

MEMORANDUM

Agenda Item No. 8(F)(1)

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

DATE: October 7, 2014

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

SUBJECT: Resolution declaring surplus
County-Owned real property
located East of NW 74
Avenue at NW 53 Street in
unincorporated Miami-Dade
County; 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

Resolution No. R-875-14

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Jose "Pepe" Diaz.



R. A. Cuevas, Jr.
County Attorney

RAC/cp

Memorandum



Date: October 7, 2014

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

From: Carlos A. Gimenez 
Mayor

Subject: Declaring as Surplus County-Owned Property Located on the East Side of NW 74 Avenue
at NW 53 Street in Unincorporated Miami-Dade County

Recommendation

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

- Declares as surplus a 9,045 square foot County-owned property located on the east side of N.W. 74 Avenue at N.W. 53 Street (Folio No. 30-3023-001-0148);
- Authorizes its sale to the highest bidder through the County's competitive bidding process at a minimum bid amount of \$145,000, as determined in the attached appraisal by Investors Research Associates, Inc., a State Certified Appraiser; and
- Waives Administrative Order 8-4 as it relates to review by the Planning Advisory Board because the property was determined by the Regulatory and Economic Resources Department to not meet the site size requirements for a buildable lot.

Scope

This property is located in Commission District 12, which is represented by Commissioner Jose "Pepe" Diaz.

Fiscal Impact/Funding Source

The sale of this property will eliminate the County's obligation to maintain the property, which is approximately \$616 per year. Additionally, approval will place the property back on the tax roll, which would generate an estimated \$2,525 in annual ad valorem taxes.

Track Record/Monitoring

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

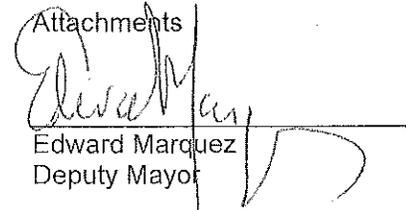
Delegation of Authority

Authorizes the County Mayor or the County Mayor's designee to sell the property 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 escheatment on December 8, 2000. Leu Associates, Inc., an adjacent owner, has expressed interest in the property. Per the requirements of R-1161-89, Mr. Bosco Leu submitted a deposit to initiate the surplus process. As required, 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 put out to bid at the aforementioned minimum bid amount of \$145,000, which represents 100 percent of its appraised value, as determined in the attached appraisal.

Attachments


Edward Marquez
Deputy Mayor



MEMORANDUM

(Revised)

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

DATE: October 7, 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)

10-7-14

RESOLUTION NO. R-875-14

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTY LOCATED EAST OF NW 74 AVENUE AT NW 53 STREET IN UNINCORPORATED MIAMI-DADE COUNTY; 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 SAID 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 East of NW 74 Avenue at NW 53 Street in unincorporated Miami-Dade County, 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 East of NW 74 Avenue at NW 53 Street in unincorporated Miami-Dade County, authorizes the sale to the highest bidder via competitive bidding for no less than \$145,000.00; authorizes the County Mayor or the 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.

The foregoing resolution was offered by Commissioner **Lynda Bell**

who moved its adoption. The motion was seconded by Commissioner **Sally A. Heyman**

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 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 7th day of October, 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.: 30-3023-001-0148

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:

S 27 FT OF N 72 FT OF W 370 FT OF TR 22 LESS W 35 FT FLA FRUIT LAND CO SUB PB 2-17
SECTION 23 TOWNSHIP 53 SOUTH RANGE 40 EAST
according to 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.

OFF. REC: 1940702410

Tax Deed File Number 93-248
Property Identification No. 30-3023-001-0148

00R599178 2000 DEC 13 12:59

T A X D E E D

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Tax Sale Certificate Number 89-15785 issued on June 01, 1990, 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~~ at the public sale held on October 21, 1993 as required by the laws of this state.

