

## MEMORANDUM

Agenda Item No. 8(F)(2)

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

**DATE:** July 1, 2014

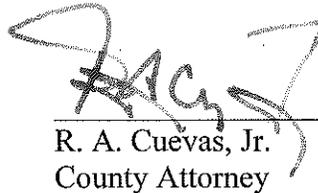
**FROM:** R. A. Cuevas, Jr.  
County Attorney

**SUBJECT:** Resolution declaring surplus  
vacant County-owned property  
located at 1560 NW 66 Street,  
Miami, Florida; authorizing a  
sale to an adjacent property  
owner in accordance with Florida  
Statute 125.35(2) for no less than  
\$5,746.00

Resolution No. R-589-14

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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 Audrey M. Edmonson.



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R. A. Cuevas, Jr.  
County Attorney

RAC/smm

# Memorandum



**Date:** July 1, 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 1560 NW 66 Street, Miami, Florida (Folio No. 01-3114-027-0460)

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## Recommendation

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

- Declares as surplus a 3,400 square foot vacant County-owned property, located at 1560 NW 66 Street, Miami, Florida (Folio No. 01-3114-027-0460);
- Authorizes the County Mayor or County Mayor's designee to sell the 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 Planning Advisory Board because the property is located in the City of Miami (City).

## Scope

The property is located 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 \$232 per year. Additionally, placing this property back on the tax roll will generate approximately \$130 in annual ad valorem taxes.

## Track Record/Monitor

Dawn M. Soper of the Internal Services Department, Real Estate Development Division, is managing the sale of this property.

## Delegation of Authority

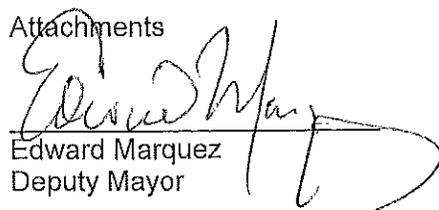
Authorizes the County Mayor or the County Mayor's designee to sell the property to one of the adjacent property owners, take all actions necessary to accomplish the sale of the property, and authorizes the Chairwoman or Vice-Chair of the Board to execute a County Deed for such purpose.

## Background

The County acquired this property through Tax Deed escheatment on November 19, 2012. New Venture Properties I, LLC, an adjacent property owner, has expressed interest in purchasing this property. Per the requirements of R-1161-79, Mr. Lance Lall of New Venture Properties I, LLC has submitted a deposit to start the surplus process. The Internal Services Department circulated the property to all County departments and the City to determine whether the County or the City have a present or future need for the property, in which none was determined.

Staff has determined that the parcel is of insufficient size and shape to be issued a building permit for any type of development on the property. The property is a 40 foot by 85 foot vacant parcel of land that is accessible from a public street. If approved for surplus, the property will be offered for sale to all of the adjacent property owners with a minimum sale amount of \$5,746, which represents 100 percent of its 2013 assessed value.

Attachments

  
Edward Marquez  
Deputy Mayor



**MEMORANDUM**  
(Revised)

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

**DATE:** July 1, 2014

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

**SUBJECT:** Agenda Item No. 8(F)(2)

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)(2)

7-1-14

RESOLUTION NO. R-589-14

RESOLUTION DECLARING SURPLUS VACANT COUNTY-OWNED PROPERTY LOCATED AT 1560 NW 66 STREET, MIAMI, FLORIDA; AUTHORIZING A SALE TO AN ADJACENT PROPERTY OWNER IN ACCORDANCE WITH FLORIDA STATUTE 125.35(2) FOR NO LESS THAN \$5,746; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO THE PLANNING ADVISORY BOARD; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

**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; and

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

**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 \$5,746.

**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 the County Mayor's designee to take all actions necessary to accomplish the conveyance of the Property.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** 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 1<sup>st</sup> day of July, 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.

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.: 01-3114-027-0460

### 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:

E LIBERTY CITY SEC A PB 39-19 LOT 24 LESS N5FT BLK 2 LOT SIZE 40.000 X 85, 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.

