Approved _____ Mayor

Veto _____

Override _____

Agenda Item No. 8(F)(1)(A)

01-25-07

OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

RESOLUTION NO. R-34-07

RESOLUTION DECLARING MIAMI-DADE COUNTY OWNED PROPERTY LOCATED AT 1342 NW 9TH AVENUE, SURPLUS, WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE PRIVATE SALE OF THE PROPERTY TO THE ADJOINING PROPERTY OWNER, JACKSON RESIDENCES LLC FOR AN AMOUNT OF $57,000.00; AND AUTHORIZING EXECUTION OF A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, for the properties described in the accompanying County Deed, 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 this Board, pursuant to section 125.35-3(2) Florida Statutes, hereby declares County-owned property located at 1342 NW 9TH Avenue; in Miami-Dade County, surplus; authorizes waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizes the private sale of the property to the adjoining property owner, Jackson Residences, LLC for an amount of $57,000.00; authorizes the County Manager to take all actions necessary to accomplish the sale and conveyances of said property legally described in the aforementioned County Deed; and authorizes the Mayor to execute said County Deed, in substantially the form attached hereto.

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: January 25, 2007

FROM: Murray A. Greenberg, County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(A)

Please note any items checked.

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

The foregoing resolution was offered by Commissioner Joe A. Martinez, who moved its adoption. The motion was seconded by Commissioner Jose"Pepe" Diaz and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman	aye		
Barbara J. Jordan, Vice-Chairwoman	aye		
Jose "Pepe" Diaz	aye	Audrey M. Edmonson	aye
Carlos A. Gimenez	absent	Sally A. Heyman	aye
Joe A. Martinez	aye	Dennis C. Moss	absent
Dorrin D. Rolle	aye	Natacha Seijas	absent
Katy Sorenson	aye	Rebeca Sosa	aye
Sen. Javier D. Souto	aye		

The Chairperson thereupon declared the resolution duly passed and adopted this 25th day of January, 2007. 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

KAY SULLIVAN
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

Instrument prepared under the approval of:
Thomas Goldstein, Assistant County Attorney
111 N.W. 1 Street, Suite 2800
Miami, Florida 33128-1907

Folio No. 01-3135-019-2540

COUNTY DEED

THIS DEED, made this day of , 2006 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 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and , party of the second part, whose address is , Miami, Florida. :

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Dollars and No/100 ($ .00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida:

LEGAL DESCRIPTION

LOT 3 LESS RIGHT-OF-WAY BLOCK 18 Block 4 HIGHLAND PARK, according to the Plat thereof, as recorded in Plat Book 2, at Page 13 of the Public Records of Miami-Dade County, Florida.

This grant conveys only the interest of the 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.

Memorandum

MIAMI-DADE COUNTY

Date: January 25, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

Agenda Item No. 8(F)(1)(A)

From: George M. Burgess
County Manager

Subject: Sale of County-owned Property
Location:1342 NW 9th Avenue
Folio No. 01-3135-019-2540

RECOMMENDATION

It is recommended that the Board adopt the attached resolution declaring County-owned property located 1342 NW 9th Avenue, surplus, authorizing the direct sale of said property to the sole adjacent property owner, Jackson Residences LLC, in accordance with Section 125.35 of the Florida Statues, and authorizing the waiver of Administrative Order 8-4, as it relates to the review by the Planning Advisory Board.

MANAGING DEPARTMENT:	General Services Administration
FOLIO NUMBER:	01-3135-019-2540
LOT SIZE:	626 square feet
LOCATION:	1342 NW 9th Avenue District 3
DATE ACQUIRED:	July 24th, 1987, via Tax Deed
ZONING:	R-4 (Multi- Family High Density Residential)
SALE AMOUNT:	The property will be sold for $57,000.00 ($91.08 per square foot) which is based on current comparable sales in the area.
JUSTIFICATION:	The subject site is a triangular-shaped parcel located on the south side of State Road 836 expressway and west of NW 9 Avenue. The property is a remnant from the construction of the 836 expressway. The property contains approximately 626 square feet of vacant land. The adjacent property owner, Jackson Residences, LLC, owns the remainder of the block and is interested in purchasing this piece to complete the assemblage of his land. The property is not a buildable site and is only of use to the adjacent property owner.

Florida Statute 125.35(2) provides that when the Board of County Commissioners finds that a parcel of real property is of insufficient size and shape to be issued a building permit, the Board may affect a private sale of the parcel with the adjacent property owner. If there is more than one adjacent property owner, then the property shall be bid amongst those owners. In this case, Jackson Residences, LLC, is the sole adjacent property owner.

