

MEMORANDUM

Agenda Item No. 8(F)(1)

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

DATE: October 21, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus a County-owned vacant property located in the South 100 feet of Tract 4, Section 13, Township 52 South, Range 39 East of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, less that portion lying East of a line 40 feet West of the East line of the Northeast 1/4 of said Section 13, Miami-Dade County (No Assigned Folio Number); authorizing the private sale to the adjacent owner in accordance with section 125.35(2), Florida Statutes, for no less than \$1,682,500.00, the average value of two independent appraisals; authorizing the County Mayor to take all actions necessary to accomplish the sale of the property; directing the County Mayor to deposit 25 percent of sales proceeds into the affordable housing trust fund in accordance with Resolution No. R-138-16; waiving the provision of Implementing Order 8-4 requiring review and comment by the Commission Auditor; and authorizing the Chairperson or Vice-Chairperson of the Board to execute a County Deed for such purpose

Resolution No. R-1019-25

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



Geri Bonzon-Keenan
County Attorney

GBK/uw

MDC001

Memorandum



Date: October 21, 2025

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

From: Daniella Levine Cava *Daniella Levine Cava*
Mayor

Subject: Resolution Declaring as Surplus and Authorizing the Conveyance of a County-owned Property Located in the South 100 feet of Tract 4, Section 13, Township 52, Range 39 East (South of Folio: 30-2913-001-0040, West of NW 117th Avenue, North of Folio: 30-2913-001-0050), Miami-Dade, Unincorporated Miami-Dade County

Executive Summary

This item seeks approval and authorization from the Miami-Dade County (County) Board of County Commissioners (Board) for the sale of a County-owned property of approximately 127,934 square feet located between Folio Nos. 30-2913-001-0040 and 30-2913-001-0050, Miami, Florida (Property). The Office of the Property Appraiser has not assigned a folio number to the Property, depicted in Exhibit "A". The sale will be a private sale to the adjacent property owner for no less than \$1,682,500.00, the average value of the two independent appraisals, pursuant to provisions of Section 125.35(2) of the Florida Statutes.

Recommendation

It is recommended that the 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 the adjacent property owner for the minimum amount of \$1,682,500.00, which is the average value as determined by two independent appraisals procured by the County;
3. Authorizes the Chairperson or Vice Chairperson of the Board to execute a County Deed in substantially the form attached as Exhibit "B" to this memorandum, and incorporated therein; 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 12, which is represented by Commissioner Juan Carlos Bermudez. Written notice of the proposed sale was provided to the District 12 Commissioner's Office.

Fiscal Impact/Funding Source

The sale of the Property will eliminate the County's obligation to maintain this parcel in a total annual amount estimated at \$3,072.00. In addition, the Property will be placed on the County's tax roll, generating annual tax revenue. Two independent appraisals were procured by the County to determine the market value 'as-is' (highest and best use): 1) Joseph J. Blake and Associates, Inc., dated November 10, 2024, valued the Property at \$1,700,000.00, and 2) Investors Research Associates, Inc., dated November 10, 2024, valued the Property at \$1,665,000.00. The average of the two appraisals is \$1,682,500.00, establishing the minimum property price.

Track Record/Monitoring

Vicente Barcelos of the People and Internal Operations Department (PIOD) 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 the adjacent property owner for the minimum amount of \$1,682,500.00, and to take all actions necessary to accomplish the sale of the Property.

Background.

On April 12, 2024, Vecellio & Grogan, Inc. (Applicant) submitted a letter to the District Commissioner expressing interest in purchasing the Property which consists of a vacant approximately 127,934 square feet County-owned parcel which is attached to this Memorandum as Exhibit "C". The applicant seeks conveyance of the Property that separates their adjacent holdings to the north and south (Folio Nos. 30-2913-001-0040 and 30-2913-001-0050) for integration and development as a truck parking facility. In accordance with the County's Implementing Order 8-4 (IO 8-4), the Property was circulated on November 21, 2024, to all County departments to determine if there is a planned use or anticipated need for the Property. No departments responded to the circulation request.

Upon completion of the circulation, the Property was forwarded to the Department of Regulatory and Economic Resources (RER) for a determination on zoning and confirmation of buildable status. RER initially confirmed that there were no objections to the zoning application for the use of a truck parking facility; however, it was noted that, pursuant to the County's Agricultural District Article XXXIII, Section 33-279 (3.1)(a)(1)(2-b), the property must be a minimum of 10 gross acres.

