

MEMORANDUM

Agenda Item No. 8(F)(1)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 1, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus a County-owned vacant property located north of NE 159 Street, south of NE 161 Street, east of NE 18 Avenue, and west of NE 18 Court in North Miami Beach, Florida (Folio Number 07-2216-016-0600); authorizing the private sale of the property to an adjacent owner pursuant to section 125.35(2), Florida Statutes, for no less than the market value as determined by the Property Appraiser; authorizing the County Mayor to take all actions necessary to accomplish the sale of the property; and authorizing the Chairperson or Vice-Chairperson of the Board to execute a County Deed for such purpose

Resolution No. R-652-25

The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Prime Sponsor Commissioner Marleine Bastien.



Geri Bonzon-Keenan
County Attorney

GBK/uw

Memorandum



Date: July 1, 2025

To: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

From: Daniella Levine Cava 
Mayor

Subject: Resolution Declaring as Surplus and Authorizing the Conveyance of County-owned Property located North of NE 159 Street, South of NE 161 Street, East of NE 18 Avenue, and West of NE 18 Court in North Miami Beach, Florida
Folio No. 07-2216-016-0600

Executive Summary

This item seeks the approval of the sale of the property owned by Miami-Dade County (County) identified by Folio No. 07-2216-016-0600 located north of NE 159 Street, south of NE 161 Street, east of NE 18 Avenue, and west of NE 18 Court (Property) in North Miami Beach, Florida by private sale to the adjacent property owner, or by the competitive bidding process to the highest bidder pursuant to the provisions of Section 125.35(2) of the Florida Statutes.

Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution, which accomplishes the following:

1. Declares the Property as surplus;
2. Authorizes, pursuant to Section 125.35(2), Florida Statutes, the private sale to an adjacent owner or the sale to the highest bidder through a competitive bidding process, with a minimum bid amount of no less than the market value of the Property as determined by the Miami-Dade County Property Appraiser as further set forth in Exhibit "A", attached hereto and incorporated herein;
3. Authorizes the Chairperson or Vice Chairperson of the Board to execute a County Deed in substantially the form attached as Exhibit "B" and incorporated herein; and
4. Authorizes the County Mayor or County Mayor's designee to take all actions necessary to accomplish the sale of the Property

Scope

The Property is located in Commission District 2, which is represented by Commissioner Marleine Bastien. Written notice of the sale was provided to the District 2 Commissioner's Office.

Fiscal Impact/Funding Source

Once the Property is sold, it will be included in the County's tax roll, generating annual tax revenue. The value of the Property as set forth in the Miami-Dade County Property Appraiser's website is \$30,376.00.

Track Record/Monitoring

Vicente Barcelos of the Internal Services Department (ISD), or its successor, will manage the sale of the Property and monitor this transaction.

Delegation of Authority

This item authorizes the County Mayor or the County Mayor's designee to sell the Property through a private sale to an adjacent owner or the sale to the highest bidder through the competitive bidding process for no less than the market value of the Property set forth in the County's Property Appraiser website, and to take all actions necessary to accomplish the sale of the Property.

Background.

On July 3, 2012, the Board, through Resolution No. R-548.12, declared the Property as surplus. On May 3, 2024, the owner adjacent to the Property submitted a letter seeking to purchase the 3,375-square-foot vacant County-owned parcel to incorporate into their adjacent property. In accordance with Implementing Order 8-4 (IO 8-4), the Property was circulated on November 07, 2024, to all County departments to determine if there is a planned use or anticipated need for the Property, to which no departments responded to the circulation request. Upon the completion of the circulation, the Property was then forwarded to the City of North Miami Beach (City) for its determination of zoning and confirmation of buildable status, as it falls within the City's zoning jurisdiction. Additionally, the Property was forwarded to the City's water and sewer department to verify connectivity to water and sewer. The findings are as follows:

- The City has determined the Property is not buildable due to its size pursuant to the provisions of the City Code.
- There is only connectivity if the Property is buildable. If the folio merges with an abutting property, then the Property can be connected to water and sewer.

Pursuant to Section 125.35(2) of the Florida Statutes, if a property is of insufficient size and shape to be issued a building permit for any type of development to be constructed on the property, and when the Board determines that the property is of use to only one or more adjacent property owners, the Board may effect a private sale and conveyance of the property to an adjacent owner. The Board may also convey the property to the highest bidder by sealed bid if more than one of the adjacent property owners express an interest in the property.

In compliance with IO 8-4, due diligence has been completed successfully and no obstacles or impediments to the sale of the Property have been identified.

