

MEMORANDUM

Agenda Item No. 5(QQ)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: September 1, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution revising in accordance with section 125.379(1), Florida Statutes, the inventory list of real properties for affordable housing use, after a public hearing, to include a County-owned property located on a portion of Folio No. 22-3010-010-0010 at 7701 NW 79th Avenue, Medley, Florida 33166, adjacent to the Palmetto Metrorail Station

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairman Jose "Pepe" Diaz.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM
(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: September 1, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(QQ)

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
- Statement of social equity 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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) 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. 5(QQ)
9-1-22

RESOLUTION NO. _____

RESOLUTION REVISING IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES, THE INVENTORY LIST OF REAL PROPERTIES FOR AFFORDABLE HOUSING USE, AFTER A PUBLIC HEARING, TO INCLUDE A COUNTY-OWNED PROPERTY LOCATED ON A PORTION OF FOLIO NO. 22-3010-010-0010 AT 7701 NW 79TH AVENUE, MEDLEY, FLORIDA 33166, ADJACENT TO THE PALMETTO METRORAIL STATION

WHEREAS, section 125.379 of the Florida Statutes requires that each county prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing; and

WHEREAS, section 125.379 further requires that the inventory list include the address and legal description of each such real property and specify whether the property is vacant or improved; and

WHEREAS, section 125.379 also requires that the governing body of the county review the inventory list at a public hearing and revise it at the conclusion of the public hearing and adopt a resolution that includes an inventory list of such property following the public hearing; and

WHEREAS, the County has identified an improved parcel of land located on a portion of Folio No. 22-3010-010-0010 at 7701 NW 79th Avenue, Medley, Florida 33166, adjacent to the Palmetto Metrorail Station, and as depicted in the four areas highlighted in purple shown in Exhibit A, and fully described in the Property Appraiser’s website shown in Exhibit B, both attached hereto and incorporated by reference (the “Property”); and

WHEREAS, this Board finds that the Property is appropriate for use as affordable housing and therefore, wishes to revise the County’s inventory list of real properties for affordable housing to include the Property,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. This Board incorporates and approves the foregoing recitals as if fully set forth herein.

Section 2. This Board, in accordance with section 125.379(1), Florida Statutes, revises the inventory list of real properties for affordable housing use, after a public hearing, to include a County-owned property located on a portion of Folio No. 22-3010-010-0010 at 7701 NW 79th Avenue, Medley, Florida 33166, adjacent to the Palmetto Metrorail Station, and as depicted in the four areas highlighted in purple shown in Exhibit A, and described in the Property Appraiser’s website shown in Exhibit B, both attached hereto and incorporated herein by reference.

The Prime Sponsor of the foregoing resolution is Chairman Jose “Pepe” Diaz. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Jose “Pepe” Diaz, Chairman	
Oliver G. Gilbert, III, Vice-Chairman	
Sen. René García	Keon Hardemon
Sally A. Heyman	Danielle Cohen Higgins
Eileen Higgins	Joe A. Martinez
Kionne L. McGhee	Jean Monestime
Raquel A. Regalado	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of September, 2022. 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