Subsequently, on April 1, 2025, the Board approved Resolution No. R-336-25, which approved the closure of a portion of the Golden Glades Extension from NW 117 Avenue West for approximately 1,280 feet (Vacation of Right-of-Way Petition No. P-1025). As a result, RER revised its comments as follows: "Based on the newly created lots resulting from the Right-of-Way (ROW) release and split into two parcels will not conform to AU zoning regulations. These regulations require a minimum of 5 acres and 200' frontage. Additionally, the property is designated as Open Land Subarea 1, making it subject to Section 33-279.1, which governs permitted agricultural uses in Open Land Subareas Areas 1 and 4. A zoning application will be required."

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, due to the size, shape, location and value it is determined by the Board 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, or if more than one of the adjacent property owners express an interest in the property, may convey the property to the highest bidder by sealed bid. RER has confirmed that, due to the size, shape, location, and value of the property to be sold, it is of use to only one or more adjacent property owners.

The Water and Sewer Department confirmed that the Property falls outside the Urban Development Boundary, and there is no connection to water or sewer.

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

Attachments



Carladenise Edwards
Chief Administrative Officer

EXHIBIT "A"

LEGAL DESCRIPTION:

A portion of GOLDEN GLADES EXTENSION (North portion) - Section 13 - 52 - 39

The South 100 feet of Tract 4, in Section 13, Township 52 South, Range 39 East of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, Less that portion lying East of a line 40 feet West of the East line of the Northeast 1/4 of said Section 13.

SURVEYOR'S NOTES:

- This site lies in Section 13, Township 52 South, Range 39 East, Miami-Dade County, Florida.
- All documents are recorded in the Public Records of Miami-Dade County, Florida unless otherwise noted.
- Lands shown hereon were **NOT** abstracted for restrictions, easements and/or rights-of-way of records.
- Bearings hereon are referred to an assumed value of N 89°45'35" E for the North right-of-way line of Golden Glades Extension in Section 13-52-39.
- All dimensions hereon are to the fractional lines and subject to the following conditions unless otherwise noted: dedication of 15 feet is not as shown on plat of Florida Fruit Lands Company's Subdivision No. 1 (Plat Book 2 Page 17) but as inferred in accordance with County Commission Minutes Book E, at Page 198 dated August 2, 1911 and accepted as a dedication by Resolution No. 4406 dated January 12, 1960 as recorded in O.R.B. 1884 Page 501 of the Public Records of Miami-Dade County, Florida.
- This is not a "Boundary Survey" but only a special purpose survey to reflect the graphic depiction of the legal description on the topographic improvements as shown hereon.
- Dimensions indicated hereon are field measured by electronic measurement, unless otherwise noted.
- Lands shown hereon containing 127,934 square feet, or 2.937 acres, more or less.
- This map is intended to be displayed at the graphic scale shown hereon or smaller.
- There was no attempt to determine visible underground improvements and/or underground encroachments.

SURVEYOR'S CERTIFICATION:

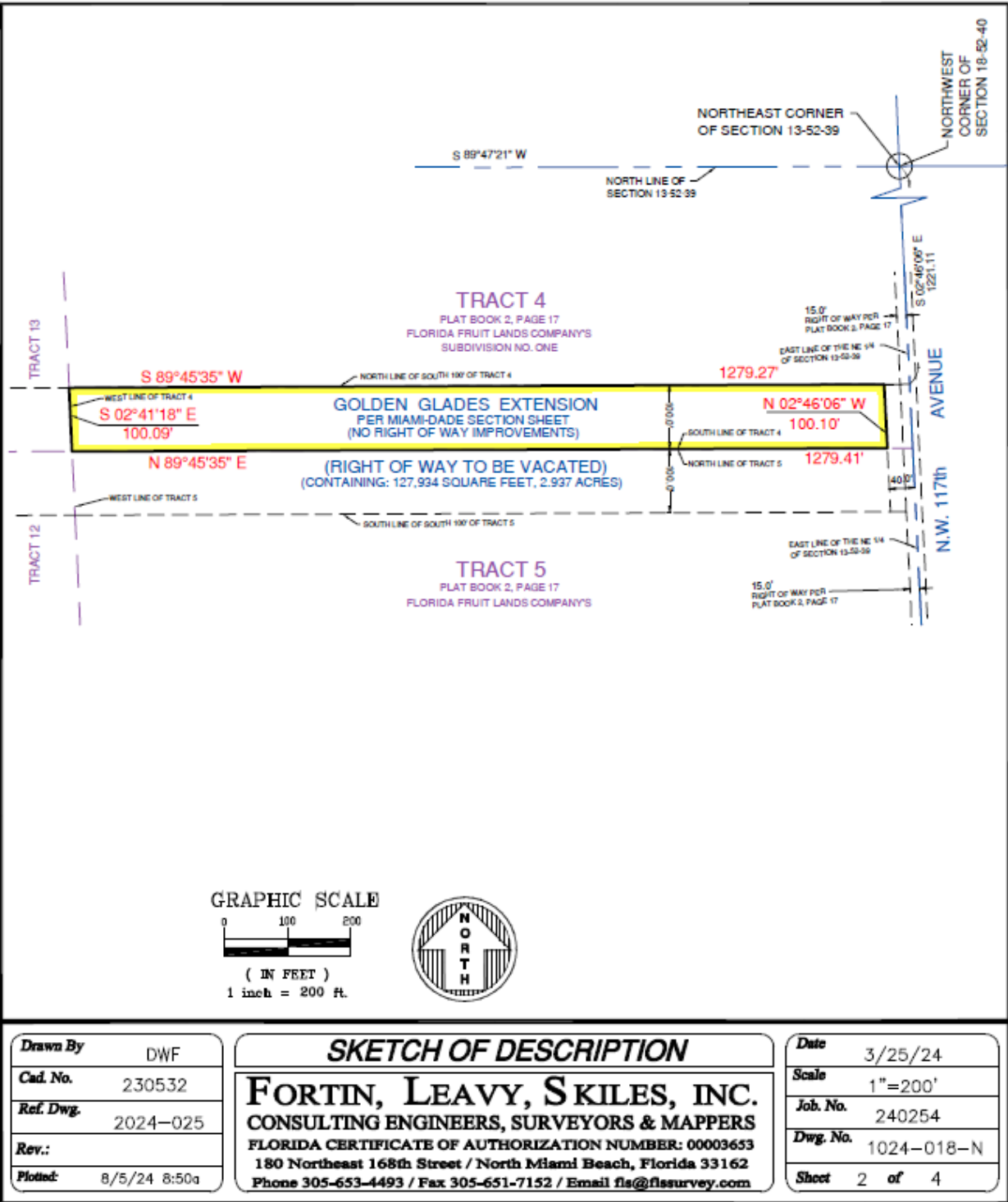
I hereby certify that this "Special Purpose Survey" was made under my responsible charge on March 25, 2024, and meets the applicable codes as set forth in the Florida Administrative Code, pursuant to Section 472.027, Florida Statutes.

