

# MEMORANDUM

Agenda Item No. 11(A)(5)

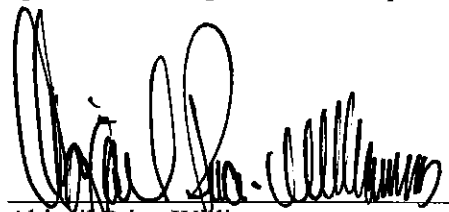
**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** April 10, 2018

**FROM:** Abigail Price-Williams  
County Attorney

**SUBJECT:** Resolution authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of 10 County-owned properties to Housing Programs, Inc., a Florida not-for-profit Corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute County Deeds; authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deed and to ensure placement of appropriate signage; and accepting promissory note in the amount of \$25,000.00 from and authorizing the County Mayor to execute a Security Agreement with Housing Programs, Inc. as consideration to defer payment of certain fees associated with the conveyance of the properties

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairwoman Audrey M. Edmonson.

  
\_\_\_\_\_  
Abigail Price-Williams  
County Attorney

APW/lmp

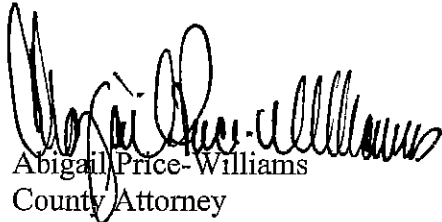


# MEMORANDUM

(Revised)

**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** April 10, 2018

**FROM:**   
Abigail Price-Williams  
County Attorney

**SUBJECT:** Agenda Item No. 11(A)(5)

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 \_\_\_\_, 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. 11(A)(5)  
4-10-18

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

RESOLUTION AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF 10 COUNTY-OWNED PROPERTIES TO HOUSING PROGRAMS, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW, LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEEDS; AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AND ACCEPTING PROMISSORY NOTE IN THE AMOUNT OF \$25,000.00 FROM AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EXECUTE A SECURITY AGREEMENT WITH HOUSING PROGRAMS, INC. AS CONSIDERATION TO DEFER PAYMENT OF CERTAIN FEES ASSOCIATED WITH THE CONVEYANCE OF THE PROPERTIES

**WHEREAS**, Housing Programs, Inc. ("Housing Programs") is a Florida not-for-profit corporation, which promotes, develops and provides safe and affordable housing to persons with limited financial resources in Miami-Dade County; and

**WHEREAS**, Housing Programs submitted to the Commissioner for District 3 an application, dated January 4, 2018, a copy of which is attached hereto as Attachment "A," and incorporated herein by reference, requesting that the County convey 10 parcels of land (the "County Properties") to them for the purpose of developing the County Properties with affordable single family homes to be sold to very low-, low- or moderate income households through the County's Infill Housing Initiative Program ("Infill Housing Program"); and

**WHEREAS**, the County Properties are more fully described in Attachments “B,” “C,” “D,” “E,” “F,” “G,” “H,” “I,” “J,” and “K”; and

**WHEREAS**, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the County Properties is also attached hereto in Attachment “L”; and

**WHEREAS**, this Board has reviewed the information in Attachment “L” and this Board is satisfied; and

**WHEREAS**, Section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real County Properties that is appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body; and

**WHEREAS**, on November 7, 2017, this Board adopted Resolution No. R-979-17, which declared the County Properties surplus and added such properties to the County’s inventory list of affordable housing sites in accordance with Section 125.379(1), Florida Statutes; and

**WHEREAS**, the County Properties will be conveyed to Housing Programs, subject to a reverter, requiring among other things, that Housing Programs complete the development of the County Properties through the Infill Housing Program within two years of the effective date of the conveyance, unless extended at the discretion of this Board; and

**WHEREAS**, Housing Programs has requested that the County agree to allow them to defer payment of certain fees associated with the conveyance of the Properties, and as consideration for such agreement, Housing Programs has agreed to execute a promissory note in the amount of \$25,000.00 and a security agreement in the County’s favor; and

**WHEREAS**, this Board wishes to accept the promissory note and authorize the County Mayor or the County Mayor’s designee to execute the security agreement on behalf of the County,

**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 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the County Properties to Housing Programs for a price of \$10.00, for the purpose of developing the County Properties with affordable single family homes to be sold to very low-, low- or moderate income households in accordance with the Infill Housing Program.

