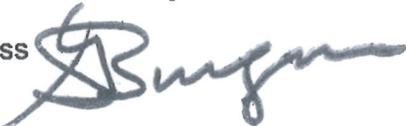


# Memorandum



**Date:** December 7, 2010

**To:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

**From:** George M. Burgess  
County Manager 

**Subject:** Resolution authorizing the conveyance of eight (8) Infill Housing Program lots to Habitat for Humanity of Greater Miami, Inc.

Agenda Item No. 8(F)(1)(B)

## Recommendation

It is recommended that Board adopt the attached resolution authorizing the conveyance of eight (8) Infill Housing Program lots, identified in the attached County Deed, to Habitat for Humanity of Greater Miami, Inc. a Florida not-for-profit corporation; authorizing the waiver of Administrative Order 3-44; and authorizing the Mayor to execute a County Deed.

## Scope

COMMISSION DISTRICT: 9

COMMISSION DISTRICT:  
IMPACTED: 9

## Background

Resolution No. R-1230-03, approved by the Board on December 3, 2003 authorized the sale of seven parcels of land to Muro Investments, Inc. (Muro) for the development of infill housing. The lots were offered for sale via competitive bidding and Muro's bid in the amount of \$65,000 was the highest. The County Deed that conveyed the lots to Muro granted the County the right to take the parcels back if Muro did not develop the housing within the required timeframe.

Muro has invested a considerable amount of time and money trying to develop these parcels. They filed quiet title actions on all of the lots and re-platted them to create four additional lots. After having obtained architectural plans for the homes, the County created the Perrine Community Urban Center District (PCUCD), which required that the plans be modified in order to comply with the new design criteria. One of the lots was removed from the Infill Housing Program, pursuant to Resolution No. R-338-09 approved by the Board on April 7, 2009, due to the fact that the new PCUCD zoning required that the lot be developed with a mixed use instead of single family housing.

Muro has only been able to build and sell two homes. The remaining eight lots are still unimproved. Unfortunately, it is no longer economically feasible for Muro to build the homes due the fact that the cost of construction is higher than what homes are selling for in the area.

**Justification**

Muro has agreed to return the lots to the County. However, there are outstanding taxes owed in the amount of \$14,850.00 and citations in the amount of \$1,027.19, which Muro is unable to pay. Habitat for Humanity of Greater Miami, Inc., (Habitat) a not-for-profit organization, has agreed to pay both the taxes and citations in exchange for the eight lots. Habitat will develop the properties in accordance with the Infill Housing Program requirements. Once Muro deeds the lots back to the County, the parcels will be conveyed to Habitat via County Deed, attached hereto as Attachment "A," subject to the standard Infill Housing restrictions.

Administrative Order 3-44 entitled "Availability of County Property," states that properties that have been determined to be suitable for infill housing will be offered to a pre-qualified pool through a competitive work order proposal process. However, due to the fact that the taxes and citations must be paid quickly in order to avoid further fees from accumulating, the lots are being conveyed directly to Habitat without going through the competitive work order proposal process. For this reason, it is necessary to waive that section of Administrative Order 3-44. Habitat is one of the pool members and is currently the most active affordable housing builder in Miami-Dade County. They have completed 91 homes through the Infill Housing Program and have an additional 191 in different stages of development.

**Fiscal Impact/Funding Source**

This conveyance will ensure that the outstanding taxes in the amount of \$14,850.00 are collected and the pending citations totaling \$1,027.19 are satisfied.

**Track Record/Monitor**

MONITOR:

Elva R. Marin, Real Estate Manager

DELEGATED AUTHORITY:

Authorizes the County Mayor to execute a County Deed

  
Wendi J. Norris, Director  
General Services Administration



# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Dennis C. Moss  
and Members, Board of County Commissioners

**DATE:** December 7, 2010

**FROM:** R. A. Cuevas, Jr.  
County Attorney

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

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
- Ordinance creating a new board requires detailed County Manager's report for public hearing
- No committee review
- Applicable legislation requires more than a majority vote (i.e., 2/3's \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_ ) 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)(B)  
12-7-10