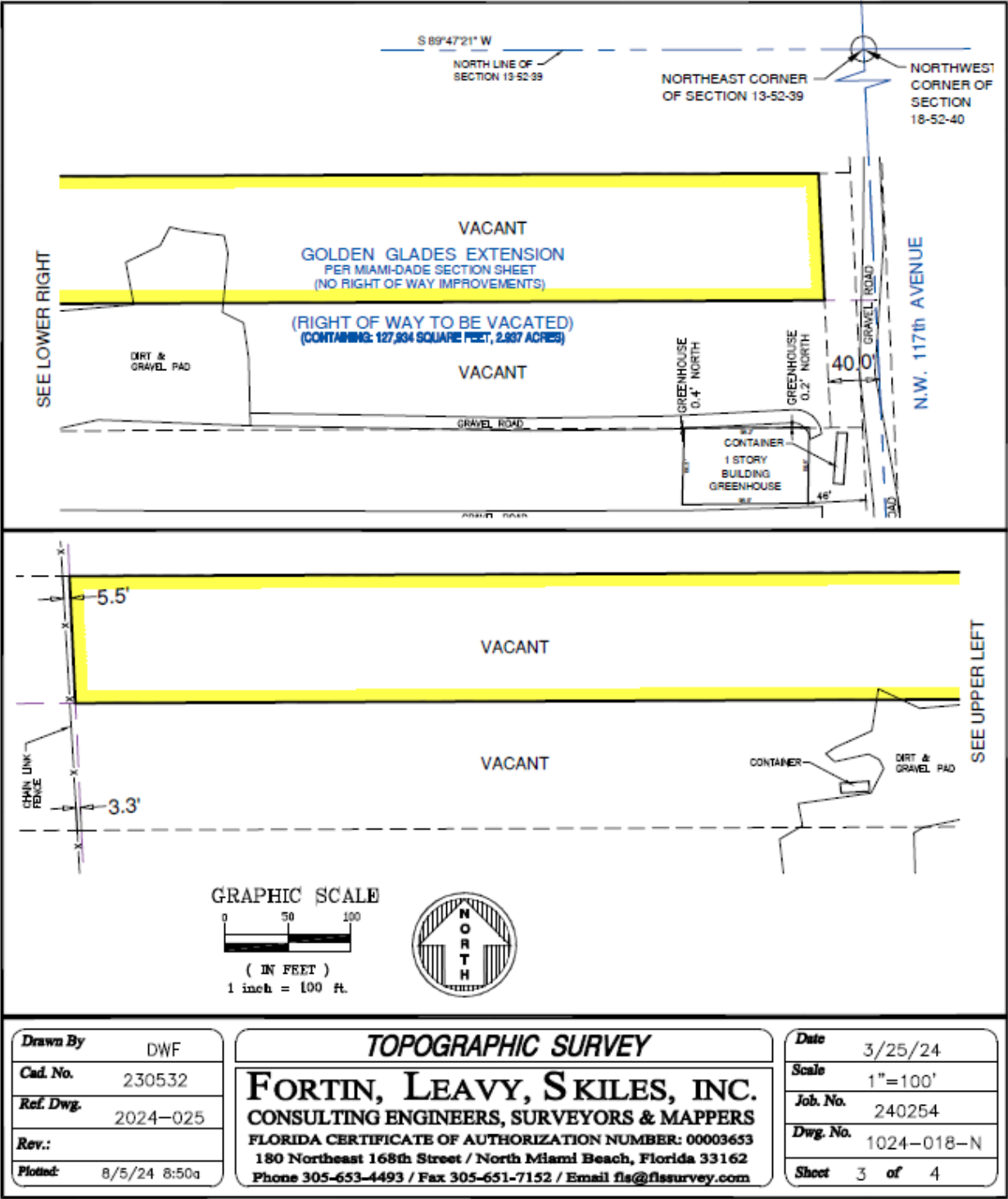
"Not valid without the signature and original raised seal or a digital signature of the Florida Licensed Surveyor and Mapper shown below"