**Section 3.** Pursuant to Section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to take all actions necessary to effectuate the conveyance of the County Properties, including the execution of the County Deeds, in substantially the form attached hereto and made a part hereof as Attachment "M."

**Section 4.** This Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the County Deeds, including but not limited exercising the County's option to enforce its reversionary interest after conducting all due diligence, including but not limited to title searches and environmental reviews. In the event, the County Mayor or the County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Record of Miami-Dade County and provide a copy of such instrument to the County Properties Appraiser. This Board further authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from Housing Programs, after conducting all due diligence, including but not limited to title searches and environmental reviews, a deed which conveys the County Properties back to the County in the event Housing Programs is unable or fails to comply with the deed restrictions set

forth in the County Deeds. Upon the receipt of a deed from Housing Programs, the County Mayor or the County Mayor's designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the Project shall be subject to this Board's approval.

**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 within 90 days of the recordation of the County Deeds.

**Section 6.** This Board accepts the promissory note in the amount of \$25,000.00 from and authorizes the County Mayor or the County Mayor's designee to execute a security agreement, on behalf of Miami-Dade County, with Housing Programs, in substantially the forms attached hereto and made a part thereof as Attachments "N" and "O". This Board further authorizes the County Mayor or the County Mayor's designee to exercise all rights contained in such security agreement.

**Section 7.** This Board directs the County Mayor or the County Mayor's designee to appoint staff to monitor compliance with the terms of the conveyance.

**Section 8.** This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record County Deeds, covenants, reverters and mortgages creating or reserving a real County Properties interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This 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 Vice Chairwoman Audrey M. Edmonson.

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:

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

The Chairperson thereupon declared the resolution duly passed and adopted this 10<sup>th</sup> day of April, 2018. 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



HOUSING PROGRAMS, INC.  
16499 NE 19<sup>th</sup> AVE SUITE 212  
N. MIAMI, FL 33162  
OFFICE: 305-688-1600 FAX: 305-688-1620  
EMAIL: [housingprograms@bellsouth.net](mailto:housingprograms@bellsouth.net)

January 4, 2018

Miami-Dade County Commissioner Audrey M. Edmonson, D-3  
111 NW 1<sup>st</sup> Street, Suite 201  
Miami, Florida 33128  
305-636-2331/305-375-5393 (o)  
305-638-6906 (fax)

Please accept this letter as a formal request to convey the properties listed below to Housing Programs, Inc. a non for profit 501 (c) (3) organization to build and sell single family homes to low income families through the Miami Dade County Infill Program. I will build brand new 3 bedrooms 2 bathrooms or 4 bedrooms 2 bathrooms home according to Miami Dade County zoning regulations. I would also like to request to be permitted to sign a Promissory Note and Security Agreement in the amount of \$25,000.00 with the County in order to defer payment of certain fees associated with the conveyance of the lots. Attached to my request is the floor plan and elevation for these homes.

Folio No. 01-3114-016-0110  
1312 NW 71 ST

Folio No. 01-3113-023-0342  
6901 NW 3 AVE

Folio No. 01-3114-020-0800  
1261 NW 69 ST

Folio No. 01-3113-024-1600  
6809 NW 6 CT

Folio No. 01-3123-038-0070  
1602 NW 41 ST

Folio No. 01-3112-033-0030  
7724 NW 3 AVE

Folio No. 01-3123-014-0850  
5100 NW 15 AVE

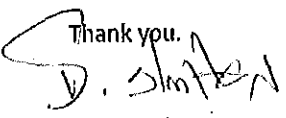
Folio No. 01-3114-036-1800  
1090 NW 65 ST

