

MEMORANDUM

Agenda Item No. 11(A)(6)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: November 6, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution directing the County Mayor to take all actions necessary to effectuate the purchase of the properties located at 602 NW 100th Street and 601 NW 99 Street, in unincorporated Miami-Dade County, Folio Nos. 30-3101-013-1060 and 30-3101-013-1240, for the purpose of developing a County linear park, including but not limited to performing all necessary due diligence, identifying a legally available funding source, negotiating and finalizing one or more purchase and sale agreements; and to place a resolution seeking Board approval of same, or alternatively, a status report, directly on this Board's agenda

Resolution No. R-994-24

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

MDC001



MEMORANDUM

(Revised)

TO: Honorable Chairman Oliver G. Gilbert, III
and Members, Board of County Commissioners

DATE: November 6, 2024

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(6)

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 ____, majority plus one ____, 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) ____, 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)(6)
11-6-24

RESOLUTION NO. _____ R-994-24

RESOLUTION DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE PURCHASE OF THE PROPERTIES LOCATED AT 602 NW 100TH STREET AND 601 NW 99 STREET, IN UNINCORPORATED MIAMI-DADE COUNTY, FOLIO NOS. 30-3101-013-1060 AND 30-3101-013-1240, FOR THE PURPOSE OF DEVELOPING A COUNTY LINEAR PARK, INCLUDING BUT NOT LIMITED TO PERFORMING ALL NECESSARY DUE DILIGENCE, IDENTIFYING A LEGALLY AVAILABLE FUNDING SOURCE, NEGOTIATING AND FINALIZING ONE OR MORE PURCHASE AND SALE AGREEMENTS; AND TO PLACE A RESOLUTION SEEKING BOARD APPROVAL OF SAME, OR ALTERNATIVELY, A STATUS REPORT, DIRECTLY ON THIS BOARD'S AGENDA

WHEREAS, the properties located at 602 NW 100th Street and 601 NW 99 Street, in unincorporated Miami-Dade County, Folio Nos. 30-3101-013-1060 and 30-3101-013-1240 (collectively, the "Properties"), are single family residences that abut Interstate 95, as further described in Composite Exhibit "A"; and

WHEREAS, the property owners of each of these residences have expressed concerns regarding the deterioration of their Properties following the expansion of Interstate 95, and have additionally expressed a willingness to sell the Properties due to their proximity to the expanded highway; and

WHEREAS, there are no parks in the immediate area surrounding the Properties, creating a need for local recreation open space in this neighborhood; and

WHEREAS, transforming the Properties into a mini-park would provide a meaningful solution to the community by preserving green space and enhancing local residents' quality of life; and

WHEREAS, it is in the best interest of the County to acquire ownership rights to the Properties by willing buyer-willing seller conveyances from the current owners so that the County can own, manage, and maintain the Properties as a public linear park for the use, benefit and enjoyment of the public; and

WHEREAS, accordingly, this Board wishes to authorize the County Mayor or County Mayor's designee to take all necessary actions to acquire the Properties in order to develop them into a County-owned and operated park,

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 directs the County Mayor or County Mayor's designee to take all steps necessary to effectuate the purchase of the Properties, including: (i) performing all necessary due diligence in accordance with County Administrative Order No. 8-1; (ii) identifying legally available funding sources for the acquisition of the Properties and the construction of the park; (iii) performing appraisals of the Properties; (iv) negotiating and finalizing purchase and sale agreements with the current owners; and (v) placing a resolution, including the proposed purchase and sale agreements, directly on the first available full Board agenda for consideration by this Board without the necessity of committee review no later than 150 days from the date of this resolution. Such agreements may consider and include an offset or settlement of liens and any judgments held by the County, if any.

Section 3. This Board further directs the County Mayor or County Mayor's designee to provide a written status report to this Board, and to place such report directly on an agenda of this Board pursuant to rule 5.06(j) of the Board's Rules of Procedure without the necessity of

committee review, no later than the earlier of (i) 90 days from the date of this resolution, or (ii) upon determination by the County Mayor or County Mayor's designee that no funding source is available, legal impediments exist, or that negotiations for the acquisition of either of the Properties are at an impasse. Such report shall, at a minimum: (i) identify any legal obstacles to the conveyances; (ii) identify whether legally available funding sources were identified; (iii) describe the status of the negotiations and any issues which have arisen; and (iv) provide recommendations for further action.