Due to the small size of this parcel and its irregular shape, it has been determined that this parcel is of no use to the County. Further, due to the fact that this parcel is located within the City of Miami, it was not presented to the Planning Advisory Board for a recommendation.

The sale of this property will reduce the County's annual expense for maintenance; eliminate the County's liability, and put the property back on the tax roll.

Assistant County Manager

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by the Mayor as authorized by its Board of County Commissioners acting 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: _____
Mayor

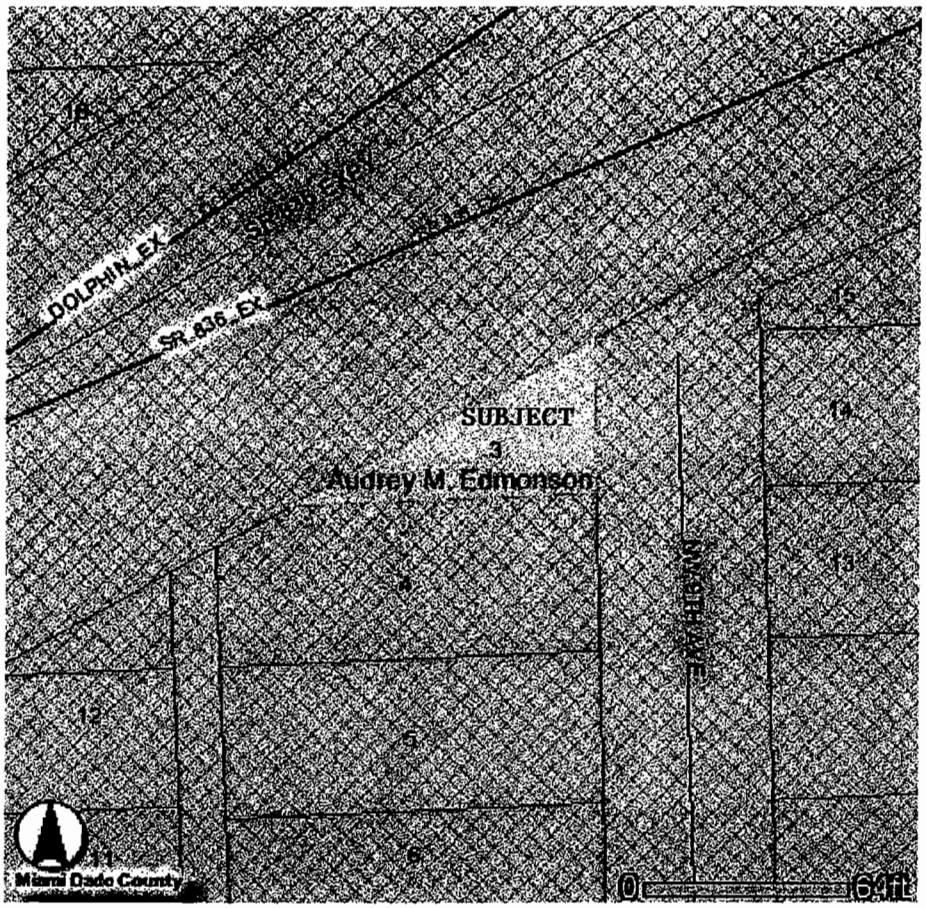
Approved for legal sufficiency. _____

The foregoing was authorized and approved by Resolution No. R- of the Board of County Commissioners of Miami-Dade County, Florida, on the of , 2006.

eMaps Online
Miami-Dade County, Florida

miamidade.gov MIAMI-DADE

Folio No.: 01-3135-019-2540



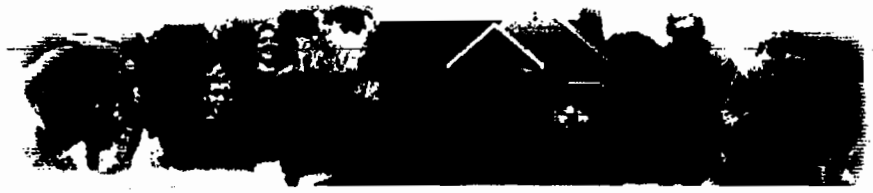
Legend

Print Close

LOT 3 LESS R/W BLOCK 18, HIGHLAND PARK, according to the Plat thereof recorded in Plat Book 2 at Page 13 of the Public Records of Miami-Dade County, Florida.

