

MEMORANDUM

EPC
Agenda Item No. 1(G)4

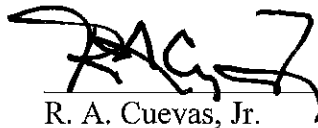
TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: April 16, 2015

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

SUBJECT: Resolution declaring two
County-owned properties located
at 2550 NW 93 Street, Miami,
Florida and 9135 NW 32
Avenue, Miami, Florida as
surplus and directs the County
Mayor to revise Miami-Dade
County inventory list of
affordable housing sites to
include such properties

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairman Jean Monestime.



R. A. Cuevas, Jr.
County Attorney

RAC/smm



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: May 5, 2015

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

SUBJECT: Agenda Item No.

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 Mayor'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.
5-5-15

RESOLUTION NO. _____

RESOLUTION DECLARING TWO COUNTY-OWNED PROPERTIES LOCATED AT 2550 NW 93 STREET, MIAMI, FLORIDA AND 9135 NW 32 AVENUE, MIAMI, FLORIDA AS SURPLUS AND DIRECTS THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO REVISE MIAMI-DADE COUNTY INVENTORY LIST OF AFFORDABLE HOUSING SITES TO INCLUDE SUCH PROPERTIES; AUTHORIZING CONVEYANCE OF FIVE (5) SINGLE FAMILY HOME SITES, PURSUANT TO SECTION 125.379, FLORIDA STATUTES, AT A PRICE OF \$10.00 TO JONES GROUP ENTERPRISES, LLC TO DEVELOP SUCH PROPERTIES AS WORKFORCE HOUSING; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEED ON BEHALF OF MIAMI-DADE COUNTY; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF SAID PROPERTIES AND TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED; AND DIRECTING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, Jones Group Enterprises, LLC, a Florida limited liability company (the "Developer"), has submitted to this Board an application, dated September 8, 2014, a copy of which is attached hereto as Attachment A and incorporated by reference, requesting that Miami-Dade County (the "County") convey five (5) single family home sites (the "Properties") located in Commission District 2, which are more fully described in Attachment B, which is attached hereto and incorporated by reference, for the purpose of developing such properties as workforce housing to be sold to qualified homebuyers; and

WHEREAS, the Developer is a conglomerate with specific housing and community development goals to create and preserve homeownership opportunities for working families as well as to provide employment and contracts to small businesses; and

WHEREAS, the Developer proposes to partner with Women Against Youth Violence for Empowerment to Save, a 501(c)(3) organization, to assist prospective homebuyers with homebuyer preparation and education; Blue Rooster Capital, LLC to serve as the financing entity; and Chambers Construction, Foster Construction and African American trade firms that will be responsible for the construction of the homes; and

WHEREAS, at the time of adoption of Resolution No. R-909-14 by the Board, the proposed conveyance was in the stage of continuous and ongoing negotiations with the District 2 Commissioner's Office and therefore, such resolution would not apply to the conveyance; and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department has announced the availability of the Properties to all County departments to determine if they are interested in the Properties, and no County departments have expressed an interest in the Properties; and

WHEREAS, the Board has reviewed and is satisfied with the information on each of the Properties, which is required by Resolution No. R-376-11, and which are attached hereto as Attachments C and D and incorporated by reference; and

WHEREAS, Florida Statute Section 125.379 requires each county to prepare an inventory list at least every three (3) years of all real property that is appropriate for use as affordable housing; and

WHEREAS, Florida Statute Section 125.379 requires that such inventory list include the address, legal description and whether the property is vacant or improved; and

WHEREAS, Florida Statute Section 125.379 further allows for the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body; and

WHEREAS, two (2) of the Properties requested by the Developer, which are described in Attachment C have not been included on the County's inventory list of affordable housing sites ("Affordable Housing Inventory List") as required by Section 125.379(1), Florida Statutes; and