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE COUNTY MAYOR TO CONVEY EIGHT SINGLE FAMILY HOME BUILDING SITES TO HABITAT FOR HUMANITY OF GREATER MIAMI, INC. A NOT-FOR-PROFIT FLORIDA CORPORATION FOR INFILL HOUSING DEVELOPMENT AT A PRICE OF TEN DOLLARS (\$10.00); AUTHORIZING THE WAIVER OF ADMINISTRATIVE ORDER 3-44 AS IT RELATES TO THE SECTION ENTITLED "AVAILABILITY OF COUNTY PROPERTY"; AND AUTHORIZING THE COUNTY MAYOR TO EXECUTE A COUNTY DEED FOR SAID 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**, Habitat for Humanity of Greater Miami, Inc., a Florida not-for-profit corporation, requested that the County convey eight (8) single family home building sites for infill housing development; and

**WHEREAS**, this Board is satisfied that said property can be used for the purpose of infill development and is not needed by the County; and

**WHEREAS**, this Board finds pursuant to Section 125.38 of the Florida Statutes that the conveyance of said properties to Habitat for Humanity of Greater Miami, Inc., serves the best interest of the County,

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA,** that this Board hereby approves the conveyance of eight (8) single family home building sites, legally described in the attached County Deeds, to Habitat for Humanity of Greater Miami, Inc., a not-for-profit Florida Corporation (Habitat) for infill housing development at a price of ten dollars (\$10.00); authorizes the waiver of Administrative Order 3-44 as it relates to the Section entitled "Availability of County Property;" authorizes the County Mayor to execute a County Deed, in substantially the form attached hereto and made a part hereof; and, pursuant to Resolution No. R-974-09 (a) directing the County Mayor or his designee to record the County Deed authorized herein in the public records of Miami-Dade County to provide a recorded copy of the County Deed to the Clerk of the Board within thirty (30) days of execution and final acceptance; and, (b) direct the Clerk of the Board to attach and permanently store a recorded copy of County Deed together with this resolution.

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

<b>Dennis C. Moss, Chairman</b>	
<b>Jose "Pepe" Diaz, Vice-Chairman</b>	
Bruno A. Barreiro	Lynda Bell
Audrey M. Edmonson	Carlos A. Gimenez
Sally A. Heyman	Barbara J. Jordan
Joe A. Martinez	Jean Monestime
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 7<sup>th</sup> day of December, 2010. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

Handwritten signature in blue ink, appearing to be "TAS" with a flourish above it.

Terrence A. Smith

## Attachment "A"

Instrument prepared by:  
GSA Infill Housing Program  
111 N.W. 1 Street, Suite 2460  
Miami, Florida 33128-1907

Folio No: See Exhibit "A"

## COUNTY DEED

**THIS DEED**, made this \_\_\_\_\_ day of \_\_\_\_\_, 200\_\_ AD. 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 **HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a not-for-profit corporation**, party of the second part, whose address is 3800 N.W. 22 Avenue, Miami, Florida 33142.

### **WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

***As legally described in Exhibit "A" attached hereto and made a part hereof***

**THIS CONVEYANCE IS SUBJECT TO** all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Property shall be developed with affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative established in Sections 17-121 through 128 of the Code of Miami-Dade County and the County's Infill Housing Initiative Guidelines. If the event Party of the Second Part fails to develop the home in accordance with the Infill Housing Initiative Guidelines, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause.
2. That the Property shall be developed with affordable housing within one (1) year of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy. In the event Party of the Second Part fails to complete the construction of the home(s) within one (1) year from the date of this deed, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter. Notwithstanding, Party of the First Part may, in its sole discretion, waive this reverter condition if Party of the First Part finds it necessary to extend the time frame in which Party of the Second Part must complete the home. Such waiver by Party of the First Part, to be effective must (i) be given prior to the event of the reverter and (ii) shall be evidenced by the preparation of a letter executed by the County Manager or his designee giving such waiver and specifying the new time frame in which Party of the Second Part must complete the home. The letter by Party of the First Part shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within (1) year from the date of this deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to Party of the First Part.



has reverted to Party of the First Part.