NOW, on December 08, 2000 the County of Miami-Dade, State of Florida, in consideration of the sum of (\$0.00) dollars does hereby CONVEY the following lands situated in Miami-Dade County, Florida, and described as follows:

S 27 FT OF N 72 FT OF W 370 FT OF TR 22 LESS W 35 FT FLA
FRUIT LAND CO SUB PB 2-17 SECTION 23 TOWNSHIP 53 SOUTH RANGE
40 EAST, CONTAINING .208 AC

Witnessed by:

Delma Ortega
Shirley Shabazz

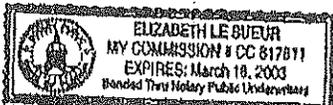
HARVEY RUVIN
Clerk of Circuit Court
Miami-Dade County, Florida

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 December 08, 2000

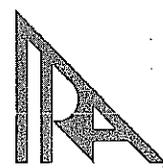


Elizabeth Le Sueur
Notary Public, State of Florida, At Large

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 BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT



II. SUMMARY OF FACTS AND CONCLUSIONS

The Assignment: To estimate the market value of the fee simple interest in the property described herein.

Location: East side of N.W. 74 Avenue at N.W. 53 Street, Miami-Dade County, Florida

Site Description: A 27 foot wide rectangular shaped parcel containing 9,046 square feet on the east side of N.W. 74 Avenue. The site fronts on N.W. 74 Avenue for 27 feet with a depth of 335 feet.

Improvement Description: Property improvements are limited to asphalt pavement covering most of the site.

Current Owner: Reported to be Miami-Dade County

2013 Assessment:

Land Assessment:	\$135,690
Improvement Assessment:	<u>\$ 0</u>
Total Assessment:	\$135,690

2013 Taxes: Current ownership is tax exempt

Zoning: IU-2, Industrial – Heavy Manufacturing

Land Use Plan Designation: Industrial and Office

Highest and Best Use:

As Part of Developable Site:	Industrial/office
As Currently Configured:	Storage/parking/driveway

Market Value Conclusions:

Value as Part of Developable Site:	\$145,000
Value As Currently Configured:	\$ 51,000

Effective Date of Valuation: November 6, 2013

Date of Inspection: November 6, 2013

Appraisers: Edward N. Parker, MAI
Geoffrey D. Heath, MAI

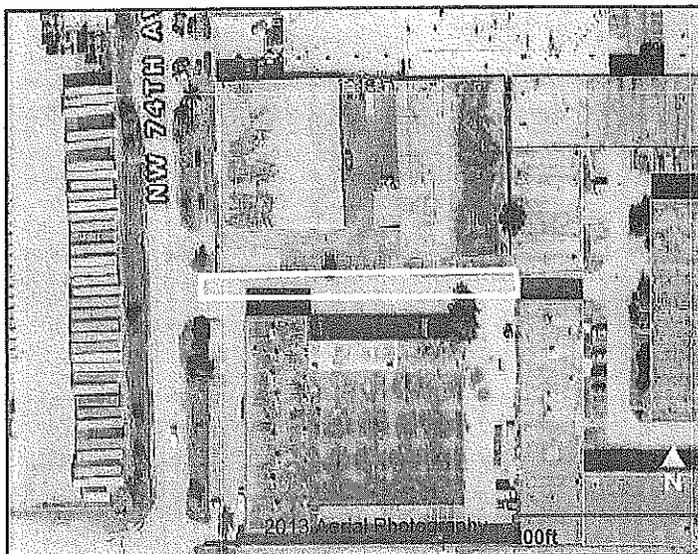


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 7/3/2014

Property Information	
Folio:	30-3023-001-0148
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
Primary Zone	7300 INDUSTRIAL - HEAVY MFG
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	9,046 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$135,690	\$135,690	\$135,690
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$135,690	\$135,690	\$135,690
Assessed Value	\$135,690	\$135,690	\$135,690

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	\$135,690	\$135,690	\$135,690

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

Short Legal Description
23 53 40 .208 AC
FLA FRUIT LAND CO SUB PB 2-17
S27FT OF N72FT OF W370FT OF TR
22 LESS W35FT
LOT SIZE 9046 SQ FT

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$135,690	\$135,690	\$135,690
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$135,690	\$135,690	\$135,690
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$135,690	\$135,690	\$135,690
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/01/1998	\$0	00000-00000	Qual by exam of deed
02/01/1996	\$0	17118-3128	Qual by exam of deed
10/01/1990	\$0	00000-00000	Qual by exam of deed
06/01/1990	\$0	00000-00000	Qual by exam of deed

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp> (<http://www.miamidade.gov/info/disclaimer.asp>)

Version: