us your comments, questions or suggestions  
 please email us at [gis@miamidade.gov](mailto:gis@miamidade.gov).

Web Site  
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