FORTIN, LEAVY, SKILES, INC. LB3653

By: 
Daniel C. Fortin, Sr. for the Firm
Professional Surveyor and Mapper, LS6435
State of Florida.

Drawn By DWF	LEGAL, SURVEYOR'S NOTES & CERTIFICATION	Date 3/25/24
Cad. No. 230532	FORTIN, LEAVY, SKILES, INC. CONSULTING ENGINEERS, SURVEYORS & MAPPERS FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653 180 Northeast 168th Street / North Miami Beach, Florida 33162 Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com	Scale N/A
Ref. Dwg. 2024-025		Job. No. 240254
Rev.:		Dwg. No. 1024-018-N
Plotted: 8/5/24 8:50a		Sheet 1 of 4







LEGEND

= CATCH BASIN	= 0.5' CURB
= MANHOLE	= 2.00' CURB & GUTTER
= LIGHT POLE	= CHAIN LINK FENCE
= WATER METER	= GRADE ELEVATION
= WATER VALVE	= ELEVATION
= CATCH BASIN INLET	= INVERT
= UTILITY POLE	= SANITARY
= RISER	= PERMANENT REFERENCE MONUMENT
= FIRE HYDRANT	= OFFICIAL RECORDS BOOK
= HANDHOLE	= CONCRETE
= SIGN	= ASPHALT PAVEMENT

Drawn By	DWF	LEGEND SHEET	Date	3/25/24
Cad. No.	230532	FORTIN, LEAVY, SKILES, INC.	Scale	N/A
Ref. Dwg.	2024-025	CONSULTING ENGINEERS, SURVEYORS & MAPPERS	Job. No.	240254
Rev.:		FLORIDA CERTIFICATE OF AUTHORIZATION NUMBER: 00003653	Dwg. No.	1024-018-N
Plotted:	8/5/24 8:50a	180 Northeast 168th Street / North Miami Beach, Florida 33162	Sheet	4 of 4
		Phone 305-653-4493 / Fax 305-651-7152 / Email fls@flssurvey.com		

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: N/A

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 **VECELLIO & GROGAN, INC., d/b/a WHITE ROCK QUARRIES** ("Grantee") whose address is **2251 Robert C. Byrd Drive, Beckley, WV, 25801**, 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"):

South 100 feet of Tract 4, Section 13, Township 52 South, Range 39 East of Florida Fruit Lands Company's Subdivision no. 1, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, Less that portion lying East of a line 40 feet West of the East line of the Northeast ¼ of said Section 13. Miami-Dade County.

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 _____ 2025.

April 12, 2024

VIA EMAIL: district12@miamidade.govJuan Carlos Bermudez
Commission District 12
Stephen P. Clark Center
111 NW 1st Street, Suite 320
Miami, FL 33128**Re: Request for conveyance of County real property pursuant to Implementing Order 8-4**

Dear Commissioner Bermudez:

We represent Vecellio & Grogan, Inc. dba White Rock Quarries (the "Applicant"). We write to you pursuant to the County's Implementing Order 8-4 to request the conveyance to the Applicant of a 100-foot-wide strip of County land (the "Conveyance Land") which bisects two of our client's properties located between NW 117th and 122nd Avenue and between NW 162nd and NW 170th Street (the "V&G Parcels"). Because of its location and configuration, the Conveyance Land is not suitable for use or development by any other person; therefore, the Applicant respectfully requests that the County convey to it the property by private sale pursuant to Section 125.35(2) of the Florida Statutes. The Applicant makes this request for purposes consolidating the V&G Parcels to allow the use of the property for much needed truck parking.

