

AUCTION NOTICE - 26-01
MIAMI DADE COUNTY, FLORIDA
SALE OF COUNTY OWNED EASEMENT

Miami-Dade County through the Office of Real Estate and Development is selling the following utility easement via on-line auction at <https://www.govdeals.com>. The auction will open on Tuesday January 20, 2026, at 8:00 a.m. and will close on Tuesday February 3, 2026, at 11:59 p.m. Any questions relating to the sale of these properties must be e-mailed to Antonio Rodriguez., Real Estate Officer, at Antonio.rodriguez2@miamidade.gov with a copy to the Clerk of the Board at CLERKBCC@miamidade.gov.

Tax Folio Number	Location & Property Description	Size	Minimum Sales Price	Legal Description	Commission District
30-2128-020-1020	Portion of 12400 NW 32 AVE	90' x 15' Totaling 1,350 Sq Ft	\$83,250	SEABOARD IND PK SEC 1-A 4TH ADD PB 104-88 TRACT C	2

Property Description and Easement Rights: An easement on a portion of Folio No. 30-2128-020-1020 forever to be used for the construction, operation and maintenance of overhead and underground electric utility facilities, including wires, poles, guys, cables, conduits and appurtenant equipment, attachments and appurtenant equipment for communications purposes under, in, upon and across the following lands situated in Miami-Dade County, Florida legally described as:

BEING A PORTION OF TRACT C, "FOURTH ADDITION TO SEABOARD INDUSTRIAL PARK SECTION 1-A" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 104, PAGE 88 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA. SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT C AS DEPICTED ON THE AFOREMENTIONED PLAT, SAID POINT LYING ON THE WEST RIGHT OF WAY LINE OF NW 32ND AVENUE; THENCE SOUTH 87°08'34" WEST ALONG THE SOUTH LINE OF SAID TRACT C, A DISTANCE OF 15.00 FEET; THENCE NORTH 02°11'55" WEST ALONG A LINE 15 FEET WEST OF AND PARALLEL WITH THE WEST RIGHT OF WAY LINE OF NW 32ND AVENUE, A DISTANCE OF 90.01 FEET TO A POINT ON THE SOUTH RAILROAD RIGHT OF WAY LINE AS DEPICTED ON SAID PLAT; THENCE NORTH 87°08'34" EAST ALONG SAID SOUTH RAILROAD RIGHT OF WAY LINE, A DISTANCE OF 15.00 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF NW 32ND AVENUE; THENCE SOUTH 02°11'55" EAST ALONG SAID WEST RIGHT OF WAY LINE, A DISTANCE OF 90.01 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY AND CONTAINING 1,350 SQUARE FEET (0.03 ACRES MORE OR LESS).

With the right and privilege from time to time to reconstruct, inspect, alter, repair, improve, enlarge, add to, change the voltage, as well as the nature or physical characteristics of, replace, remove or relocate the utilities or any part of them, with all rights and privileges necessary or convenient for the full enjoyment or the use thereof for the herein described purposes, including, but not limited to, the right to cut and keep clear all trees and undergrowth and other obstructions within the easement area that may interfere with the proper construction, operation and maintenance of such Facilities or any part of them, the right to mark the location of any underground utilities by above ground and other suitable markers; and together with the right of ingress and egress for personnel, vehicles and equipment for the purpose of exercising and enjoying the rights granted by this easement and any or all of the rights granted hereunder.

No portion of the easement area shall be excavated, obstructed, surfaced or paved and no building, structure, or improvement shall be located, constructed, maintained or operated over, under, upon or across the easement area by the awarded bidder without the prior written permission of the County.

Sale Conditions: The easement is being sold **“AS IS.”** Miami-Dade County does not provide an abstract of title or survey of the easement. Transfer of the easement shall be in the form of a recorded easement, as prescribed by law, to the highest bidder. Each bid must be accompanied by a deposit in the amount of ten percent (10%) of the bid amount. Deposits less than or equal to \$4,000 shall be paid online by credit card. Acceptable credit cards include Visa, MasterCard and Discover. Payments greater than \$4,000 shall be by wire transfer. Closing on the sale of the easement must be held within sixty (60) days of award or the deposit will be forfeited. The closing will be done by mail or in person at Miami-Dade County Office of Real Estate and Development, 111 NW 1 Street, Suite 2460, Miami, FL 33128-1994. The awarded bidder shall be responsible for all of the recording fees related to the preparation and recordation of the easement, including documentary stamps, as applicable. Documentary stamps are not applicable to the conveyance of a utility easement under Florida law. Additional terms and conditions can be found on the auction site.