

MEMORANDUM

Agenda Item No. 8(F)(1)

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

DATE: May 6, 2014

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

SUBJECT: Resolution declaring surplus
County-owned real property
located at 1901 NW 1 Avenue,
Miami; authorizing the public
sale via competitive bid for no
less than \$165,000 to the highest
bidder; waiving Administrative
Order 8-4 as it relates to review
by the Planning Advisory Board
Resolution No. R-409-14

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: May 6, 2014

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 1901 NW 1 Avenue,
Miami, Florida (Folio No. 01-3125-048-0540)

Recommendation

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

- Declares as surplus a 6,250 square foot County-owned parcel, located at 1901 NW 1 Avenue, Miami, Florida (Folio No. 01-3125-048-0540);
- Authorizes its sale to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$165,000, as determined in the attached certified appraisal by P. & P. Realty, Inc.; and
- Waives Administrative Order 8-4 as it relates to review by the County's Planning Advisory Board because the property is located within the City of Miami.

Scope

The property is in 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, which costs approximately \$285 per year. Additionally, sale of this property will place the property back on the tax roll, generating approximately \$3,671 in annual ad valorem taxes.

Track Record/Monitoring

Carmen Gomez of the Real Estate Development Division in the Internal Services Department is managing the sale of this property.

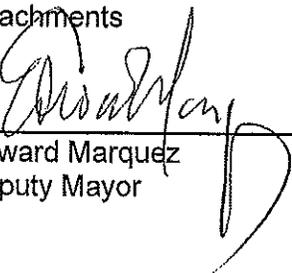
Delegation of Authority

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 the property, and authorizes the Chairperson or Vice-Chairperson of the Board to execute a County Deed for such purpose.

Background

The County acquired this property through Tax Deed on February 27, 2002. An adjacent property, Mr. Gonzalo Negrete, expressed interest in purchasing this property and, as required by Resolution R-1161-79, submitted a deposit to start the surplus process. The Internal Services Department circulated the property to all County departments and the City of Miami to determine whether there is a present or future need for the property, in which none was determined. Upon approval by the Board, a competitive bidding process will be conducted, at a minimum bid amount of \$165,000.

Attachments


Edward Marquez
Deputy Mayor



MEMORANDUM
(Revised)

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

DATE: May 6, 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)
5-6-14

RESOLUTION NO. R-409-14

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED AT 1901 NW 1 AVENUE, MIAMI; AUTHORIZING THE PUBLIC SALE VIA COMPETITIVE BID FOR NO LESS THAN \$165,000 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 COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTY; AND AUTHORIZING THE CHAIRWOMAN OR VICE CHAIR OF THE BOARD TO EXECUTE A COUNTY DEED FOR THAT PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the property described in the accompanying County Deed, 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 1901 NW 1 Avenue, Miami, 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 1901 NW 1 Avenue, Miami, authorizes the sale to the highest bidder via competitive bidding for no less than \$165,000; 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 said County Deed by the Board of County Commissioners acting by the Chairwoman or Vice Chair 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 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 attach and permanently store a recorded copy together with this resolution.

The foregoing resolution was offered by Commissioner **Dennis C. Moss**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 6th day of May, 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

Christopher Agrippa

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "Debra Herman" or similar, with a horizontal line underneath the signature.

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.: 01-3125-048-0540

COUNTY DEED

THIS DEED, made this _____ day of _____, 2014 A.D. by MIAMI-DADE COUNTY, 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 _____.

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of _____ to it in hand paid by the parties 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:

S50FT LOT 14 BLK 19 WADDELLS ADD TO MIAMI PB B-53
according to the Public Records of Miami-Dade County, Florida.

This grant conveys only the interest of Miami-Dade 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 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. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____, 2014.

tdrpt07 12/00

Tax Deed File Number 94-1049
Property Identification No. 01-3125-048-0540

02R167238 2002 MAR 19 10:30

TAX DEED

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Tax Sale Certificate Number 90-2416 issued on June 01, 1991, and the application for the issuance of a tax deed was filed in the office of the Miami-Dade County Tax Collector. The applicant having paid or redeemed all other taxes or tax sale certificates on the property described below, and due notice of sale having been published, and no person entitled to do so having appeared to redeem said land, such land was sold for cash there having no bidders at the sale and Clerk having complied with Sec. 197.502(7) FS and Sec. 197.502(8) FS; the undersigned clerk conveys the following land to whose address is: BOARD OF COUNTY COMMISSIONERS OF MIAMI DADE COUNTY
111 NW 1 STREET
MIAMI, FLA 33128

~~XXXXXX~~ the public sale held on February 15, 1995, as required by the laws of this state.