3. That the affordable housing developed on the property shall be sold to a qualified household, as defined in Sections 17-122(n) of the Code of Miami-Dade County but under no circumstances shall the sales price of the home exceed One Hundred and Twenty-Nine Thousand and 00/100 (\$129,000.00). In the event Party of the Second Part fails to sell the home to a qualified household or sells the home above One Hundred and Twenty-Nine Thousand and 00/100 (\$129,000.00), title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause, and by such reverter to the Party of the First Part, Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

Party of the Second Part shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant;" and include the following language in the deed of conveyance:

"This property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the property shall remain affordable during the "Control Period." The "Control Period" commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household, and resets automatically every 20 years for a maximum of 60 years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Party of the Second Part may encumber the property with:

- a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the single family home in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
- b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

The recordation, together with any mortgage purporting to meet the requirements of clauses (a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the single family home is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

Upon receiving proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit

Court of Miami-Dade County, Florida.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the county. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and revert in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, the Party of the Second Part shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed of Trust permitted by this Deed.

This grant conveys only the interest of the 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.

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 Mayor of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Mayor

Approved for legal sufficiency \_\_\_\_\_

The foregoing was authorized by Resolution No. \_\_\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

Exhibit "A"  
LEGAL DESCRIPTIONS

1. **30-5032-000-1210**  
The North ½ of the North ½ of the South ½ of the West ½ of the NW. ¼ of the NE. ¼ of the SE. ¼ of the SW. ¼ lying and being in Section 32, Township 55 South, Range 40 East of the Public Records of Miami-Dade County, Florida, LESS the West 30 feet thereof for road purposes. Containing 0.1315 Acres more or less.
2. **30-5032-000-1211**  
The South ½ of the North ½ of the South ½ of the West ½ of the NW. ¼ of the NE. ¼ of the SE. ¼ of the SW. ¼ lying and being in Section 32, Township 55 South, Range 40 East of the Public Records of Miami-Dade County, Florida, LESS the West 30 feet thereof for road purposes. Containing 0.1315 Acres more or less.
3. **30-5032-000-1311**  
Commencing at Northwest corner of the NE ¼ of the NW ¼ of the SE ¼ of the SW ¼ of Section 32, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida; Thence along the North Line of the SE ¼ of the SW ¼ of said Section 32, N87°40'05" E, 85.01 Feet; Thence S03°14'13"E, 43.00 Feet, To The Point of Beginning; Thence N87°40'05"E, 39.93 Feet; Thence S03°12'12"E, 137.80 Feet; Thence S87°40'05"W, 39.85 Feet; Thence N03°14'13"W, 137.80 Feet. To The Point of Beginning, Containing 5,496.68 Sq. Ft. more or less.
4. **30-5032-000-1312**  
Commencing at Northwest corner of the NE ¼ of the NW ¼ of the SE ¼ of the SW ¼ of Section 32, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida; Thence Along the North Line of the SE ¼ of the SW ¼ of said Section 32, N87°40'05"E, 164.93 Feet; Thence S03°10'11"E, 43.00 Feet, To The Point of Beginning; Thence Continue S03°10'11"E, 137.80 Feet; Thence S87°40'05"W, 39.85 Feet; Thence N03°12'12"W, 137.80 Feet; Thence N87°40'05"E, 39.93 Feet, To The Point of Beginning Containing 5,496.68 Sq. Ft. more or less.
5. **30-5032-000-1313**  
Commencing at Northwest corner of the NE ¼ of the NW ¼ of the SE ¼ of the SW ¼ of Section 32, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida; Thence Along the North Line of the SE ¼ of the SW ¼ of Said Section 32, N87°40'05"E, 164.93 Feet; Thence S03°10'11"E, 180.80 Feet, To The Point of Beginning; Thence Continue S03°10'11"E, 129.77 Feet; Thence S87°42'08"W, 42.28 Feet; Thence N03°10'11"W, 129.75 Feet; Thence N87°40'05"E, 42.28 Feet, To The Point of Beginning Containing 5,485.32 Sq. Ft. more or less.
6. **30-5032-000-1314**  
Commencing at Northwest corner of the NE ¼ of the NW ¼ of the SE ¼ of the SW ¼ of Section 32, Township 55 South, Range 40 East, lying and being in Miami-Dade County, Florida; Thence Along the North Line of the SE ¼ of the SW ¼ of Said Section 32, N87°40'05"E, 85.01 Feet; Thence S03°14'13"E, 180.80 Feet, to the point of beginning; thence N87°40'05"E, 37.43 Feet; Thence S03°10'11"E, 129.75 Feet; Thence S87°42'08"W, 42.28 Feet; Thence N03°14'13"W, 100.01 Feet, Thence S87°42'08"W, 80.01 Feet; Thence N03°14'13"W, 10.44 Feet; Thence N87°40'05"E, 85.01 Feet; Thence N03°14'13"W, 19.22 Feet, To The Point of Beginning Containing 6,235.31 Sq. Ft. more or less.
7. **30-5032-016-0680**  
E1/2 of Lot 12, Blk 5, ROSEHAVEN, recorded in Plat Book 49 at Page 49, Section 32, Township 55 South, Range 40 East, Public Records of Miami-Dade County, Florida.
8. **30-5032-016-0685**  
W1/2Lot, 12 Blk 5, ROSEHAVEN, recorded in Plat Book 49 at Page 49, Section 32, Township 55 South, Range 40 East, Public Records of Miami-Dade County, Florida.