WHEREAS, the Board desires to declare these two (2) properties as surplus and further desires to include them on the Affordable Housing Inventory List; and

WHEREAS, the remaining three (3) Properties requested by the Developer, which are described in Attachment D were declared as surplus and included on the Affordable Housing Inventory List pursuant to Resolution No. R-763-12; and

WHEREAS, the Board finds that, pursuant to Section 125.379, Florida Statutes, that the Properties have been identified as appropriate for use as affordable housing and shall be sold to the Developer at a price of \$10.00, subject to a reverter requiring the completion of the construction and sale of the workforce housing within two (2) years of the effective date of the conveyance to ensure compliance with the intent of this Board; and

WHEREAS, as a condition of the sale of the constructed workforce housing homes to qualified homebuyers, the Developer shall require each qualified homebuyer to execute a restrictive covenant that preserves the affordability of the home,

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. The Board declares two (2) County-owned properties located at 2550 NW 93 Street, Miami, Florida and 9135 NW 32 Avenue, Miami, Florida as surplus, and directs the County Mayor or the County Mayor's designee to revise the County's inventory list of affordable housing sites to include such properties.

Section 3. This Board hereby approves the conveyance of five (5) single family home sites, which are legally described in Attachments B, C and D, pursuant to Section 125.379, Florida Statutes, at a price of ten dollars (\$10.00), to Jones Group Enterprises, LLC, a Florida limited liability company (the "Developer"), which shall develop the Properties as workforce housing, all of which shall be sold to qualified homebuyers within two (2) years of the effective date of the conveyance. As a condition of the sale of the constructed workforce housing homes to qualified homebuyers and in accordance with the requirements of Sections 17-142 and 17-144 of the Code of Miami-Dade County, the Developer shall require each qualified homebuyer to execute a restrictive covenant that preserves the affordability of the home in a form approved by the County Mayor or the County Mayor's designee.

Section 4. This Board authorizes the Chairperson or Vice-Chairperson of the Board to execute a County Deed, in substantially the form attached hereto and made a part hereof as Attachment E, and authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate this conveyance. This Board further directs the County Mayor or the County Mayor's designee to appoint County staff to monitor compliance with the terms of this conveyance, and to enforce the provisions of the County Deed.

Section 5. This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on properties identifying the County's name and the name of the district commissioner.

Section 6. The Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public records all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within thirty (30) days of execution and final acceptance. The Board directs the Clerk of the Board, pursuant to

Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Chairman Jean Monestime. It 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:

- | | |
|-------------------------------------|----------------------|
| Jean Monestime, Chairman | |
| Esteban L. Bovo, Jr., Vice Chairman | |
| Bruno A. Barreiro | Daniella Levine Cava |
| Jose "Pepe" Diaz | Audrey M. Edmonson |
| Sally A. Heyman | Barbara J. Jordan |
| Dennis C. Moss | Rebeca Sosa |
| Sen. Javier D. Souto | Xavier L. Suarez |
| Juan C. Zapata | |

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of May, 2015. 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

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith



September 8, 2014

The Honorable Jean Monestime
Miami-Dade County Board of Commissioners
111 NW First Street, Suite 220
Miami, FL 33128

Dear Commissioner Monestime:

Jones Group Enterprises, LLC hereby requests conveyance of the following properties to our company for development as affordable workforce homeownership properties.

3021350250170
3031030120910
3031040035050
3031100570270 (double lot)
3031160091050

Jones Group Enterprises (JGE) is a conglomerate with specific housing and community development goals. Those goals are to create and preserve homeownership opportunities for working families as well as to provide employment and contracts to small businesses.

Through a collaborative partnership JGE will construct and sell homes to moderate-income homebuyers. The collaborative partnership consists of the following entities:

JGE - will serve as the property owner and managing developer. Opal A. Jones, former executive director of the Miami-Dade Affordable Housing Foundation, Inc. will serve as project manager for construction. As director of the Foundation, Ms. Jones has been responsible for development of affordable single-family housing for over ten years and she has an extensive professional background in the housing arena.