NOW, on February 27, 2002 the County of Miami-Dade, State of Florida, in consideration of the sum of (\$0.00) dollars does hereby convey the following lands, including any hereditaments, buildings, fixtures and improvements of any kind and description, situated in Miami-Dade County, Florida, and described as follows:

550FT LOT 14 BLK 19 WADDLELS ADD TO MIAMI PH B-53

Witnessed by:

Delma Ortega
DELMA ORTEGA
Sarah Davis
SARAH DAVIS

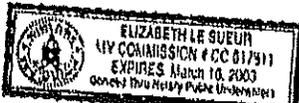
HARVEY RUVIN
Clerk of Circuit Court
Miami-Dade County, Florida

BY: Shirley Shabazz
DEPUTY CLERK



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 his own free act and deed for the use and purposes therein mentioned.

SWORN TO AND SUBSCRIBED BEFORE ME ON February 27, 2002

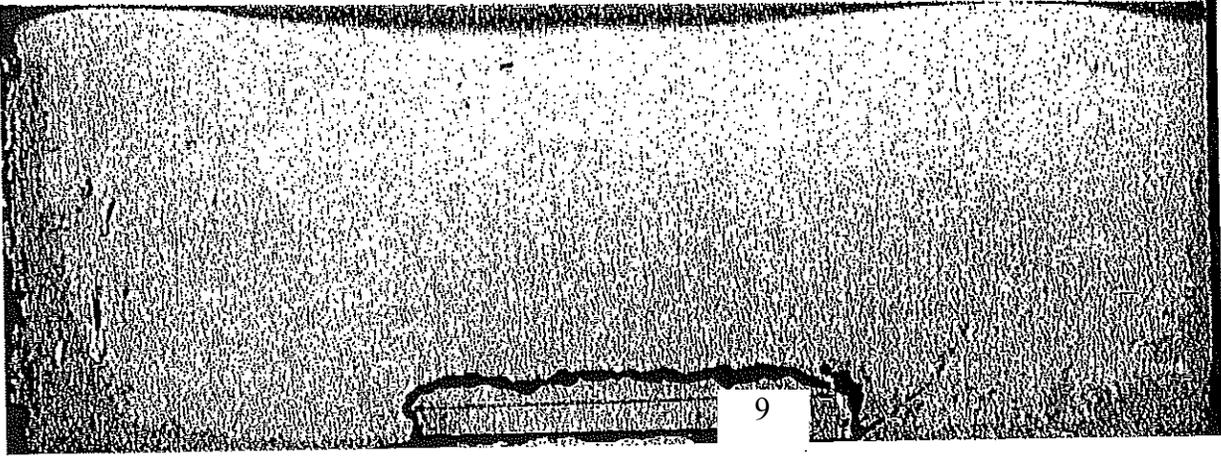


[Signature]
Notary Public, State of Florida, At Large

THIS DEED IS SUBJECT TO GOVERNMENTAL TAXES AND LIENS, AND TO ANY RIGHT, INTEREST, PUBLIC EASEMENTS, RESTRICTIONS, AND COVENANTS THAT MAY SURVIVE THE ISSUANCE OF THIS TAX DEED IN ACCORDANCE WITH APPLICABLE LAW

This instrument prepared by Delma Ortega
Deputy Clerk of Circuit Court
Miami-Dade County, Florida

RECORDED IN OFFICIAL RECORDS SECTION
OF DADE COUNTY, FLORIDA
RECORD YEAR 02
HARVEY RUVIN
CLERK CIRCUIT COURT



My Home
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2012

0 — 112 ft

This map was created on 9/12/2013 12:52:50 PM for reference purposes only.