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(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. \_\_\_\_\_

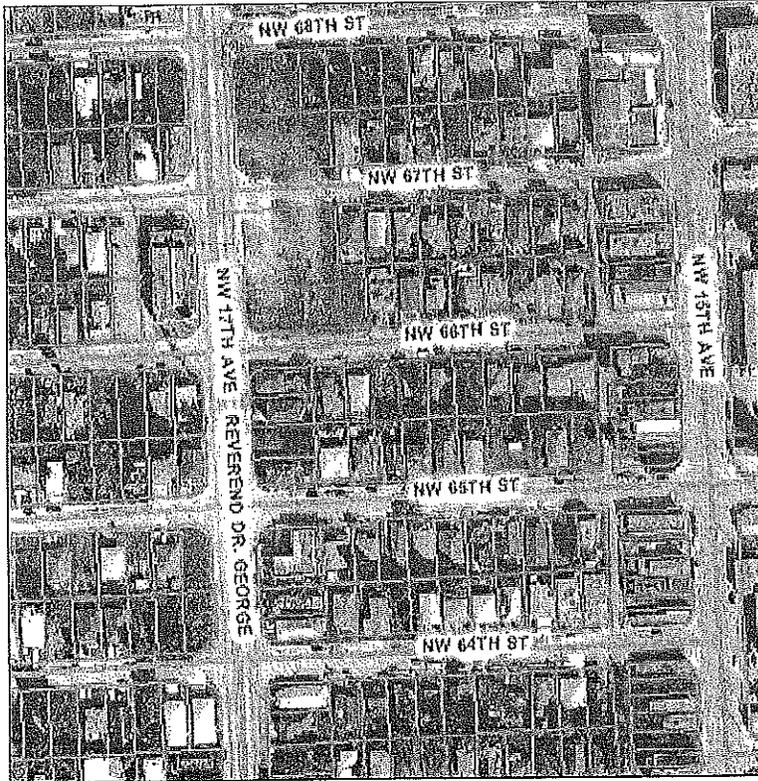
The foregoing was authorized by Resolution No. R- \_\_\_\_\_ approved by the Board of County  
Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**My Home**  
Miami-Dade County, Florida



**miamidade.gov**

**Property Information Map**



Aerial Photography - 2012

0 108 ft

This map was created on 1/9/2014 1:13:35 PM for reference purposes only.  
Web Site © 2002 Miami-Dade County. All rights reserved.



**Close**

**Summary Details:**

|                  |   |
|------------------|---|
| Folio No.:       | 01-3114-027-0460  |
| Property:        | 1560 NW 66 ST   |
| Mailing Address: | MIAMI DADE COUNTY<br>ISD R/E MGMT<br>111 NW 1 ST STE 2460<br>MIAMI FL<br>33128- |

**Property Information:**

|                    |  |
|--------------------|--|
| Primary Zone:      | 3700 DUPLEXES - GENERAL  |
| CLUC:              | 0080 VACANT LAND GOVERNMENT  |
| Beds/Baths:        | 0/0  |
| Floors:            | 0  |
| Living Units:      | 0  |
| Adj Sq Footage:    | 0  |
| Lot Size:          | 3,400 SQ FT  |
| Year Built:        | 0  |
| Legal Description: | E LIBERTY CITY SEC A<br>PB 39-19 LOT 24 LESS<br>N6FT BLK 2 LOT SIZE<br>40,000 X 85 OR 28363-1733 1112 11 |

**Assessment Information:**

|                 |         |
|-----------------|---------|
| Year:           | 2013    |
| Land Value:     | \$5,746 |
| Building Value: | \$0     |
| Market Value:   | \$5,746 |
| Assessed Value: | \$5,746 |

**Taxable Value Information:**

|                   |                                      |
|-------------------|--------------------------------------|
| Year:             | 2013                                 |
| Taxing Authority: | Applied Exemption/<br>Taxable Value: |
| Regional:         | \$5,746/\$0                          |
| County:           | \$5,746/\$0                          |
| City:             | \$5,746/\$0                          |
| School Board:     | \$5,746/\$0                          |

**Sale Information:**

|                                       |   |
|---------------------------------------|---|
| Sale Date:                            | 11/2012   |
| Sale Amount:                          | \$0   |
| Sale O/R:                             | 28363-1733  |
| Sales Qualification Description:      | Corrective deed, quit claim deed, or tax deed; Deed bearing Florida Documentary Stamp at the minimum rate prescribed under Chapter 201, F.S.; Transfer of ownership where no doc stamps were paid; or, Transfer of ownership by other than a deed such as a final judgement or court order. |
| <a href="#">View Additional Sales</a> |   |

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