WAYVES - a 501(c)(3) entity, headed by Ms. Caprice Battle. WAYVES will assist with homebuyer preparation and education.

Blue Rooster Capital, LLC - will serve as the financing entity. Blue Rooster Capital, LLC is a Florida Domestic Limited-Liability Company with substantial capitalization to support urban development.

Contractor/Trades Pool - Chambers Construction, Foster Construction and African-American trade firms that will ensure quality construction of the homes.

Should you have any questions or need additional information regarding this request, please contact the construction project manager, Opal A. Jones at 786-803-5869.

Sincerely,

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

Opal A. Jones
CEO, Jones Group Enterprises, LLC

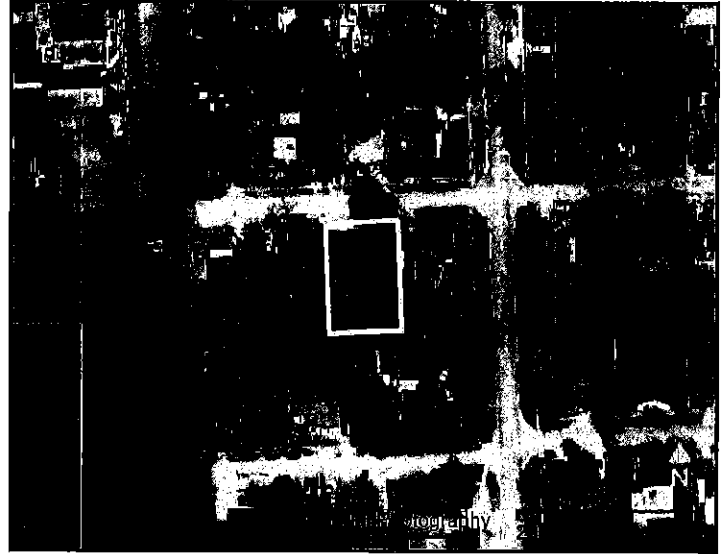


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/26/2015

Property Information	
Folio:	30-2135-025-0170
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI , FL 33128-1929
Primary Zone	0100 SINGLE FAMILY - GENERAL
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	6,825 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$21,151	\$18,470	\$19,066
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$21,151	\$18,470	\$19,066
Assessed Value	\$20,317	\$18,470	\$19,066

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$834		
County	Exemption	\$20,317	\$18,470	\$19,066

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

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$20,317	\$18,470	\$19,066
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$21,151	\$18,470	\$19,066
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$20,317	\$18,470	\$19,066
Taxable Value	\$0	\$0	\$0

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Generated On : 1/26/2015

Property Information

Folio: 30-2135-025-0170

Property Address:

Roll Year 2014 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Fl.	75.00	\$21,151

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 1/26/2015

Property Information

Folio: 30-2135-025-0170

Property Address:

Roll Year 2013 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	75.00	\$21,151

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 1/26/2015

Property Information

Folio: 30-2135-025-0170

Property Address:

Roll Year 2012 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	75.00	\$21,151

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 1/26/2015

Property Information

Folio: 30-2135-025-0170

Property Address:

Full Legal Description
35 52 41
AVOCADO ESTS-2ND ADDN PB 47-42
LOT 2 BLK 18
LOT SIZE 75.000 X 91
OR 20332-3757 0302 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/01/1993	\$0	00000-00000	Qual by exam of deed
05/01/1978	\$30,000	10042-1793	2008 and prior year sales; Qual by exam of deed