Based on the location and configuration of the Conveyance Land it appears that it was originally intended to serve as a roadway. In fact, it is adjacent to a parallel 100-foot-wide strip immediately to the south which was conveyed to the County as a roadway, and which is the subject of the Applicant's separate road closing petition. However, because the Conveyance Land was not conveyed to the County as a roadway, we have been informed that a roadway closing petition is unavailable for the conveyance of the Conveyance Land. For that reason, we now make this request for conveyance of the Conveyance Land, intended to travel parallel to the road closing petition for the south strip which the Applicant has also initiated.

Below we address the requirements for conveyance under Implementing Order 8-4.

1. The Conveyance Land

The legal description of the Conveyance Land, appearing in the Tax Deed to the County dated July 14, 1939 (attached as **Exhibit "A"**) is:

Juan Carlos Bermudez
April 12, 2024
Page 2

S. 100 ft. Tract 4, Section 13, Township 52 South, Range 39 East, in the County of Dade, State of Florida.

The Conveyance Land is located between two lots of land owned by the Applicant, identified in the attached description of the Truck Parking Project as parcels 5 and 6 (**Exhibit "B"**). While the Conveyance Land has no folio number, our adjacent clients' properties have folio numbers 30-2913-001-0040 and 30-2913-001-0050. For clarity, immediately to the South of the Conveyance Land is another strip of land, also 100 foot wide, which was conveyed to the County for public highway purposes (**Exhibit "C"**), and which is the subject of our client's petition for road closing.

In its current location and with its current configuration, the Conveyance Land, is not used, or usable for any purpose whatsoever. It was never used as a road, and a road is not intended or foreseen.

2. The ownership composition

Vecellio & Grogan, Inc. (2251 Robert C Byrd Drive, Beckley, WV 25801) is 100% owned by Vecellio Group, Inc. (450 Royal Palm Way 2nd Floor, Palm Beach, FL 33480). The following persons or entities have more than a 5% ownership interest in Vecellio Group, Inc.: the Evelyn P. Vecellio Testamentary GST Exempt Trust for Christopher S. Vecellio, the Evelyn P. Vecellio Testamentary GST Exempt Trust for Michael A. Vecellio, the Leo A. Vecellio Jr. 2008 GST Exempt Trust for Christopher S. Vecellio, and the Leo A. Vecellio Jr. 2008 GST Exempt Trust for Michael A. Vecellio.

3. The project

The Applicant is requesting the land (together with the road closing), to unite its parcels to the North and South and create a truck parking facility which is much needed in the area. The County has recognized the need to expand legal truck parking in our community, in a way that will provide a balance between the county's robust logistics industry, the needs of our community's truckers, and sensitive residential, environmental, and farming interests. This proposed location strikes the right balance and is in the public interest.

We hope that you will support this request for a conveyance. Please call us if we may provide you with any additional information.

Sincerely,



Hugo Benitez
Of Counsel

cc: Marcia Monserrat (marcia.monserrat@miamidade.gov)

GUNSTER, YOAKLEY & STEWART, P.A.
ATTORNEYS AT LAW
ACTIVE:21527246.2

MDC011

Juan Carlos Bermudez
April 12, 2024
Page 3

Exhibit “A”

Tax Deed – DB 1986, 9-10

[on page to follow]

TAX DEED

(Senate Bill No. 163)

STATE OF FLORIDA

COUNTY OF DadeKNOW ALL MEN BY THESE PRESENTS: That, whereas Dade Drainage District

Tax Certificate No. 31 issued the 3rd day of August, 19 31, was duly filed in the office of the Clerk of the Circuit Court of this county and application made for the issuance of a tax deed based thereon; and the applicant having paid or redeemed all other taxes on the lands hereinafter described 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 so to do having appeared to redeem said land,

such land was on the 3rd day of July, 19 32, offered for sale at the

court house door for cash to the highest bidder, and was then and there struck off and sold to County of Dade by Mrs. Delapp, County Engineers' Office Court House, Miami, Fla., by bringing the highest bidder for the same and having paid the sum of his bid:

its

THEREFORE The Board of Supervisors of Dade Drainage District

in consideration of the premises, and in consideration of the sum of (\$ 10.58) Ten and 58/100

dollars, being the amount paid upon the said tax certificate and for costs and charges, and in pursuance of the statute in such cases made and provided, has given, granted, bargained

and sold, and does hereby give, grant, bargain and sell, and convey to the said County of Dade and to its heirs and assigns forever, to their own proper use, benefit and behoof the following land situated in the county and state aforesaid and described as follows:

S. 100 ft. Tract 4, Section 13, Township 52 South,
Range 32 East, in the County of Dade, State of Florida.

This deed is issued subject to all outstanding Everglades
Drainage taxes.

containing _____ acres, more or less, provided, however, that said land shall continue subject and liable for any unpaid taxes thereon.