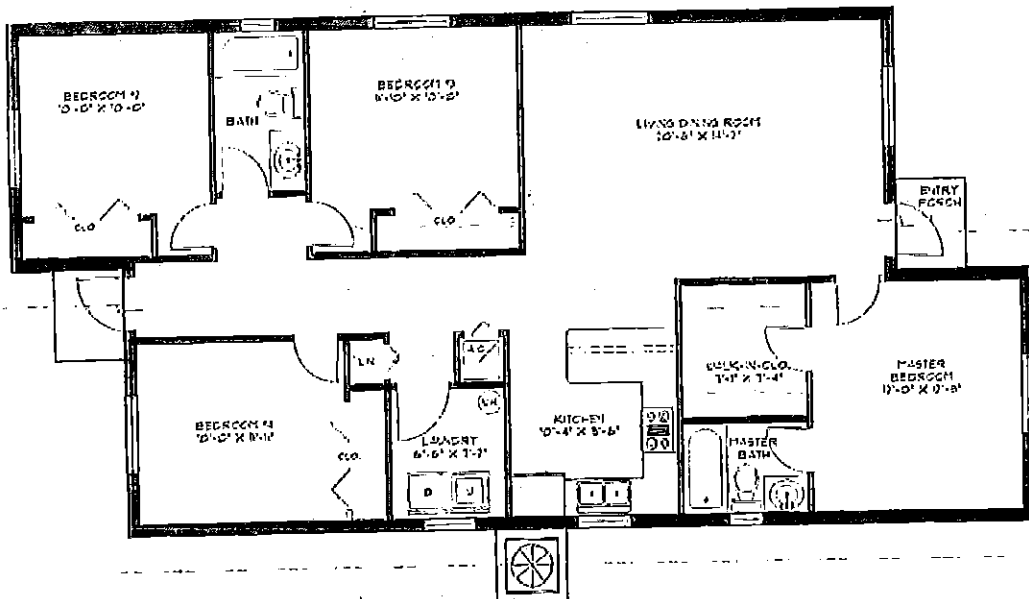
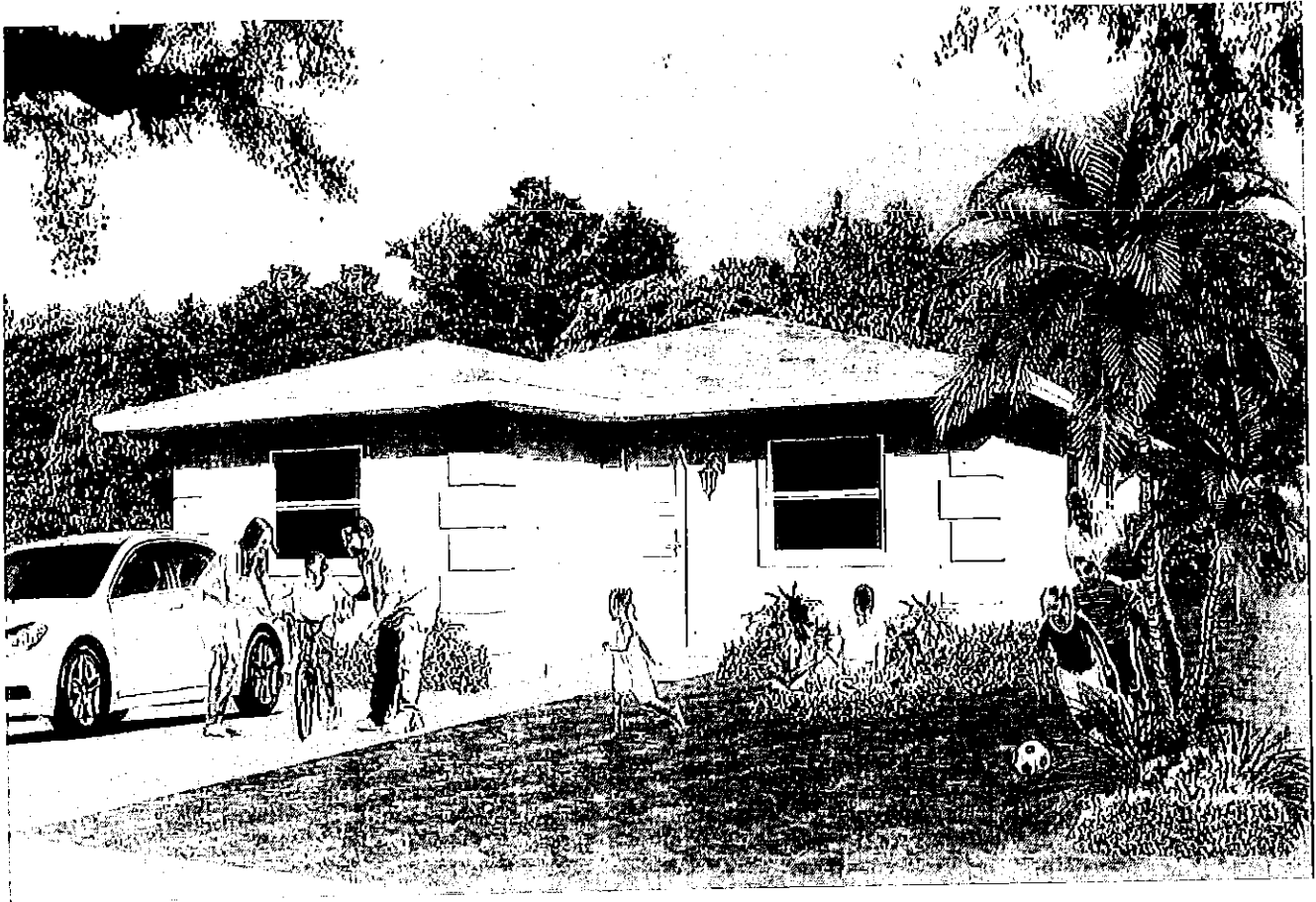
Folio No. 01-3112-046-0330  
7620 NW 3 AVE