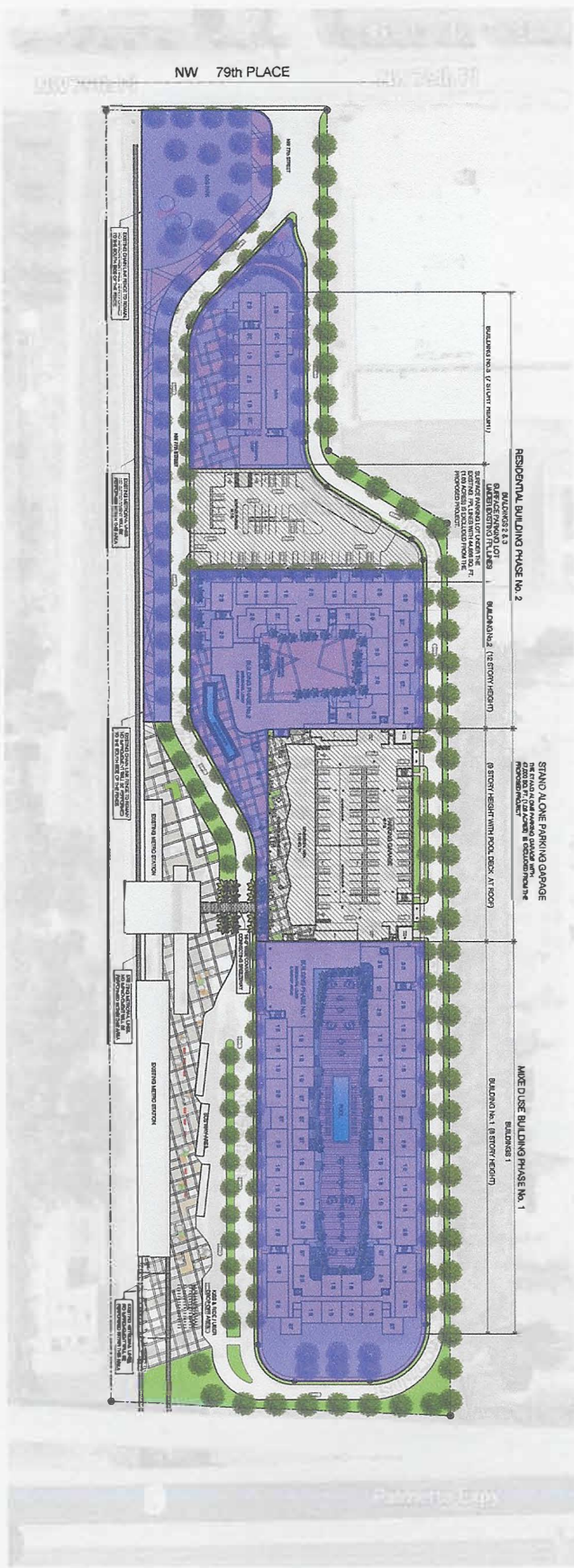
By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Annery Pulgar Alfonso
Terrence A. Smith

Exhibit A



PREVIOUS DEMISED AREA:	7.98 ACRES
DEDUCT STAND ALONE PARKING GARAGE:	1.09 ACRES
DEDUCT SURFACE PARKING LOT:	1.09 ACRES
NEW DEMISED / LEAVE AREA:	5.87 ACRES

SCHEMATIC SITE / GROUND FLOOR PLAN:
SCALE 1/64" = 1'-0"

REVISED PLANS 02.17.2022

A-1.1

LOCAL LICENSE
 (A) DESIGNER: [Signature]
 (A) ARCHITECT: [Signature]
 Job no. [Number]
 Date: 02/16/2022
 Scale: As Shown
 Drawn by: [Name]
 A.T.L.

THE STATION
 A TRANSIT ORIENTED DEVELOPMENT:
 7701 NW 79 AVENUE MEDLEY, FLORIDA 33166

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ATL ARCHITECTURE
 [Logo]

ANILLO
 TOLEDO
 LOPEZ

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 tel: (305) 854-4070
 tel: (305) 854-4075
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REVISIONS:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 8/24/2022

Property Information	
Folio:	22-3010-010-0010
Property Address:	7701 NW 79 AVE Medley, FL 33166-2348
Owner	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT
Mailing Address	701 NW 1 CT STE 1700 MIAMI, FL 33136-3902
PA Primary Zone	7100 INDUSTRIAL - LIGHT MFG
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	23,827 Sq.Ft
Lot Size	781,292 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2022	2021	2020
Land Value	\$19,532,300	\$10,156,796	\$10,156,796
Building Value	\$2,477,355	\$2,204,254	\$2,230,625
XF Value	\$775,769	\$785,164	\$794,560
Market Value	\$22,785,424	\$13,146,214	\$13,181,981
Assessed Value	\$14,460,835	\$13,146,214	\$12,128,666

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$8,324,589		\$1,053,315
County	Exemption	\$14,460,835	\$13,146,214	\$12,128,666

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

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$14,460,835	\$13,146,214	\$12,128,666
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$22,785,424	\$13,146,214	\$13,181,981
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$14,460,835	\$13,146,214	\$12,128,666
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,460,835	\$13,146,214	\$12,128,666
Taxable Value	\$0	\$0	\$0

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>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/24/2022

Property Information

Folio: 22-3010-010-0010

Property Address: 7701 NW 79 AVE

Roll Year 2022 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	M-1	7100	Square Ft.	781,292.00	\$19,532,300

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2001			19,901	\$2,313,193
2	1	2013			3,926	\$164,162