Folio: 01-3135-019-2540
Lot size: 626 square feet
Location: 1342 NW 9 Avenue
Zoning: R-4

My Home



miamidade.gov

ACTIVE TOOL: SELECT

Show Me:

Property Information

Search By:

Select Item

Text only

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	01-3135-019-2540
Property:	1342 NW 9 AVE
Mailing Address:	MIAMI-DADE COUNTY GSA R/E MGMT 111 NW 1 ST STE 2460 MIAMI FL 33128-1929

Property Information:

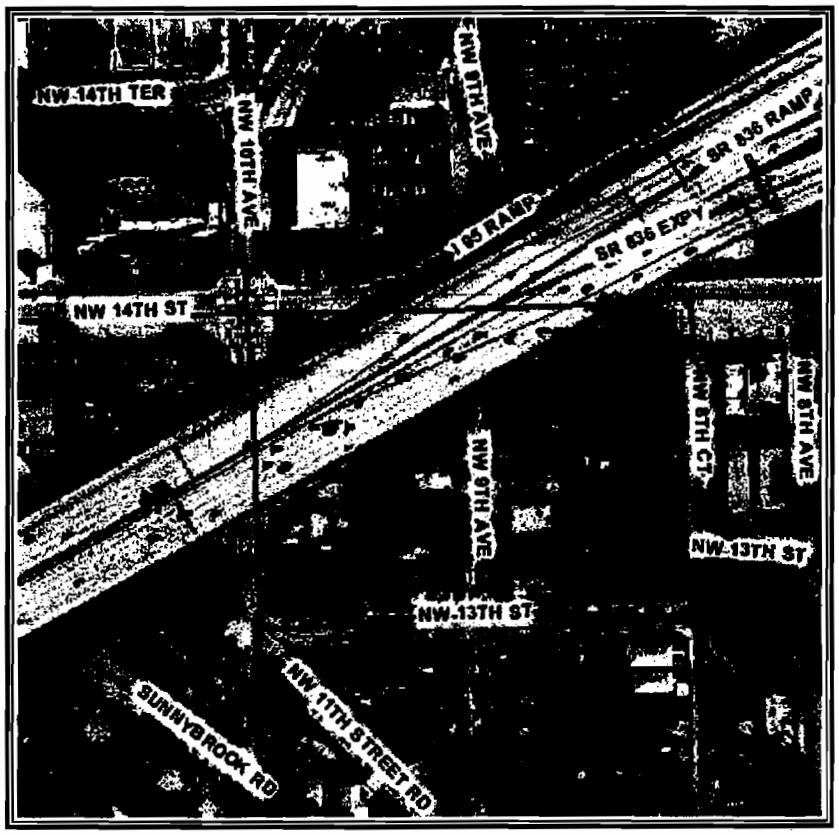
Primary Zone:	5000 MULTI-FAMILY, HIGH DENSITY RESIDENTIAL
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	0 SQ FT
Year Built:	0
Legal Description:	HIGHLAND PARK PB 2-13 LOT 3 LESS R/W BLK 18 LOT SIZE SITE VALUE OR 13370-713 0887 3

Sale Information:

Sale O/R:	
Sale Date:	0/0
Sale Amount:	$0

Assessment Information:

	2006	2005
Year:		
Land Value:	$220	$200
Building Value:	$0	$0
Market Value:	$220	$200
Assessed Value:	$220	$200
Total Exemptions:	$220	$200
Taxable Value:	$0	$0



Digital Orthophotography - 2005

0 ——— 110 ft

We appreciate your feedback, please take a minute to complete our survey.

My Home | Property Information | Property Taxes | My Neighborhood | Property Appraiser

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If you experience technical difficulties with the Property Information application, please click here to let us know.

E-mail your comments, questions and suggestions to Webmaster

Web Site
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9

DR-506
R. 06/82

1987 AUG -5 PM 2:35

OFF. REC. 13370PG 713

87R302569
Tax Deed File Number 80A
Property Identification Number [redacted]

TAX DEED

THIS INSTRUMENT PREPARED BY Delma Ortega
CLERK OF CIRCUIT COURT
DADE COUNTY, FLORIDA

STATE OF FLORIDA

COUNTY OF DADE

The following Tax Sale Certificate Numbered 8678 issued on June 1, 1977 was filed in the office of the tax collector of this County and application made for the issuance of a tax deed, the applicant having paid or redeemed all other taxes or tax sale certificates on the land described as required by law to be paid or redeemed, and the costs and expenses of this sale, and due notice of sale having been published as required by law, and no person entitled to do so having appeared to redeem said land; such land was on the 17th day of June, 1980, offered for sale as required by law for cash to the highest bidder ~~or purchaser~~ there having no bidders at the sale, and Clerk having complied with Sec. 197.241(4) FS; and the land having escheat to the County of Dade pursuant to Sec. 197.241(5) FS; the Undersigned Clerk conveys the following ~~described land to the purchaser~~ described land to said Board of County Commissioners of the County of Dade, State of Florida, ~~being the highest bidder and having paid the sum of his bid~~ as required by the Laws of Florida.