**My Home**  
Miami-Dade County, Florida

MIAMI-DADE

miamidade.gov

Property Information Map



Aerial Photography - 2009

0 113 ft

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Close

**Summary Details:**

Folio No.:	30-5032-000-1210
Property:	18025 SW 103 AVE
Mailing Address:	MURO INVEST INC 1045 SW 64 AVE MIAMI FL 33144-

**Property Information:**

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,737 SQ FT
Year Built:	0
Legal Description:	32 55 40 .13 AC N1/2 OF N1/2 OF S1/2 OF W1/2 OF NW1/4 OF NE1/4 OF SE1/4 OF SW1/4 LESS W30FT FOR R/W PER W/P #22006 OR 21987-1437 0104 3 COC 21987-1437 01 2004 3

**Assessment Information:**

Year:	2010	2009
Land Value:	\$18,645	\$41,593
Building Value:	\$0	\$0
Market Value:	\$18,645	\$41,593
Assessed Value:	\$18,645	\$41,593

**Taxable Value Information:**

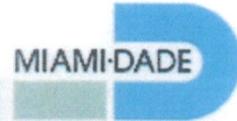
Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$18,645	\$0/\$41,593
County:	\$0/\$18,645	\$0/\$41,593
School Board:	\$0/\$18,645	\$0/\$41,593

**Sale Information:**

Sale Date:	1/2004
Sale Amount:	\$0
Sale O/R:	21987-1437
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
<a href="#">View Additional Sales</a>	

||

**My Home**  
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2009

0 113 ft

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Close

**Summary Details:**

Folio No.:	30-5032-000-1211
Property:	
Mailing Address:	MURO INVEST CO 1045 SW 64 AVE MIAMI FL 33144-

**Property Information:**

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,737 SQ FT
Year Built:	0
Legal Description:	32 55 40 .13 AC S1/2 OF N1/2 OF S1/2 OF W1/2 OF NW1/4 OF NE1/4 OF SE1/4 OF SW1/4 LESS W30FT FOR R/W PER W/P #22006 FAU 30 5032 000 1210 OR 21987-1437 0104 3

**Assessment Information:**

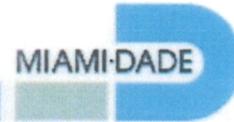
Year:	2010	2009
Land Value:	\$18,645	\$41,593
Building Value:	\$0	\$0
Market Value:	\$18,645	\$41,593
Assessed Value:	\$18,645	\$41,593

**Taxable Value Information:**

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$18,645	\$0/\$41,593
County:	\$0/\$18,645	\$0/\$41,593
School Board:	\$0/\$18,645	\$0/\$41,593

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**My Home**  
Miami-Dade County, Florida



[miamidade.gov](http://miamidade.gov)