Folio No. 01-3122-014-0080  
1730 NW 47 ST

Feel free to contact me should you have any questions.

Thank you.

  
Isaac Simhon  
President & CEO  
Housing Programs, Inc.



HOUSE SIZE 1,458 +/- SQ. FT. APPR.



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3114-020-0800
Property Address:	1261 NW 69 ST Miami, FL 33147-7149
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
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	5,400 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$22,977	\$13,786	\$10,723
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$22,977	\$13,786	\$10,723
Assessed Value	\$11,211	\$10,192	\$9,266

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$11,766	\$3,594	\$1,457
County	Exemption	\$11,211	\$10,192	\$9,266
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$11,211	\$10,192	\$9,266
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$22,977	\$13,786	\$10,723
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$11,211	\$10,192	\$9,266
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$11,211	\$10,192	\$9,266
Taxable Value	\$0	\$0	\$0

The Office of 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.miamidade.gov/info/disclaimer.asp>

Version:

**OFFICE OF THE PROPERTY APPRAISER**

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**Property Information**

Folio: 01-3114-020-0800

Property Address: 1261 NW 69 ST

**Roll Year 2017 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	\$22,977

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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**Property Information**

Folio: 01-3114-020-0800

Property Address: 1261 NW 69 ST

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	\$13,786

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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**Property Information**

Folio: 01-3114-020-0800

Property Address: 1261 NW 69 ST Miami, FL 33147-7149

**Roll Year 2015 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	\$10,723

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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**Property Information**

Folio: 01-3114-020-0800

Property Address: 1261 NW 69 ST

**Full Legal Description**

EAST LIBERTY CITY HOMESITES

PB 40-38

LOT 19 BLK 15

LOT SIZE 50.000 X 108

OR 13432-21400987 4

COC 23547-2423/25514-4710 0705 3

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
05/14/2012	\$0	28127-3120	Corrective, tax or QCD; min consideration
07/01/2005	\$0	23547-2423	Sales which are disqualified as a result of examination of the deed

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# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3114-016-0110
Property Address:	1312 NW 71 ST Miami, FL 33147-7025
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
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	5,450 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$23,130	\$13,878	\$10,794
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$23,130	\$13,878	\$10,794
Assessed Value	\$13,060	\$11,873	\$10,794

