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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 14(A)(20)

TO: Honorable Chairman Jean Monestime and Members, Board of County Commissioners

DATE: July 14, 2015

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

SUBJECT: Resolution declaring surplus four County-owned parcels located at 244 NW 73rd Terrace, 7410 NW 2nd Court, 238 NW 75 Street, and 7400 NW 2nd Avenue, waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizing the private sale of same to the highest bidder for each respective parcel, for no less than fair market value as determined by the Office of the Property Appraiser

Resolution No. R-656-15

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

R. A. Cuevas, Jr.
County Attorney

RAC/jls

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: July 14, 2015

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

SUBJECT: Agenda Item No. 14(A)(20)

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**

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Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 14(A)(20)
7-14-15

RESOLUTION NO. R-656-15

RESOLUTION DECLARING SURPLUS FOUR COUNTY-OWNED PARCELS LOCATED AT 244 NW 73RD TERRACE, 7410 NW 2ND COURT, 238 NW 75TH STREET, AND 7400 NW 2ND AVENUE, ALL IN MIAMI, FLORIDA; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE PUBLIC SALE OF SAME TO THE HIGHEST BIDDER FOR EACH RESPECTIVE PARCEL, FOR NO LESS THAN FAIR MARKET VALUE AS DETERMINED BY THE OFFICE OF THE PROPERTY APPRAISER AT THE TIME OF SALE OR 75 PERCENT OF APPRAISED VALUE AS DETERMINED BY AN INDEPENDENT STATE CERTIFIED APPRAISER FOR THOSE PROPERTIES WITH ASSESSED MARKET VALUES GREATER THAN $50,000.00; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO HIRE APPRAISERS, PERFORM NECESSARY TITLE WORK AND OTHER DUE DILIGENCE AND TAKE ALL ACTION NECESSARY TO EFFECTUATE THE SALE OF SUCH PROPERTIES; AND AUTHORIZING THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEEDS FOR SUCH PURPOSE

WHEREAS, the County owns four parcels of vacant land in Miami, Florida identified as follows: (1) a parcel located at 244 NW 73rd Terrace and identified by folio number 01-3112-018-0080; (2) a parcel located at 7410 NW 2nd Court and identified by folio number 01-3112-000-0380; (3) a parcel located at 238 NW 75th Street and identified by folio number 01-3112-000-0700; and (4) a parcel located at 7400 NW 2nd Avenue and identified by folio number 01-3112-000-0290, (collectively referred to herein as the "Parcels"); and

WHEREAS, in accordance with Administrative Order 8-4, the Parcels have been circulated to all County departments for possible use by the County, and it has been determined that the County has no need for the Parcels, which are therefore declared surplus property; 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 the Parcels to the highest bidder for each respective property,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that this Board hereby declares as surplus the Parcels; waives Administrative Order 8-4 as it relates to review by the Planning Advisory Board; pursuant to Florida Statutes Section 125.35(1), authorizes the public sale of the Parcels to the highest bidder for each parcel for no less than the fair market value of each parcel as determined by the Office of the Property Appraiser at the time of sale or no less than 75 percent of the appraised value of such parcel as determined by an independent, State certified appraiser for any parcel with an assessed market value greater than $50,000.00; authorizing the County Mayor or Mayor's designee to hire appraisers, perform necessary title work and due diligence and take all actions necessary to effectuate the sale of the Parcels; and authorizing the Chairperson or Vice Chairperson of the Board to execute the County Deeds for such purpose.

The Prime Sponsor of the foregoing resolution is Commissioner Audrey M. Edmonson. It was offered by Commissioner **Barbara J. Jordan**, who moved its adoption. The motion was seconded by Commissioner **Audrey M. Edmonson** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman **aye**
Esteban L. Bovo, Jr., Vice Chairman **absent**

Bruno A. Barreiro	**aye**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**aye**		

The Chairperson thereupon declared the resolution duly passed and adopted this 14th day of July, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the 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