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



Close

Summary Details:

Folio No.:	01-3125-048-0540
Property:	1901 NW 1 AVE
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST #2460 MIAMI FL 33128-

Property Information:

Primary Zone:	7700 INDUSTRIAL - RESTRICTED
CLUC:	0080 VACANT LAND GOVERNMENT
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	8,250 SQ FT
Year Built:	0
Legal Description:	WADDELLS ADD TO MIAMI PB B-53 S50FT LOT 14 BLK 19 LOT SIZE 6250 SQ FT OR 20274-1572 0202 3 OR 00000-0000 1191 01

Assessment Information:

Year:	2013	2012
Land Value:	\$137,500	\$162,500
Building Value:	\$0	\$0
Market Value:	\$137,500	\$162,500
Assessed Value:	\$137,500	\$162,500

Taxable Value Information:

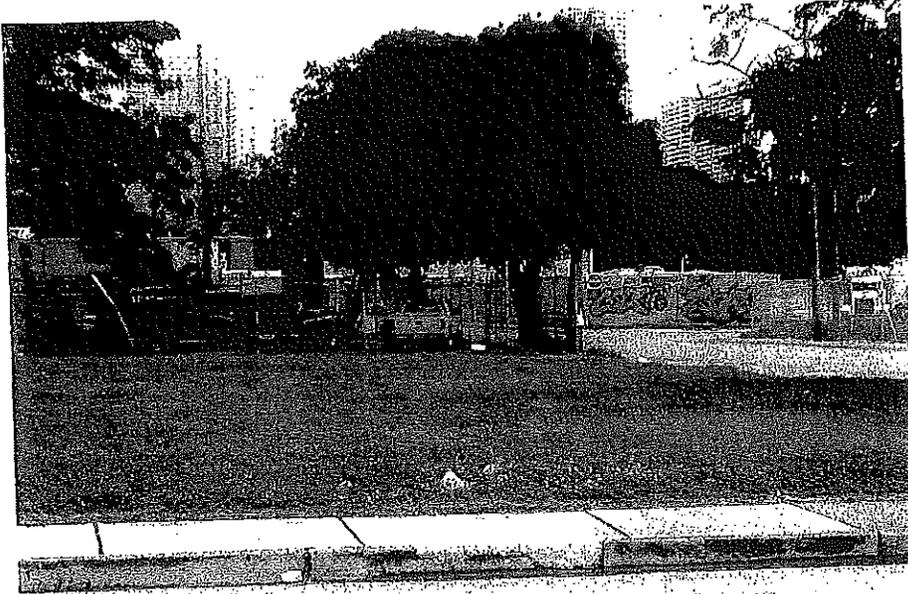
Year:	2013	2012
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$137,500/\$0	\$162,500/\$0
County:	\$137,500/\$0	\$162,500/\$0
City:	\$137,500/\$0	\$162,500/\$0
School Board:	\$137,500/\$0	\$162,500/\$0

Sale Information:

Sale Date:	11/1991
Sale Amount:	\$0
Sale O/R:	00000-0000
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
View Additional Sales	

**SELF-CONTAINED REPORT
REAL ESTATE APPRAISAL**

Of
1901 NW 1st Avenue, Miami, FL.



1901 NW 1st Avenue, Miami,
Miami-Dade County, Florida, 33136

As of
November 1st, 2013

Prepared For
Mr. Barry Kent
Miami-Dade County GSA - ISD
111 NW 1 Street Suite #2460
Miami, Florida 33128-1929
Client File: Project #130727

Prepared by
P. & P. REALTY, INC.
Pedro M. Alvarez, MAI/SRA
State Certified General Real Estate Appraiser-RZ-0000172

File Name: Project #130727

Mr. Kent
Miami-Dade County GSA - ISD
November 12, 2013
Page 2

Hypothetical Conditions:

- There are no hypothetical conditions for this appraisal.

Extraordinary Assumptions:

- There are no Extraordinary Assumptions for this appraisal.

Based on the appraisal described in the accompanying report, subject to the Limiting Conditions and Assumptions, Extraordinary Assumptions and Hypothetical Conditions (if any), I have made the following value conclusion(s):

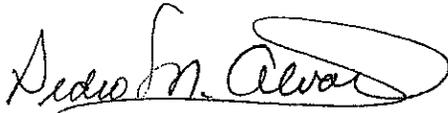
Current As Is Market Value:

The "As Is" market value of the Fee Simple estate of the property, as of November 1st, 2013, is

**One Hundred and Sixty Five Thousand Dollars
\$165,000**

The market exposure time¹ preceding November 1st, 2013 would have been 8 months and the estimated marketing period² as of November 1st, 2013 is 8 months.

Respectfully submitted,
P. & P. Realty, Inc.



Pedro M. Alvarez, MAI/SRA
State Certified General Real Estate
Appraiser-RZ-0000172

¹ Exposure Time: see definition on page 5.

² Marketing Time: see definition on page 4.