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$10,070	\$2,005	
County	Exemption	\$13,060	\$11,873	\$10,794
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$13,060	\$11,873	\$10,794
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$23,130	\$13,878	\$10,794
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$13,060	\$11,873	\$10,794
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$13,060	\$11,873	\$10,794
Taxable Value	\$0	\$0	\$0

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**Property Information**

Folio: 01-3114-016-0110

Property Address: 1312 NW 71 ST

**Roll Year 2017 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	\$23,130

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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**Property Information**

Folio: 01-3114-016-0110

Property Address: 1312 NW 71 ST

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	\$13,878

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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**Property Information**

Folio: 01-3114-016-0110

Property Address: 1312 NW 71 ST Miami, FL 33147-7025

**Roll Year 2015 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	\$10,794

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 : 1/5/2018

**Property Information**

Folio: 01-3114-016-0110

Property Address: 1312 NW 71 ST

**Full Legal Description**

LIBERTY CITY HOMESITES PB 40-32

LOT 11 BLK 7

LOT SIZE 50.000 X 109

OR 10704-2823 1079 1

COC 25070-1697 10 2006 4

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
08/13/2013	\$0	28805-0014	Corrective, tax or QCD; min consideration
10/01/2006	\$0	25070-1697	Sales which are disqualified as a result of examination of the deed
10/01/1979	\$10,500	10704-2823	Sales which are qualified

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3123-014-0850
Property Address:	5100 NW 15 AVE Miami, FL 33142-3810
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
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	4,840 Sq.Ft
Year Built	0

Assessment Information				
Year	2017	2016	2015	
Land Value	\$32,539	\$16,069	\$16,069	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$32,539	\$16,069	\$16,069	
Assessed Value	\$13,366	\$12,151	\$11,047	

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$19,173	\$3,918	\$5,022
County	Exemption	\$13,366	\$12,151	\$11,047
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$13,366	\$12,151	\$11,047
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$32,539	\$16,069	\$16,069
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$13,366	\$12,151	\$11,047
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$13,366	\$12,151	\$11,047
Taxable Value	\$0	\$0	\$0

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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3123-014-0850

Property Address: 5100 NW 15 AVE

**Roll Year 2017 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	44.00	\$32,539

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3123-014-0850

Property Address: 5100 NW 15 AVE

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	44.00	\$16,069

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3123-014-0850

Property Address: 5100 NW 15 AVE Miami, FL 33142-3810

**Roll Year 2015 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	44.00	\$16,069

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3123-014-0850

Property Address: 5100 NW 15 AVE

**Full Legal Description**

23 53 41

FAIRHAVEN GDNS PB 6-76

LOT 28 BLK 4

LOT SIZE 44.000 X 110

OR 22032-440 0204 3

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1977	\$1	09781-0840	Sales which are disqualified as a result of examination of the deed
05/01/1976	\$50	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3123-038-0070
Property Address:	1602 NW 41 ST Miami, FL 33142-4869
Owner:	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STE 2460 MIAMI, FL 33128
PA 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	5,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$33,654	\$23,856	\$19,596
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$33,654	\$23,856	\$19,596
Assessed Value	\$23,710	\$21,555	\$19,596

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$9,944	\$2,301	
County	Exemption	\$23,710	\$21,555	\$19,596

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$23,710	\$21,555	\$19,596
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$33,654	\$23,856	\$19,596
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$23,710	\$21,555	\$19,596
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$23,710	\$21,555	\$19,596
Taxable Value	\$0	\$0	\$0

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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3123-038-0070

Property Address: 1602 NW 41 ST

**Roll Year 2017 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$33,654

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3123-038-0070

Property Address: 1602 NW 41 ST

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Fl.	50.00	\$23,856

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3123-038-0070

Property Address: 1602 NW 41 ST Miami, FL 33142-4869

**Roll Year 2015 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$19,596

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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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/5/2018