IN TESTIMONY WHEREOF, By virtue of authority in me vested by law,

and for and on behalf of the Board of Supervisors of Dade Drainage District
I, the undersigned, as clerk of the Circuit Court for the county and state aforesaid, have executed this deed and have thereunto set my official signature and seal, at Miami, in the County of

Dade and State of Florida, this
the 14th day of July, A. D. 19 32

[Signature] (SEA.)

As Clerk of Circuit Court Dade County, Florida

Signed, sealed and delivered in the presence of:

[Signature]
[Signature]

STATE OF FLORIDA

County of DADE

On this 14th day of July, A. D. 1939, before me

E. B. Leatherman personally appeared E. B. Leatherman

Clerk of the Circuit Court in and for the State and County aforesaid, to me known to be the person described in, and who executed the foregoing instrument, and acknowledged the execution thereof to be his own free act and deed for the use and purposes therein mentioned.

Witness my hand and official seal the date aforesaid.

Viola R. Taylor
Notary Public, State of Florida at large,
My commission expires: 3/29/41

STATE OF FLORIDA

County of DADE

On this 14th day of July, A. D. 1939, before me

E. B. Leatherman, Clerk of the Circuit Court in and for the county and State aforesaid,

personally appeared H. C. Starratt
to me known to be one of the subscribing witnesses to the foregoing instrument, who, being duly sworn, deposes

and says that E. B. Leatherman Clerk of the Circuit Court
in and for county and State aforesaid, to him well known, did, in his presence, sign, seal and deliver the foregoing

instrument of writing for the purposes therein mentioned, and that H. H. McNeil

did in his presence witness the same, and that he and the said other witness did attest
the same as witnesses in the presence of each other.

Sworn to and subscribed before me this the

14th day of July, A. D. 1939

E. B. Leatherman
Clerk Circuit Court Dade County.

H 31614

(Senate Bill No. 163)

TAX DEED No.

County.

Executed on the

day of

19.

TO

COUNTY OF DADE

STATE OF FLORIDA
COUNTY OF DADE

33 This instrument was filed for record this

14 day of July 1939 and duly recorded in book 114 of Page 9

RECORD VERIFIED

E. B. LEATHERMAN,

Clerk Circuit Court

Viola R. Taylor

Deputy Clerk

Filed for Record

19

STATE OF FLORIDA.

County of DADE

Be It Remembered, That on this 14th day of July, A. D. 1939
the foregoing instrument of writing was presented for record to the undersigned, the Clerk of the Circuit Court in
and for the county aforesaid, and the same being properly authenticated I have duly recorded the same in Book

1986 Page 9 and have verified the record.

In Testimony Whereof, I have hereunto set my hand and affixed the seal of
said Court the day and year above mentioned.

E. B. Leatherman

Clerk Circuit Court Dade County.

MOG014

Exhibit “B”

VG TP1 Site Photo

[on page to follow]

SITE PLAN AERIAL PHOTO

Vecellio & Grogan, Inc.

Section 13, T52S, R39E
Miami-Dade County

Truck Parking
Project #1



Parcels



Aerial photo: November 2022



200 0 200 400 Feet

5/2023

MacVicar Consulting, Inc.

