

MEMORANDUM

Agenda Item No. 8(F)(1)

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

DATE: November 4, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus a County-owned vacant property located west of 2644 N.W. 106 Street, Unincorporated Miami-Dade County, Florida (Folio Number 30-2134-000-0380); authorizing the private sale of the property to an adjacent owner pursuant to section 125.35(2), Florida Statutes, for no less than market value as determined by the Property Appraiser; authorizing the County Mayor to take all actions necessary to accomplish the sale of the property; authorizing the Chairperson or Vice-Chairperson of the Board to execute a County Deed for such purpose; and directing the County Mayor to deposit 25 percent of sales proceeds into the Affordable Housing Trust Fund

Resolution No. R-1059-25

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/ks

Memorandum



Date: November 4, 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 West of 2644 NW 106 Street, Unincorporated Miami-Dade County, Florida, Folio No.: 30-2134-000-0380

Executive Summary

This item seeks the approval and authorization from the Miami-Dade County (County) Board of County Commissioners (Board) of the sale of a County-owned property identified by Folio No.: 30-2134-000-0380 located west of 2644 NW 106 Street, Unincorporated Miami-Dade County, Florida (Property) by private sale to the adjacent property owner or by the competitive bidding process to the highest bidder pursuant to 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 described 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.
5. Directs the County Mayor or County Mayor's designee to allocate 25 percent of the proceeds received from the sale of the Property into the Affordable Housing Trust Fund in accordance with Resolution No. R-138-16

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 returned to the County's tax roll, generating annual tax revenue. Additionally, revenue will be generated from the sale of the Property based on the current Property Appraiser's market value.

Track Record/Monitoring

Ed Hernandez 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 an adjacent property 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 Property Appraiser's website, and to take all actions necessary to accomplish the sale of the Property.

Background.

On December 6, 2024, Primis Investment LLC (Applicant), an adjacent owner to the Property, submitted a letter seeking to purchase the 1,230 square-foot vacant County-owned parcel to incorporate into their existing property. In accordance with Implementing Order 8-4 (IO 8-4), the Property was circulated on December 20, 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 the completion of the circulation, the Property was then forwarded to the Regulatory and Economic Resources Department (RER) for its determination of zoning and confirmation of buildable status. Additionally, the Property was forwarded to the County's Water and Sewer Department (WASD) to verify connectivity to water and sewer. The findings are as follows:

- RER has determined the Property is not buildable due to its size.
- WASD advised that there is no connectivity on the Property; however, there is a water line across the street. Connection to this line would require a special permit and payment of impact fees.

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 of the property, it is determined by the Board that the property is of use only to 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.

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

A handwritten signature in blue ink, appearing to read 'Carladenise Edwards', is written over a horizontal line.

Carladenise Edwards
Chief Administrative Officer



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 07/02/2025

PROPERTY INFORMATION

Folio	30-2134-000-0380
Property Address	0, FL
Owner	MIAMI-DADE COUNTY, PUBLIC WORKS
Mailing Address	111 NW 1 ST STE 1610 MIAMI, FL 33128-1924
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	1,230 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION

Year	2025	2024	2023
Land Value	\$18,450	\$18,450	\$11,070
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$18,450	\$18,450	\$11,070
Assessed Value	\$8,594	\$7,813	\$7,103

BENEFITS INFORMATION

Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$9,856	\$10,637	\$3,967
County	Exemption	\$8,594	\$7,813	\$7,103

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

SHORT LEGAL DESCRIPTION

34 52 41 .03 AC
BEG 179.25FTS & 233.36FTE OF X OF
C/L OF 27 AVE & S/L OF L R CANAL
S123.4FT E10FT N123.4FT W TO POB
LOT SIZE SITE VALUE



TAXABLE VALUE INFORMATION

Year	2025	2024	2023
COUNTY			
Exemption Value	\$8,594	\$7,813	\$7,103
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$18,450	\$18,450	\$11,070
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$8,594	\$7,813	\$7,103
Taxable Value	\$0	\$0	\$0

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
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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.miamidad.e.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: 30-2134-000-0380

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 _____, its successors and assigns:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of **\$18,450.00**, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the 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”):

34 52 41 .03 AC
BEG 179.25FTS & 233.36FTE OF X OF
C/L OF 27 AVE & S/L OF L R CANAL
S123.4FT E10FT N123.4FT W TO POB

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: November 4, 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)
11-4-25

RESOLUTION NO. R-1059-25

RESOLUTION DECLARING SURPLUS A COUNTY-OWNED VACANT PROPERTY LOCATED WEST OF 2644 N.W. 106 STREET, UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA (FOLIO NUMBER 30-2134-000-0380); AUTHORIZING THE PRIVATE SALE OF THE PROPERTY TO AN ADJACENT OWNER PURSUANT TO SECTION 125.35(2), FLORIDA STATUTES, FOR NO LESS THAN 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; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSE; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO DEPOSIT 25 PERCENT OF SALES PROCEEDS INTO THE AFFORDABLE HOUSING TRUST FUND

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 1,230 square foot vacant parcel of land located west of 2644 N.W. 106 street, Unincorporated Miami-Dade County, Florida (Folio No. 30-2134-000-0380) (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 \$18,450.00; 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 amount 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; and (iii) authorizes 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 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 directs the County Mayor or County Mayor’s designee to allocate 25 percent of the proceeds received from the sale of the Property 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 Mayor’s memorandum as Exhibit “B.”

The foregoing resolution was offered by Commissioner **Roberto J. Gonzalez** , who moved its adoption. The motion was seconded by Commissioner **Natalie Milian Orbis** 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	aye
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 4th day of November, 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.

YEM

Yuval E. Manor