**Property Information**

Folio: 01-3123-038-0070

Property Address: 1602 NW 41 ST

**Full Legal Description**

23 53 41

CEDARHURST PB 11-18

LOT 7

LOT SIZE 50.000 X 100

COC 24212-3344 01 2006 1

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$0	29021-4298	Corrective, tax or QCD; min consideration
01/01/2006	\$130,000	24212-3344	Sales which are qualified
06/01/2005	\$0	23548-4140	Sales which are disqualified as a result of examination of the deed
06/01/2005	\$100,000	23560-3486	Sales which are qualified
04/01/2003	\$80,000	21196-3078	Other disqualified
01/01/2003	\$30,000	20962-0523	Other disqualified
01/01/2003	\$41,000	20962-0524	Other disqualified

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3112-046-0330
Property Address:	7620 NW 3 AVE Miami, FL 33150-3448
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA 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	8,260 Sq.Ft
Year Built	0

Assessment Information			
Year	2017	2016	2015
Land Value	\$26,891	\$20,841	\$20,841
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$26,891	\$20,841	\$20,841
Assessed Value	\$18,188	\$16,535	\$15,032

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$8,703	\$4,306	\$5,809
County	Exemption	\$18,188	\$16,535	\$15,032
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$18,188	\$16,535	\$15,032
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$26,891	\$20,841	\$20,841
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$18,188	\$16,535	\$15,032
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$18,188	\$16,535	\$15,032
Taxable Value	\$0	\$0	\$0

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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3112-046-0330

Property Address: 7620 NW 3 AVE

**Roll Year 2017 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	70.00	\$26,891

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3112-046-0330

Property Address: 7620 NW 3 AVE

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	70.00	\$20,841

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3112-046-0330

Property Address: 7620 NW 3 AVE Miami, FL 33150-3448

**Roll Year 2015 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	70.00	\$20,841

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3112-046-0330

Property Address: 7620 NW 3 AVE

**Full Legal Description**

12 53 41 .18 AC PB 38-2

PINEMOUNT 2ND REV AMD PL

S70FT OF N175FT OF E1/2 TR 3

BLK 3

LOT SIZE 70.000 X 118

OR 20034-4264 1101 3

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3122-014-0080
Property Address:	1730 NW 47 ST Miami, FL 33142-4043
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA 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	4,796 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$21,550	\$19,156	\$11,972
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$21,550	\$19,156	\$11,972
Assessed Value	\$14,485	\$13,169	\$11,972

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$7,065	\$5,987	
County	Exemption	\$14,485	\$13,169	\$11,972
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$14,485	\$13,169	\$11,972
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$21,550	\$19,156	\$11,972
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$14,485	\$13,169	\$11,972
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,485	\$13,169	\$11,972
Taxable Value	\$0	\$0	\$0

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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3122-014-0080

Property Address: 1730 NW 47 ST

**Roll Year 2017 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	44.00	\$21,550

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3122-014-0080

Property Address: 1730 NW 47 ST

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	44.00	\$19,156

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3122-014-0080

Property Address: 1730 NW 47 ST Miami, FL 33142-4043

**Roll Year 2015 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Fl.	44.00	\$11,972

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3122-014-0080

Property Address: 1730 NW 47 ST

Full Legal Description
17TH AVE MANOR PB 18-43
LOT 10 BLK 1
LOT SIZE 44.000 X 109
OR 22454-1937 0704 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/19/2012	\$0	28363-1577	Corrective, tax or QCD; min consideration
10/01/1997	\$0	22454-1937	Sales which are disqualified as a result of examination of the deed
09/01/1992	\$0	15646-0654	Sales which are disqualified as a result of examination of the deed

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3113-023-0342
Property Address:	6901 NW 3 AVE Miami, FL 33150-3924
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST #2460 MIAMI, FL 33128
PA 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	6,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$47,092	\$45,500	\$24,025
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$47,092	\$45,500	\$24,025
Assessed Value	\$12,664	\$11,513	\$10,467

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$34,428	\$33,987	\$13,558
County	Exemption	\$12,664	\$11,513	\$10,467