The Prime Sponsor of the foregoing resolution is Commissioner Keon Hardemon. It was offered by Commissioner **Keon Hardemon**, who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

	Oliver G. Gilbert, III, Chairman	aye
	Anthony Rodríguez, Vice Chairman	absent
Marleine Bastien	aye	Juan Carlos Bermudez aye
Kevin Marino Cabrera	absent	Sen. René García aye
Roberto J. Gonzalez	aye	Keon Hardemon aye
Danielle Cohen Higgins	aye	Eileen Higgins aye
Kionne L. McGhee	aye	Raquel A. Regalado aye
Micky Steinberg	absent	

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of November, 2024. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

RFA

Richard Appleton

EXHIBIT "A"



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 09/25/2024

PROPERTY INFORMATION	
Folio	30-3101-013-1240
Property Address	601 NW 99 ST MIAMI, FL 33150-1622
Owner	MARY A MCMINN (TRUST)
Mailing Address	601 NW 99 ST MIAMI, FL 33150-1622
Primary Zone	5100 BUNGALOW COURTS
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,340 Sq.Ft
Living Area	1,298 Sq.Ft
Adjusted Area	1,223 Sq.Ft
Lot Size	5,094.44 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$183,501	\$132,460	\$114,712	
Building Value	\$87,322	\$87,322	\$74,847	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$270,823	\$219,782	\$189,559	
Assessed Value	\$67,399	\$65,436	\$63,531	

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$203,424	\$154,346	\$126,028
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$17,399	\$15,436	\$13,531

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

SHORT LEGAL DESCRIPTION	
1 53 41	
SECURITY HOMESITES PB 39-21	
LOT 28 BLK 10	
LOT SIZE 50.440 X 101	
OR 18784-4663 09 1999 5	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$42,399	\$40,436	\$38,531
Taxable Value	\$25,000	\$25,000	\$25,000
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$42,399	\$40,436	\$38,531
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$42,399	\$40,436	\$38,531
Taxable Value	\$25,000	\$25,000	\$25,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/1999	\$0	18784-4663	Sales which are disqualified as a result of examination of the deed
01/01/1989	\$0	13987-1349	Sales which are disqualified as a result of examination of the deed

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MDC007



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 09/25/2024

PROPERTY INFORMATION	
Folio	30-3101-013-1060
Property Address	602 NW 100 ST MIAMI, FL 33150-1413
Owner	SYBEL W LEE
Mailing Address	602 NW 100 ST MIAMI, FL 33150-1413
Primary Zone	5100 BUNGALOW COURTS
Primary Land Use	0101 RESIDENTIAL - SINGLE FAMILY : 1 UNIT
Beds / Baths /Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,153 Sq.Ft
Living Area	1,117 Sq.Ft
Adjusted Area	1,135 Sq.Ft
Lot Size	5,074.24 Sq.Ft
Year Built	1935

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$182,773	\$131,935	\$114,257
Building Value	\$81,039	\$81,039	\$69,462
Extra Feature Value	\$302	\$302	\$302
Market Value	\$264,114	\$213,276	\$184,021
Assessed Value	\$64,412	\$62,536	\$60,715

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Save Our Homes Cap	Assessment Reduction	\$199,702	\$150,740	\$123,306
Homestead	Exemption	\$25,000	\$25,000	\$25,000
Second Homestead	Exemption	\$14,412	\$12,536	\$10,715
Senior Homestead	Exemption	\$25,000	\$25,000	\$25,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
1 53 41	
SECURITY HOMESITES PB 39-21	
LOT 1 BLK 10	
LOT SIZE 50.240 X 101	
OR 19209-4162 06 2000 3	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$64,412	\$62,536	\$60,715
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$25,000	\$25,000	\$25,000
Taxable Value	\$39,412	\$37,536	\$35,715
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$39,412	\$37,536	\$35,715
Taxable Value	\$25,000	\$25,000	\$25,000

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1985	\$35,000	12532-2054	Sales which are qualified
07/01/2000	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
07/01/2000	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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