Extra Features			
Description	Year Built	Units	Calc Value
Plumbing Fixtures - Warehouse	2013	3	\$3,864
Paving - Asphalt	2013	16,276	\$22,949
Chain-link Fence 10-12 ft high	2013	109	\$2,357
Height Factor - Wall Area Above 16 ft	2013	580	\$5,336
Cent A/C - Comm (Aprox 300 sqft/Ton)	2013	13	\$18,330
Chill Water A/C (Aprox 300 sqft/Ton)	2001	6	\$12,300
Chain-link Fence 8-9 ft high	2001	4,141	\$61,121
Light Standard - 10-30 ft High - 1 Fixture	2001	29	\$30,914
Light Standard - 10-30 ft High - 2 Fixtures	2001	13	\$21,320
Patio - Brick, Tile, Flagstone	2001	3,375	\$29,700
Paving - Concrete	2001	29,134	\$83,615
Paving - Asphalt	2001	376,011	\$462,494
Plumbing Fixtures - Warehouse	2001	18	\$20,160
Sprinkler System/Auto - Dry (Halon, Chemical)	2001	912	\$1,309

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/24/2022

Property Information

Folio: 22-3010-010-0010

Property Address: 7701 NW 79 AVE

Roll Year 2021 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	M-1	7100	Square Ft.	781,292.00	\$10,156,796

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2001			19,901	\$2,060,434
2	1	2013			3,926	\$143,820

Extra Features			
Description	Year Built	Units	Calc Value
Cent A/C - Comm (Aprox 300 sqft/Ton)	2013	13	\$18,525
Chain-link Fence 10-12 ft high	2013	109	\$2,382
Paving - Asphalt	2013	16,276	\$23,193
Height Factor - Wall Area Above 16 ft	2013	580	\$5,394
Plumbing Fixtures - Warehouse	2013	3	\$3,906
Sprinkler System/Auto - Dry (Halon, Chemical)	2001	912	\$1,325
Plumbing Fixtures - Warehouse	2001	18	\$20,412
Paving - Concrete	2001	29,134	\$84,634
Patio - Brick, Tile, Flagstone	2001	3,375	\$30,071
Light Standard - 10-30 ft High - 2 Fixtures	2001	13	\$21,580
Paving - Asphalt	2001	376,011	\$468,134
Light Standard - 10-30 ft High - 1 Fixture	2001	29	\$31,291
Chill Water A/C (Aprox 300 sqft/Ton)	2001	6	\$12,450
Chain-link Fence 8-9 ft high	2001	4,141	\$61,867

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OFFICE OF THE PROPERTY APPRAISER

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Property Information

Folio: 22-3010-010-0010

Property Address: 7701 NW 79 AVE Medley, FL 33166-2348

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	M-1	7100	Square Ft.	781,292.00	\$10,156,796

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	2001			19,901	\$2,085,259
2	1	2013			3,926	\$145,366

Extra Features			
Description	Year Built	Units	Calc Value
Paving - Asphalt	2013	16,276	\$23,437
Plumbing Fixtures - Warehouse	2013	3	\$3,948
Chain-link Fence 10-12 ft high	2013	109	\$2,407
Height Factor - Wall Area Above 16 ft	2013	580	\$5,452
Cent A/C - Comm (Aprox 300 sqft/Ton)	2013	13	\$18,720
Chain-link Fence 8-9 ft high	2001	4,141	\$62,612
Chill Water A/C (Aprox 300 sqft/Ton)	2001	6	\$12,600
Light Standard - 10-30 ft High - 1 Fixture	2001	29	\$31,668
Light Standard - 10-30 ft High - 2 Fixtures	2001	13	\$21,840
Patio - Brick, Tile, Flagstone	2001	3,375	\$30,443
Paving - Asphalt	2001	376,011	\$473,774
Paving - Concrete	2001	29,134	\$85,654
Plumbing Fixtures - Warehouse	2001	18	\$20,664
Sprinkler System/Auto - Dry (Halon, Chemical)	2001	912	\$1,341

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 8/24/2022

Property Information

Folio: 22-3010-010-0010

Property Address: 7701 NW 79 AVE

Full Legal Description
PALMETTO STATION
PB 167-060 T-20493
TRACT A
LOT SIZE 781292 SQ FT
FAU 22 3010 008 0191 0200 & 0211

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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