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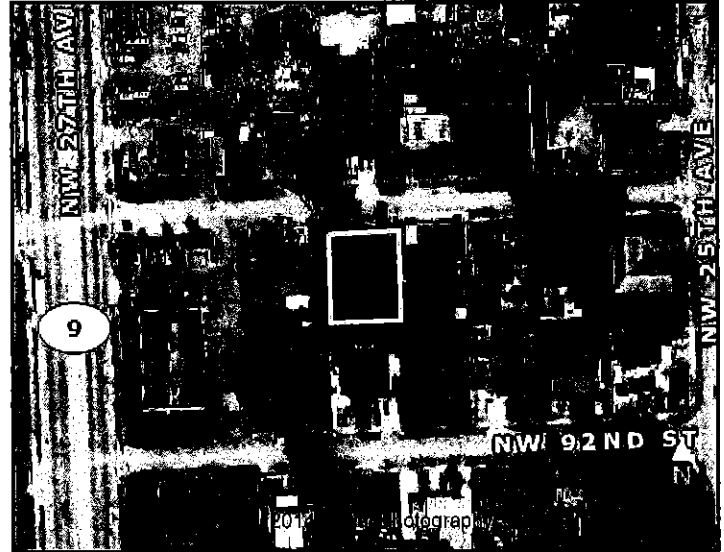


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/26/2015

Property Information	
Folio:	30-3103-012-0910
Property Address:	2550 NW 93 ST
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	0100 SINGLE FAMILY - GENERAL
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	7,950 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$15,335	\$13,335	\$12,602
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$15,335	\$13,335	\$12,602
Assessed Value	\$14,668	\$13,335	\$12,602

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$667		
County	Exemption	\$14,668	\$13,335	\$12,602

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

Short Legal Description
GULFAIR ESTATES PB 40-11 LOT 4 BLK 7 LOT SIZE 75.000 X 106 OR 13752-2111 0188 1 CASE 07-1061 0908 3

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$14,668	\$13,335	\$12,602
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$15,335	\$13,335	\$12,602
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,668	\$13,335	\$12,602
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/14/2012	\$0	28127-0954	Corrective, tax or QCD; min consideration
01/01/1988	\$12,000	13752-2111	2008 and prior year sales; Qual by exam of deed
02/01/1986	\$12,000	12811-1144	2008 and prior year sales; Qual by exam of deed
11/01/1976	\$14,600	00000-00000	2008 and prior year sales; Qual by exam of deed

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Summary Report

Generated On : 1/26/2015

Property Information	
Folio:	30-3104-003-5050
Property Address:	9135 NW 32 AVE
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	5100 BUNGALOW COURTS
Primary Land Use	8647 COUNTY : DADE COUNTY
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	6,299.1 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$21,509	\$14,891	\$14,505
Building Value	\$0	\$0	\$0
XF Value	\$330	\$336	\$426
Market Value	\$21,839	\$15,227	\$14,931
Assessed Value	\$16,749	\$15,227	\$14,931

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction	\$5,090		
County	Exemption	\$16,749	\$15,227	

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

Short Legal Description
THE TROPICS AMD PL PB 10-17
LOTS 5 & 6 LESS N70.01FT & LESS
W10FT FOR R/W BLK 72
LOT SIZE 69.99 X 90
OR 15015-2006 0591 4

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$16,749	\$15,227	\$0
Taxable Value	\$0	\$0	\$14,931
School Board			
Exemption Value	\$21,839	\$15,227	\$0
Taxable Value	\$0	\$0	\$14,931
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$16,749	\$15,227	\$0
Taxable Value	\$0	\$0	\$14,931

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$0	29022-0830	Corrective, tax or QCD; min consideration
04/29/2009	\$100	26846-0140	Affiliated parties
12/01/2003	\$0	22035-1291	Qual by exam of deed
05/01/1991	\$0	15015-2006	Qual by exam of deed