NOW, this 24th day of July, 1987, the County of DADE, State of Florida, in consideration of the sum of ($ ~~[redacted]~~) ~~[redacted]~~ Dollars, being the amount paid pursuant to the Laws of Florida does hereby ~~sell~~ convey the following lands situated in the County and State and described as follows:

Lot 3 Less R/W Block 18
HIGHLAND PARK,
Plat Book 2 Page 13,
in the County of Dade,
State of Florida.

CIRCUIT & COUNTY COURTS CLERK IN GOD WE TRUST Dade County, Florida

Donna P. Ambrose (SEAL)
Deputy
Clerk of Circuit Court or County Comptroller
DADE County, Florida.

Witness:

Delma Ortega

STATE OF FLORIDA

COUNTY OF DADE

On this 24th day of July, 1987, before me A Notary Public personally appeared Donna P. Ambrose Deputy, Clerk of the Circuit Court or County Comptroller in and for the State and this County known to me to be the person described in, and who executed the foregoing instrument, and acknowledged the execution of this instrument to be his own free act and deed for the uses and purposes therein mentioned.

Witness my hand and official seal date aforesaid.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE MY COMMISSION EXPIRES JULY 20, 1990 BONDED THRU GENERAL INS. UND.

10

MIAMI REVIEW
AND DAILY RECORD

Published Daily except Saturday, Sunday and Legal Holidays

Miami, Dade County, Florida.

OFF. REC. 13370 PG 714

STATE OF FLORIDA
COUNTY OF DADE:

Before the undersigned authority personally appeared Becky Caskey, who on oath says that she is the Assistant Director of Legal Advertising of the Miami Review and Daily Record, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement or Notice in the matter of 80 A 104

Application for Tax Deed
Certificate No. 8678
Re: H S Lessenhop

in the X X X Court, was published in said newspaper in the issues of

May 1, 8, 15, 22, 1980

Affiant further says that the said Miami Review and Daily Record is a newspaper published at Miami, in said Dade County, Florida, and that the said newspaper has heretofore been continuously published in said Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami, in said Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Becky C. Caskey

Sworn to and subscribed before me this 22nd day of May A.D. 80

Notary Public, State of Florida at Large

(SEAL)
My Commission expires July 9, 1982.

NOTICE OF APPLICATION FOR TAX DEED
File No. A 104
Chapter 73-383 — Acts of 1973
(Chapter 197(FS) 1973 Supplement
to Florida Statutes 1973).

NOTICE IS HEREBY GIVEN that County of Dade holder of County of Dade Tax Sale Certificate No. 8678 issued the 1st day of June, A.D. 1977, has filed same in the Tax Collector's office, and has made application for a tax deed to be issued thereon. Said Certificate embraces the following described property in the County of Dade, State of Florida, to-wit:

Lot 3 less R/W Blk 19, Highland Park, Plat Book 2, Page 19, in the County of Dade, State of Florida.

This deed will be issued subject to 1977 County taxes and 1979 City of Miami taxes and liens.

The assessment of said property under the said Certificate was in the name of: Will Lessenhop

Unless said certificate shall be redeemed according to law, the property described herein will be sold to the highest bidder for cash at the Courthouse door on Third Tuesday in the month of June, 1980 which is the 17th day of June, 1980 at 10:30 A.M.

Dated this 15th day of April, 1980.

RICHARD P. BRINKER,
Clerk of Circuit Court,
Dade County, Florida.
(Circuit Court Seal)
By P. F. Dunkerley
D.C.

5/1-15-22

MR-M

STATE OF FLORIDA, } ss.
COUNTY OF DADE }

I, RICHARD P. BRINKER, Clerk of the Circuit Court in and for Dade County, Florida, DO HEREBY CERTIFY that on the 1st day of May, A. D. 19 80, I mailed a copy of the attached

NOTICE OF APPLICATION FOR TAX DEED to H.S. Lessenhop 5150 N.E. 3 Court #2 Miami, Fla 33137-- H.S. Lessenhop 1342 N.W. 9 Ave. Miami, Fla-- Diane L. Garrison 721 Catalonia Ave. Coral Gables, Fla 33134-- at Paul Huck Atty, for the Estate of Diane Garrison 1401 First federal Bldg 1 S.E. 3rd Ave. Miami, Fla-- City of Miami, Treasury Managment 65 S.W. 1st St. Miami, Fla--

I hereunto set my hand and affix my official seal this 1st day of May A.D. 19 80

Dade County, Florida

RICHARD P. BRINKER
Clerk of Circuit Court

By K. Blanchard Deputy Clerk.

K. BLANCHARD

CIR/CT/GJ 69