Property Information Map



Aerial Photography - 2009

0 115 ft

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Close

**Summary Details:**

Folio No.:	30-5032-000-1311
Property:	
Mailing Address:	MURO INVEST INC 1045 SW 64 AVE MIAMI FL 33144-

**Property Information:**

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,497 SQ FT
Year Built:	0
Legal Description:	32 55 40 .12 AC M/L BEG 85.01FTE & 43FTS OF NW COR OF NE1/4 OF NW1/4 OF SE1/4 OF SW1/4 OF SEC TH N 87 DEG E 39.93FT S 03 DEG E 137.80FT S 87 DEG W 39.85FT N 03 DEG W 137.80FT

**Assessment Information:**

Year:	2010	2009
Land Value:	\$17,865	\$39,853
Building Value:	\$0	\$0
Market Value:	\$17,865	\$39,853
Assessed Value:	\$17,865	\$39,853

**Taxable Value Information:**

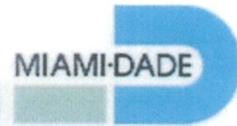
Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$17,865	\$0/\$39,853
County:	\$0/\$17,865	\$0/\$39,853
School Board:	\$0/\$17,865	\$0/\$39,853

**Sale Information:**

Sale Date:	1/2004
Sale Amount:	\$0
Sale O/R:	21987-1437
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
<a href="#">View Additional Sales</a>	

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**My Home**  
Miami-Dade County, Florida



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Property Information Map



Aerial Photography - 2009

0 115 ft

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**Summary Details:**

Folio No.:	30-5032-000-1312
Property:	
Mailing Address:	MURO INVEST INC 1045 SW 64 AVE MIAMI FL 33144-

**Property Information:**

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,497 SQ FT
Year Built:	0

Legal Description:	32 55 40 .12 AC M/L BEG 164.93FTE & 43FTE OF NW COR OF NE1/4 OF NW1/4 OF SE1/4 OF SW1/4 OF SEC CONT S 03 DEG E 137.80FTE 87 DEG W 39.85FTE N03 DEG W 137.80FTE N 87 DEG E 39.93FTE
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**Assessment Information:**

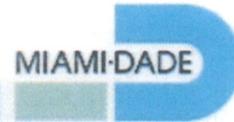
Year:	2010	2009
Land Value:	\$17,865	\$39,853
Building Value:	\$0	\$0
Market Value:	\$17,865	\$39,853
Assessed Value:	\$17,865	\$39,853

**Taxable Value Information:**

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$17,865	\$0/\$39,853
County:	\$0/\$17,865	\$0/\$39,853
School Board:	\$0/\$17,865	\$0/\$39,853

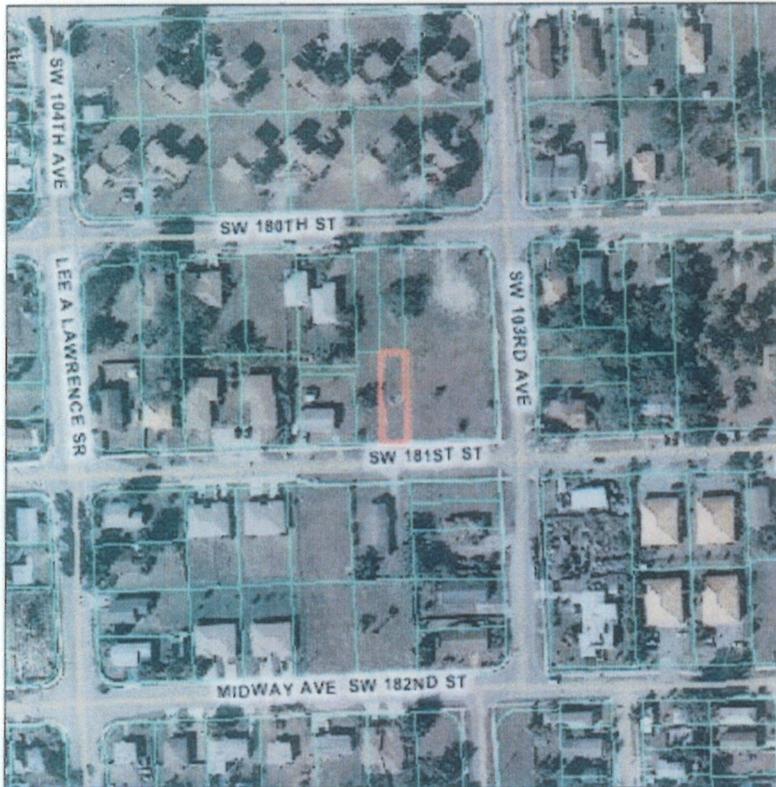
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**My Home**  
Miami-Dade County, Florida