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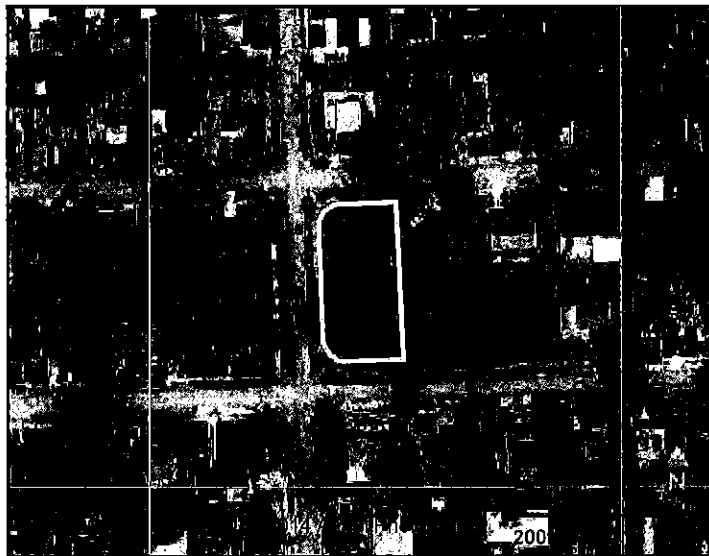


OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On: 1/26/2015

Property Information	
Folio:	30-3110-057-0270
Property Address:	
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST #2460 MIAMI, FL 33128
Primary Zone	0100 SINGLE FAMILY - GENERAL
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	15,041 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$15,560	\$15,560	\$14,853
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$15,560	\$15,560	\$14,853
Assessed Value	\$15,560	\$15,560	\$14,853

Benefits Information				
Benefit	Type	2014	2013	2012
County	Exemption	\$15,560	\$15,560	\$14,853

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

Short Legal Description
10 53 41 .36 AC PB 34-19
REV PLAT OF W LITTLE RIVER
W84.5FT OF TRACT 3
LOT SIZE 84.500 X 178
CLERKS # 93AO1230 0794

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$15,560	\$15,560	\$14,853
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$15,560	\$15,560	\$14,853
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$15,560	\$15,560	\$14,853
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2009	\$100	26982-0794	Federal, state or local government agency
06/01/1988	\$0	00000-00000	Qual by exam of deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Summary Report

Generated On : 1/26/2015

Property Information	
Folio:	30-3116-009-1050
Property Address:	5801 NW 32 AVE
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
Primary Zone	5700 DUPLEXES - GENERAL
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	9,216 Sq.Ft
Year Built	0



Assessment Information			
Year	2014	2013	2012
Land Value	\$14,866	\$14,866	\$13,343
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$14,866	\$14,866	\$13,343
Assessed Value	\$14,866	\$14,677	\$13,343

Benefits Information				
Benefit	Type	2014	2013	2012
Non-Homestead Cap	Assessment Reduction		\$189	
County	Exemption	\$14,866	\$14,677	\$13,343

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

Short Legal Description
HIALEAH HGTS PB 28-24
LOTS 30-31-32 & W6FT OF ALLEY
LYG E & ADJ BLK 4
PR ADD 5801 NW 32 AVE
LOT SIZE 72.000 X 128

Taxable Value Information			
	2014	2013	2012
County			
Exemption Value	\$14,866	\$14,677	\$13,343
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$14,866	\$14,866	\$13,343
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,866	\$14,677	\$13,343
Taxable Value	\$0	\$0	\$0

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1995	\$0	16694-4325	Qual by exam of deed
07/01/1983	\$20,000	11849-2076	2008 and prior year sales; Qual by exam of deed

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Version:

ATTACHMENT " C "

INFORMATION REQUIRED BY RESOLUTION R 376-11

	Folio	Address	District	Available to Convey	Legal Description	County Deed	CDBG Funds	2014 Assessment Value	Surplused	Annual County Maintenance Cost
1	30-3103-012-0910	2550 NW 93 St.	2	Yes	GULFAIR ESTATES PB 40-11 LOT 4 BLK 7	Tax Deed 5/29/2012	No	\$14,668	No	549
2	30-3104-003-5050	9135 NW 32 Ave	2	Yes	THE TROPICS AMD PL PB 10-17 LOTS 5 & 6 LESS N70.01FT & LESS W10FT FOR R/W BLK 72	Tax Deed 2/6/2014	No	\$16,749	No	435