Attachments



Carladenise Edwards
Chief Administrative Officer

EXHIBIT "A"



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 09/03/2024

PROPERTY INFORMATION				
Folio	07-2216-016-0600			
Property Address	0			
	, FL			
Owner	MIAMI DADE COUNTY, GSA-R/E MGMT			
Mailing Address	111 NW 1 ST STE 2460			
	MIAMI, FL 33128-1929			
Primary Zone	0500 SGL FAMILY - 1201-1400 SQ			
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	3,375 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$30,376	\$21,935	\$18,546	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$30,376	\$21,935	\$18,546	
Assessed Value	\$19,893	\$18,085	\$16,441	
BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$10,483	\$3,850	\$2,105
County	Exemption	\$19,893	\$18,085	\$16,441
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
FULFORD HEIGHTS PB 8-51				
N1/2 LOT 2 BLK 6				
LOT SIZE 25.000 X 135				
OR 23821-3235 0905 3				



TAXABLE VALUE INFORMATION				
Year	2024	2023	2022	
COUNTY				
Exemption Value	\$19,893	\$18,085	\$16,441	
Taxable Value	\$0	\$0	\$0	
SCHOOL BOARD				
Exemption Value	\$30,376	\$21,935	\$18,546	
Taxable Value	\$0	\$0	\$0	
CITY				
Exemption Value	\$19,893	\$18,085	\$16,441	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$19,893	\$18,085	\$16,441	
Taxable Value	\$0	\$0	\$0	
SALES INFORMATION				
Previous Sale	Price	OR Book-Page	Qualification	Description

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>

EXHIBIT "B"

Instrument prepared by and returned to:
Miami-Dade County People and Internal Operations Department
Real Estate Development Division
111 N.W. 1 Street Suite 2460
Miami, Florida 33128-1907

Folio No: 07-2216-016-0600

COUNTY DEED

THIS DEED, made this ____ day of _____ 2025, by **MIAMI-DADE COUNTY, 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 _____ ("Grantee") whose address is 10126 SW 144th Place, Miami, Florida, 33186, its successors and assigns:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of \$_____, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the party of the second part, his or her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

FULFORD HEIGHTS PB 8-51
N1/2 LOT 2 BLK 6
LOT SIZE 25.000 X 135
OR 23821-3235 0905 3

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 party of the first part 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:

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND COMPTROLLER

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chairperson or Vice-Chairperson

Approved for legal sufficiency _____

Attorney

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



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: July 1, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

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

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. 8(F)(1)
7-1-25

RESOLUTION NO. R-652-25

RESOLUTION DECLARING SURPLUS A COUNTY-OWNED VACANT PROPERTY LOCATED NORTH OF NE 159 STREET, SOUTH OF NE 161 STREET, EAST OF NE 18 AVENUE, AND WEST OF NE 18 COURT IN NORTH MIAMI BEACH, FLORIDA (FOLIO NUMBER 07-2216-016-0600); AUTHORIZING THE PRIVATE SALE OF THE PROPERTY TO AN ADJACENT OWNER PURSUANT TO SECTION 125.35(2), FLORIDA STATUTES, FOR NO LESS THAN THE MARKET VALUE AS DETERMINED BY THE PROPERTY APPRAISER; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF THE PROPERTY; AND AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the County owns a 3,375 square foot vacant parcel of land located north of NE 159 Street, south of NE 161 Street, East of NE 18 Avenue, and west of NE 18 Court in North Miami Beach, Florida (Folio No. 07-2216-016-0600) (the "Property") as depicted in Exhibit "A" to the Mayor's memorandum and incorporated herein; and

WHEREAS, the Property was circulated to all County departments and it has been determined that the County has no need for the Property; and

WHEREAS, the value of the Property as set forth in the Miami-Dade County Property Appraiser's website is \$30,376.00; and

WHEREAS, this Board finds that the Property is of insufficient size and shape to be issued a building permit and that the Property is of use only to one or more of the adjacent property owners; and

WHEREAS, pursuant to section 125.35(2) of the Florida Statutes, the Board has determined that it is in the best interest of the County to sell the Property to an adjacent property owner; and

WHEREAS, pursuant to section 125.35(2) of the Florida Statutes, the Board seeks to offer the Property for sale to all of the adjacent property owners, pursuant to the disposition process set forth in section 125.35(2) of the Florida Statutes with a minimum bid of the market value of the Property as determined by the Miami-Dade County Property Appraiser, and if more than one adjacent property owner expresses an interest in the Property, to accept sealed bids from such property owners and to convey the Property to the highest bidder,

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. Pursuant to section 125.35(2) of the Florida Statutes, this Board: (i) declares the Property surplus; (ii) authorizes the sale to an adjacent property owner for the market value of the Property as set forth in the Miami-Dade County Property Appraiser's website; (iii) directs the County Mayor or County Mayor's designee to take all actions necessary to accomplish the sale of the Property to the highest bidder among the adjacent property owners, and to take all actions to effectuate same including but not limited to any necessary responsibility reviews for the subsequently identified purchaser pursuant to Implementing Order 8-4.

Section 3. 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 to the Mayor's memorandum as Exhibit "B."

The foregoing resolution was offered by Commissioner **Raquel A. Regalado** ,
 who moved its adoption. The motion was seconded by Commissioner **Marleine Bastien**
 and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Eileen Higgins	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 1st day of July, 2025. 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.

Debra Herman