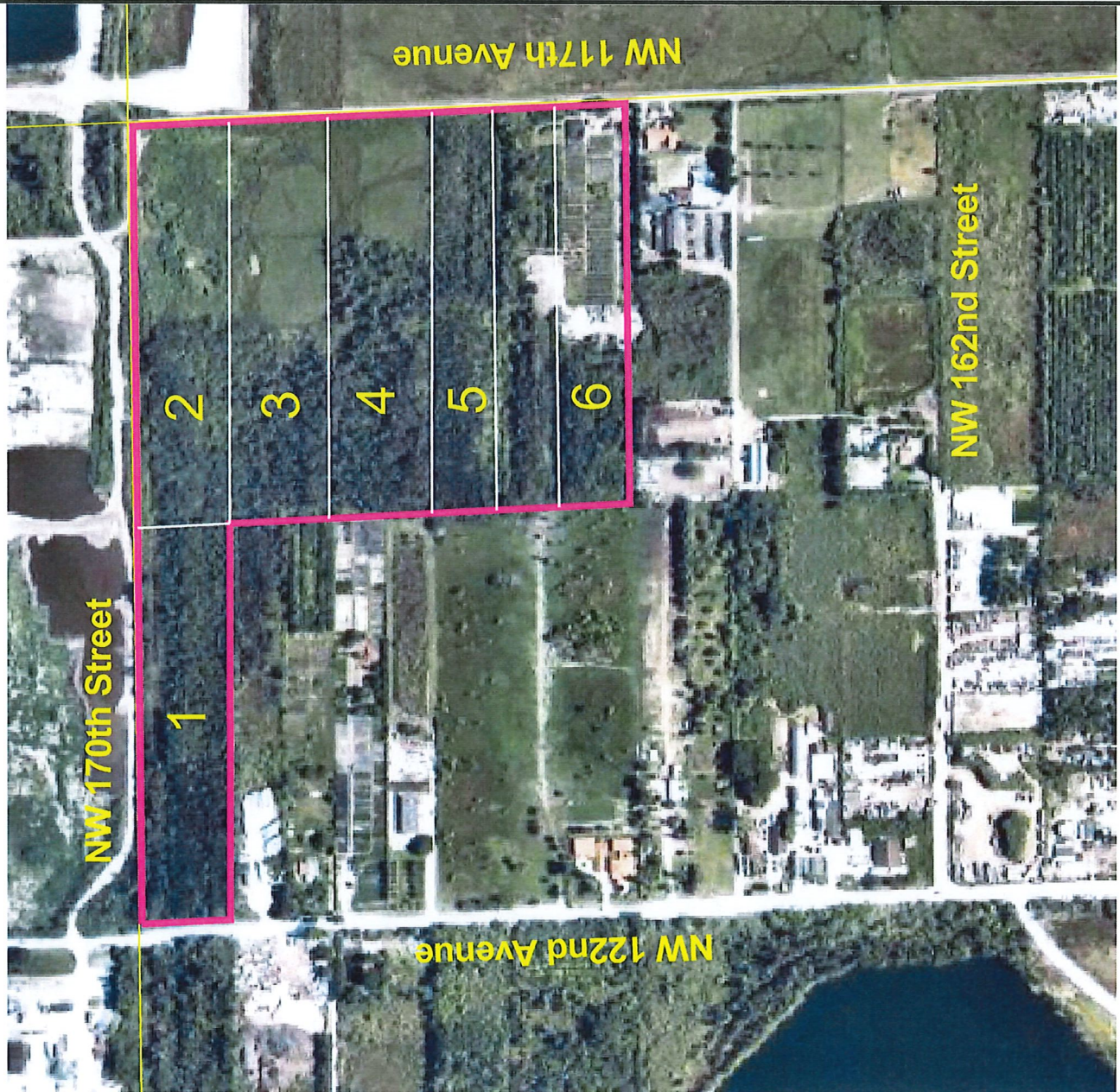


Exhibit “C”

ROW Deed – DB 1969-489

[on page to follow]

RIGHT-OF-WAY DEED TO DADE COUNTY CONVEYS THE TITLE FOR HIGHWAY PURPOSES

STATE OF FLORIDA, }
COUNTY OF DADE. }

THIS INDENTURE, Made this 24th day of April, A. D. 19 39, by and between
Margaret V. Leonard Sirell, joined by her husband Ray Sirell,
of the County of Dalto SONAL, State of
Dragon, part 168 of the first part, and the County of Dade, a body corporate and
a political subdivision of the State of Florida, and its successors in interest, party of the second part.

WITNESSETH—

That the said part 168 of the first part, for and in consideration of the sum of One Dollar to
them in hand paid by the party of the second part, receipt whereof is hereby acknowledged; and for
other and further good and valuable considerations, do hereby grant, bargain and sell to the
party of the second part, and its successors in interest, for the purpose of a public highway and purposes
incidental thereto, the following described land, situate, lying and being in the County of Dade, State of
Florida, to-wit:

North one hundred (100) feet of Tract five (5) of Florida
Fruit Lands Co's Subdivision according to plat thereof
recorded in plat book B page 17 public records of Dade
County, Florida, Section 13, Township 32 South, Range 32
East.



It is the intention of the parties of the first part by this instrument to convey to the said County,
and its successors in interest, the land above described, for use as a public highway and for all purposes
incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently dis-
continued, the title to the said above described land shall immediately revert to the parties of the
first part, their heirs and assigns, and they shall have the right to immediately re-possess the
same.

And the said part 168 of the first part, do hereby fully warrant the title to said land,
and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or
under them.

IN WITNESS WHEREOF, the said part 168 of the first part, do hereunto set their
hand and seal, the day and year above written.