Total Assessment Value

\$31,417

ATTACHMENT " D "

INFORMATION REQUIRED BY RESOLUTION R 376-11

	Folio	Address	District	Available to Convey	Legal Description	County Deed	CDBG Funds	2014 Assessment Value	Surplused Under Resolution R-763-12	Annual County Maintenance Cost
1	30-2135-025-0170	About 1210 NW 113 Terr.	2	Yes	AVOCADO ESTS-2ND ADDN PB 47-42 LOT 2 BKL 18	Tax Deed 6/1/1991	No	\$20,317	Yes	472
2	30-3110-057-0270	About 1992 NW 83 St.	2	Yes	REV PLAT OF W LITTLE RIVER W84.5FT OF TRACT 3 PB 34-19	QC From MDHA DEV CORP who reverted lot to County 8/18/20098	No	\$15,560	Yes	1,040
3	30-3116-009-1050	5801 NW 32 Ave.	2	Yes	HIACLEAH HGTS PB 28-24 LOTS 30-31-32 & W6FT OF ALLEY LYG E & ADJ BLK 4	Certificate of Title Chapter 45 2/28/1995	No	\$14,866	Yes	637

Total Assessment Value

\$50,743

ATTACHMENT "E"

Instrument prepared by and returned to:
Terrence A. Smith
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 2015 by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **JONES GROUP ENTERPRISES, a Florida limited liability company** (hereinafter "Developer"), whose address is 19222 N.W. 89 Avenue, Miami, Florida 33018.

WITNESSETH:

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

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 Properties; 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 Properties shall be developed with workforce housing. The Developer shall sell such workforce housing to qualified homebuyers whose income range is established at 65% up to 140% of the most recent median family income for the County reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy.
3. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), the Developer shall comply with the

requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for the Developer to notify these residents of the availability of homeownership opportunities.

4. That Developer agrees that Properties shall remain affordable for a period of thirty (30) years from the date the homes are completed and conveyed to the qualified homebuyers.
5. That Developer shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
6. That Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. Developer 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 Developer may encumber the Properties 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 Project 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 Project 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.

7. If in the sole discretion of the County, one or more of the Properties ceases to be used solely for the purpose set forth in paragraph 1 herein by the

Developer, or if the Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, title to the subject Properties shall revert to the County, at the option of the County. In the event of such reverter, the Developer shall immediately deed such Properties back to the County, and the County shall have the right to immediate possession of such Properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Developer. The County retains a reversionary interest in the Properties, which right may be exercised by the County in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish the Developer with 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.

This grant conveys only the interest of the Miami-Dade County and its Board of County Commissioners in the Properties herein described and shall not be deemed to warrant the title or to represent any state of facts concerning the same.

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the 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: _____
Jean Monestime, Chairman

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R-_____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2015.

EXHIBIT "A"

LEGAL DESCRIPTIONS

30-2135-025-0170	AVOCADO ESTS-2ND ADDN PB 47-42, LOT 2 BLK 18
30-3103-012-0910	GULFAIR ESTATES PB 40-11, LOT 4 BLK 7
30-3104-003-5050	THE TROPICS AMD PL PB 10-17, LOTS 5 & 6 LESS N70.01FT & LESS, W10FT FOR R/W BLK 72
30-3110-057-0270	10 53 41 .36 AC PB 34-19, REV PLAT OF W LITTLE RIVER, W84.5FT OF TRACT 3
30-3116-009-1050	HIALEAH HGTS PB 28-24, LOTS 30-31-32 & W6FT OF ALLEY, LYG E & ADJ BLK 4, PR ADD 5801 NW 32 AVE