miamidade.gov

Property Information Map



Aerial Photography - 2009

0 113 ft

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Close

**Summary Details:**

Folio No.:	30-5032-000-1313
Property:	
Mailing Address:	MURO INVEST INC 1045 SW 64 AVE MIAMI FL 33144-

**Property Information:**

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,485 SQ FT
Year Built:	0
Legal Description:	32 55 40 .12 AC M/L BEG 164.93FTE 180.80FTS OF NW COR OF NE1/4 OF NW1/4 OF SE1/4 OF SW1/4 OF SEC CONT S 03 DEG E 129.77FT S 87 DEG W 42.28FT N 03 DEG W 129.75FT N 87 DEG E 42.28FT

**Assessment Information:**

Year:	2010	2009
Land Value:	\$17,826	\$39,766
Building Value:	\$0	\$0
Market Value:	\$17,826	\$39,766
Assessed Value:	\$17,826	\$39,766

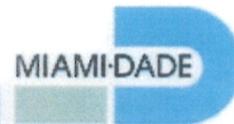
**Taxable Value Information:**

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$17,826	\$0/\$39,766
County:	\$0/\$17,826	\$0/\$39,766
School Board:	\$0/\$17,826	\$0/\$39,766

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**My Home**  
Miami-Dade County, Florida

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**Property Information Map**



Aerial Photography - 2009

0 113 ft

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Close

**Summary Details:**

Folio No.:	30-5032-000-1314
Property:	
Mailing Address:	MURO INVEST INC 1045 SW 64 AVE MIAMI FL 33144-

**Property Information:**

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	6,235 SQ FT
Year Built:	0
Legal Description:	32 55 40 .14 AC M/L BEG 85.01FTE & 180.80FTS OF NW COR OF NE 1/4 OF NW 1/4 OF SE 1.4 OF SW 1/4 OF SEC TH N 87 DEG E 37.43FT S 03 DEG E 129.75FT S 87 DEG W 42.28FT N 03 DEG W 100.01FT

**Assessment Information:**

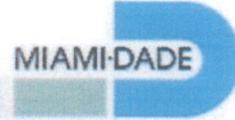
Year:	2010	2009
Land Value:	\$20,264	\$45,204
Building Value:	\$0	\$0
Market Value:	\$20,264	\$45,204
Assessed Value:	\$20,264	\$45,204

**Taxable Value Information:**

Year:	2010	2009
Applicable Exemption/Taxable Value:	Applied Exemption/Taxable Value:	Applied Exemption/Taxable Value:
Regional:	\$0/\$20,264	\$0/\$45,204
County:	\$0/\$20,264	\$0/\$45,204
School Board:	\$0/\$20,264	\$0/\$45,204

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**My Home**  
Miami-Dade County, Florida



[miamidade.gov](http://miamidade.gov)

Property Information Map



Aerial Photography - 2009

0 114 ft

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Close

**Summary Details:**

Folio No.:	30-5032-016-0680
Property:	10341 SW 183 ST
Mailing Address:	MURO INVEST INC 1045 SW 64 AVE MIAMI FL 33144-

**Property Information:**

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,250 SQ FT
Year Built:	0
Legal Description:	ROSEHAVEN PB 49-49 E1/2 OF LOT 12 BLK 5 PER W/P # 22414 LOT SIZE 5250 SQ FT OR 21987-1437 0104 3

**Assessment Information:**

Year:	2010	2009
Land Value:	\$17,062	\$38,062
Building Value:	\$0	\$0
Market Value:	\$17,062	\$38,062
Assessed Value:	\$17,062	\$38,062