Signed, sealed and delivered
in our presence

Lucy M. Drake
Spauld Lewis

Margaret Leonard Sirell
Ray Sirell (SEAL)

(SEAL)

(SEAL)

1969 490

STATE OF Oregon
COUNTY OF Multnomah

I HEREBY CERTIFY, That on this 24 day of April, A. D. 1969, before me personally appeared Margaret Leonard Murrell and Ray Murrell, her husband,
to me know to be the person described in and who executed the foregoing conveyance to the County of Dade, a body Corporate, and a political subdivision of the State of Florida; and we acknowledged to me the execution thereof to be their free act and deed for the uses and purposes therein mentioned.

And the said Margaret Leonard Murrell, the wife of the said Ray Murrell, on a separate and private examination taken and made by and before me, and separately and apart from her said husband, did acknowledge that she executed the said deed for the purposes therein set forth, freely and voluntarily, and without any fear, constraint, apprehension or compulsion of or from her said husband.

WITNESS my signature and official seal at Oakland, Cal., in the County and State aforesaid, the day and year last aforesaid.

Notary Public, State of Oregon
My commission expires July 1, 1971

Filed for record on April 24 day of April 1969
at Oakland, Cal.
Recorded
in Deed Book 1969
Page 281
Record verified
by E. S. LEATHERMAN
Deputy Clerk Circuit Court

DADE COUNTY, FLORIDA
TO
MARGARET V. LEONARD MURRELL
RAY MURRELL
FROM
RIGHT OF WAY DEED TO DADE
COUNTY
CONVEYS THE TITLE FOR HIGHWAY
PURPOSES

RECORDED
APR 24 1969
2 39 PM
CLERK OF DISTRICT COURT



MEMORANDUM (Revised)

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

DATE: October 21, 2025

FROM: 
Gen 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)
10-21-25

RESOLUTION NO. _____ R-1019-25

RESOLUTION DECLARING SURPLUS A COUNTY-OWNED VACANT PROPERTY LOCATED IN THE SOUTH 100 FEET OF TRACT 4, SECTION 13, TOWNSHIP 52 SOUTH, RANGE 39 EAST OF FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 17, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LESS THAT PORTION LYING EAST OF A LINE 40 FEET WEST OF THE EAST LINE OF THE NORTHEAST 1/4 OF SAID SECTION 13, MIAMI-DADE COUNTY (NO ASSIGNED FOLIO NUMBER); AUTHORIZING THE PRIVATE SALE TO THE ADJACENT OWNER IN ACCORDANCE WITH SECTION 125.35(2), FLORIDA STATUTES, FOR NO LESS THAN \$1,682,500.00, THE AVERAGE VALUE OF TWO INDEPENDENT APPRAISALS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF THE PROPERTY; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DEPOSIT 25 PERCENT OF SALES PROCEEDS INTO THE AFFORDABLE HOUSING TRUST FUND IN ACCORDANCE WITH RESOLUTION NO. R-138-16; WAIVING THE PROVISION OF IMPLEMENTING ORDER 8-4 REQUIRING REVIEW AND COMMENT BY THE COMMISSION AUDITOR; 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 County Mayor's memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, the County owns an approximately 127,934 square foot vacant parcel of land located in the South 100 feet of Tract 4, Section 13, Township 52 South, Range 39 East, of Florida Fruit Lands Company's Subdivision No. 1, according to the Plat thereof, as recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida, less that portion lying East of

a line 40 feet West of the East line of the Northeast 1/4 of said section 13, Miami-Dade County (No Assigned Folio No.) (the “Property”) as depicted in Exhibit “A” to the County 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 market value of the Property as set forth by the average of two independent appraisals is \$1,682,500.00; and

WHEREAS, this Board finds that the 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, due to the size, shape and location and value of the parcel, 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 owner; and

WHEREAS, the Board seeks to offer the Property to all of the adjacent property owners, pursuant to the disposition process set forth in section 125.35(2) of the Florida Statutes, for no less than \$1,682,500.00, the average value of two independent appraisals, 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 hereby: (i) declares the Property surplus; and (ii) authorizes the sale to the adjacent property owner for no less than \$1,682,500.00; (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 necessary to effectuate same including but not limited to any necessary responsibility reviews for the subsequently identified purchaser pursuant to Implementing Order 8-4; and (iv) waives the provision of Implementing Order 8-4 with respect to review and comment by the Commission Auditor prior to the submission of an agenda item to the Board.

Section 3. This Board directs the County Mayor or County Mayor’s designee to allocate 25 percent of the proceeds from the sale into the Affordable Housing Trust Fund in accordance with Resolution No. R-138-16.

Section 4. 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 County Mayor’s memorandum as Exhibit “B”.

The foregoing resolution was offered by Commissioner **Juan Carlos Bermudez** , who moved its adoption. The motion was seconded by Commissioner **Roberto J. Gonzalez** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of October, 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.

A handwritten signature in black ink, appearing to read "LEM", is written over a horizontal line.

Lauren E. Morse