

MEMORANDUM

Agenda Item No. 11(A)(7)

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

DATE: November 1, 2022

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus a County-owned vacant real property (Folio No. 30-3110-011-0130) located at 1725 NW 78th Street, in unincorporated Miami-Dade County and authorizing the public sale of said property to the highest bidder in accordance with section 125.35(1), Florida Statutes, for no less than the market value set forth in the Property Appraiser's website of \$110,000.00 subject to certain conditions; directing County Mayor to perform due diligence in accordance with Implementing Order No. 8-4, to take all actions necessary to accomplish the sale of the property, and to place a report directly on an agenda of the full Board; and authorizing the Chairperson or Vice-Chairperson of the Board to execute County Deed for such purpose

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001



MEMORANDUM
(Revised)

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

DATE: November 1, 2022

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(7)

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. 11(A)(7)
11-1-22

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS A COUNTY-OWNED VACANT REAL PROPERTY (FOLIO NO. 30-3110-011-0130) LOCATED AT 1725 NW 78TH STREET, IN UNINCORPORATED MIAMI-DADE COUNTY AND AUTHORIZING THE PUBLIC SALE OF SAID PROPERTY TO THE HIGHEST BIDDER IN ACCORDANCE WITH SECTION 125.35(1), FLORIDA STATUTES, FOR NO LESS THAN THE MARKET VALUE SET FORTH IN THE PROPERTY APPRAISER'S WEBSITE OF \$110,000.00 SUBJECT TO CERTAIN CONDITIONS; DIRECTING COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PERFORM DUE DILIGENCE IN ACCORDANCE WITH IMPLEMENTING ORDER NO. 8-4, TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF THE PROPERTY, AND TO PLACE A REPORT DIRECTLY ON AN AGENDA OF THE FULL BOARD; AND AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEED FOR SUCH PURPOSE

WHEREAS, the County owns a 5,000 square foot vacant parcel of land located at 1725 NW 78th Street, in unincorporated Miami-Dade County (Folio No. 30-3110-011-0130) (the "Property") which is currently not in use; and

WHEREAS, the Property is depicted in Exhibit "A," attached hereto and incorporated herein by reference, which escheated to the County in 2015 following a tax deed sale; and

WHEREAS, the market value of the Property in 2022 as set forth in the Miami-Dade County Property Appraiser's website is \$110,000.00; and

WHEREAS, since the Property is vacant and not currently in use, this Board seeks to sell the Property at public sale to the highest bidder with a minimum sale amount of \$110,000.00, which will also benefit the County by placing the Property back on the tax roll and removing the County's maintenance costs and responsibilities; and

WHEREAS, accordingly, this Board directs the County Mayor or County Mayor's designee to perform all necessary due diligence in accordance with Implementing Order 8-4, including but not limited to circulating a memorandum to all County departments announcing the availability of the Property; and

WHEREAS, pursuant to section 125.35(1), Florida Statutes, assuming that there are no obstacles to the sale of the Property, this Board finds that it would be in the best interest of the County to sell the Property by public sale to the highest bidder, for no less than \$110,000.00 as a starting bid,

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 directs the County Mayor or County Mayor's designee to perform all necessary due diligence in accordance with Implementing Order No. 8-4 to confirm that there are no obstacles or impediments to the sale of the Property.

Section 3. Pursuant to section 125.35(1), Florida Statutes, provided that the County Mayor or County Mayor's designee determine that no obstacles exist preventing the sale of the Property after conducting all necessary due diligence, this Board hereby declares the Property surplus and authorizes the sale to the highest bidder through the competitive bidding process for no less than \$110,000.00.

Section 4. This Board directs the County Mayor or County Mayor's designee to take all actions necessary to accomplish the sale of the Property, and to appoint staff to monitor compliance with the terms set forth herein.

Section 5. The County Mayor or County Mayor’s designee is directed to provide a report to this Board within 120 days of the effective date of this resolution in the event that any obstacles or impediments are found which prevent the sale of the Property advising as to the nature same; and to place the report on an agenda of the full Board without committee review pursuant to Ordinance No. 14-65.

Section 6. This Board authorizes the Chairperson or Vice-Chairperson of the Board to execute a County Deed for the purposes described herein in substantially the form attached hereto as Exhibit “B.”

The Prime Sponsor of the foregoing resolution is Commissioner Jean Monestime. 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 | 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 November, 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.



Debra Herman
Shannon D. Summerset-Williams



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 10/21/2022

Property Information	
Folio:	30-3110-011-0130
Property Address:	1725 NW 78 ST Miami, FL 33147-5631
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	6051 UC EDGE - MIXED USE CORRIDOR (MC) 4 MAX HT
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	5,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2022	2021	2020
Land Value	\$110,000	\$80,000	\$65,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$110,000	\$80,000	\$65,000
Assessed Value	\$22,294	\$18,426	\$16,751

Benefits Information				
Benefit	Type	2022	2021	2020
Non-Homestead Cap	Assessment Reduction	\$87,706	\$61,574	\$48,249
County	Exemption	\$22,294	\$18,426	\$16,751

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

Short Legal Description
VICTORIA MANOR PB 22-5 LOT 22 BLK 1 LOT SIZE 50.000 X 100 OR 13429-1586-0987 4

Taxable Value Information			
	2022	2021	2020
County			
Exemption Value	\$22,294	\$18,426	\$16,751
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$110,000	\$80,000	\$65,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$22,294	\$18,426	\$16,751
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2015	\$0	29820-0281	Corrective, tax or QCD; min consideration
04/01/1985	\$27,000	12476-2580	Deeds that include more than one parcel

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:

EXHIBIT B

Instrument prepared by:

Internal Services Department
111 N.W. 1 Street
Miami, Florida 33128-1907

Folio No: 30-3110-011-0130

COUNTY DEED

THIS DEED, made this ____ day of _____, 2022, by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida** (the “County”), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____ (“Grantee”) whose address is _____, its successors and assigns:

WITNESSETH:

That the County, for and in consideration of the sum of _____, to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the “Property”):

VICTORIA MANOR PB 22-5 LOT 22 BLK 1 (INSERT LEGAL)

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.

[SIGNATURE PAGE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF the said the County 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, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chairperson or Vice-Chairperson

Approved for legal sufficiency _____

Assistant County Attorney

The foregoing was authorized by Resolution _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 202_.