**Taxable Value Information:**

Year:	2010	2009
Applied Exemption/ Taxable Value:		
Applied Exemption/ Taxable Value:		
Regional:	\$0/\$17,062	\$0/\$38,062
County:	\$0/\$17,062	\$0/\$38,062
School Board:	\$0/\$17,062	\$0/\$38,062

**Sale Information:**

Sale Date:	1/2004
Sale Amount:	\$0
Sale O/R:	21987-1437
Sales Qualification Description:	Sales which are disqualified as a result of examination of the deed
<a href="#">View Additional Sales</a>	

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**My Home**  
Miami-Dade County, Florida

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Property Information Map



Aerial Photography - 2009

0 114 ft

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Close

**Summary Details:**

Folio No.:	30-5032-016-0685
Property:	
Mailing Address:	MURO INVEST INC 1045 SW 64 AVE MIAMI FL 33144-

**Property Information:**

Primary Zone:	5700 TWO FAMILY RESIDENCE
CLUC:	0081 VACANT LAND
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	5,250 SQ FT
Year Built:	0
Legal Description:	ROSEHAVEN PB 49-49 W1/2 LOT 12 BLK 5 PER W/P #22414 LOT SIZE 5250 SQ FT FAU 30 5032 016 0680 OR 21987-1437 0104 3

**Assessment Information:**

Year:	2010	2009
Land Value:	\$17,062	\$38,062
Building Value:	\$0	\$0
Market Value:	\$17,062	\$38,062
Assessed Value:	\$17,062	\$38,062

**Taxable Value Information:**

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$0/\$17,062	\$0/\$38,062
County:	\$0/\$17,062	\$0/\$38,062
School Board:	\$0/\$17,062	\$0/\$38,062

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MIAMI-DADE COUNTY  
BOARD OF COUNTY COMMISSIONERS  
OFFICE OF THE COMMISSION AUDITOR



Legislative Notes

**Agenda Item:** 8F(1)B  
**File Number:** 102078  
**Committee(s) of Reference:** Board of County Commissioners  
**Date of Analysis:** November 22, 2010  
**Type of Item:** Resolution

**Summary**

This resolution authorizes the conveyance of eight (8) Infill Housing Program lots to Habitat for Humanity of Greater Miami, Inc. (Habitat) a Florida not-for-profit corporation; waiver of Administrative Order 3-44; and authorizes the Mayor to execute a County Deed.

Muro Investment, Inc. is unable to pay the outstanding taxes and citations for the lots. Habitat has agreed to pay both the taxes and citations and develop the properties.

**Similar Legislation**

On April 16, 2010, the Board of County Commissioners, through Resolution 318-10, approved and authorized the execution of a Settlement Agreement between the Miami-Dade County and Neighbors and Neighbors Association, Inc. (NANA) and Foster Construction of South Florida.

**Resolutions 623-02 (three parcels) and 145-03 (one parcel) authorized the conveyance of four (4) lots to NANA for the development of infill housing through a County Deed. The deeds contained restrictions that required that the lots be developed with affordable housing within twelve (12) months from the date of the conveyance. Due to the fact that NANA did not meet the construction schedule set by the County, the County requested that the lots be returned to the County pursuant to the reverter provisions in the County Deed.**

Although NANA was willing to return the four lots, its joint venture partner, Foster Construction Inc. to which NANA had quit claimed part of its ownership interest in order to obtain construction financing, was not willing to sign the deed. The County, therefore, filed a suit to quiet title. After extensive discussions with both parties, Foster finally agreed to relinquish its ownership interest in the four lots.

**There was approximately \$15,200 in back taxes owed on the four lots and \$15,150 owed for liens and citations, which NANA and Foster were unable to pay.**

***Rather than return the lots to the County, NANA, conveyed the lots to Habitat for Humanity of Greater Miami, Inc. which expressed interest in the lots and was willing to pay the outstanding taxes. However, Habitat requested that the County release the liens and citations that were placed on the lots while under NANA and Foster's ownership.***

Prepared by: Michael Amador-Gil

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