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$12,664	\$11,513	\$10,467
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$47,092	\$45,500	\$24,025
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$12,664	\$11,513	\$10,467
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$12,664	\$11,513	\$10,467
Taxable Value	\$0	\$0	\$0

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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3113-023-0342

Property Address: 6901 NW 3 AVE

**Roll Year 2017 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$47,092

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3113-023-0342

Property Address: 6901 NW 3 AVE

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$45,500

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3113-023-0342

Property Address: 6901 NW 3 AVE Miami, FL 33150-3924

**Roll Year 2015 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$24,025

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3113-023-0342

Property Address: 6901 NW 3 AVE

**Full Legal Description**

GROVELAND PARK PB 6-91

LOT 16 BLK 2

LOT SIZE 50.00 X 125.00

OR 25804-2878 0707 3

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2009	\$100	26982-0794	Federal, state or local government agency

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3113-023-0342
Property Address:	6901 NW 3 AVE Miami, FL 33150-3924
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST #2460 MIAMI, FL 33128
PA 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	6,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$47,092	\$45,500	\$24,025
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$47,092	\$45,500	\$24,025
Assessed Value	\$12,664	\$11,513	\$10,467

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$34,428	\$33,987	\$13,558
County	Exemption	\$12,664	\$11,513	\$10,467
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional):				

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$12,664	\$11,513	\$10,467
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$47,092	\$45,500	\$24,025
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$12,664	\$11,513	\$10,467
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$12,664	\$11,513	\$10,467
Taxable Value	\$0	\$0	\$0

The Office of 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.miamidade.gov/info/disclaimer.asp>

Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3113-023-0342

Property Address: 6901 NW 3 AVE

**Roll Year 2017 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$47,092

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3113-023-0342

Property Address: 6901 NW 3 AVE

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$45,500

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3113-023-0342

Property Address: 6901 NW 3 AVE Miami, FL 33150-3924

**Roll Year 2015 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$24,025

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3113-023-0342

Property Address: 6901 NW 3 AVE

**Full Legal Description**

GROVELAND PARK PB 6-91

LOT 16 BLK 2

LOT SIZE 50.00 X 125.00

OR 25804-2878 0707 3

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2009	\$100	26982-0794	Federal, state or local government agency

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3112-033-0030
Property Address:	7724 NW 3 AVE Miami, FL 33150-2910
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST ST STE 2460 MIAMI, FL 33128
PA 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	4,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$14,578	\$11,426	\$11,426
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$14,578	\$11,426	\$11,426
Assessed Value	\$12,568	\$11,426	\$11,426

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$2,010		
County	Exemption	\$12,568	\$11,426	\$11,426

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

Taxable Value Information			
	2017	2016	2015
<b>County</b>			
Exemption Value	\$12,568	\$11,426	\$11,426
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$14,578	\$11,426	\$11,426
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$12,568	\$11,426	\$11,426
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$12,568	\$11,426	\$11,426
Taxable Value	\$0	\$0	\$0

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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3112-033-0030

Property Address: 7724 NW 3 AVE

**Roll Year 2017 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$14,578

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3112-033-0030

Property Address: 7724 NW 3 AVE

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$11,426

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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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/5/2018

**Property Information**

Folio: 01-3112-033-0030

Property Address: 7724 NW 3 AVE Miami, FL 33150-2910

## Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	50.00	\$11,426

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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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/5/2018

**Property Information**

Folio: 01-3112-033-0030

Property Address: 7724 NW 3 AVE

**Full Legal Description**

LITTLE RIVER GARDENS PB 16-58

LOTS 6 &amp; 7 BLK 41

LOT SIZE 50.000 X 90

OR 21204-1988 03 2003 6

COC 25089-4647 11 2006 4

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
11/07/2014	\$0	29401-0296	Corrective, tax or QCD; min consideration
01/13/2009	\$100	26716-2793	Corrective, tax or QCD; min consideration
11/01/2006	\$0	25089-4647	Sales which are disqualified as a result of examination of the deed
11/01/2004	\$6,500	22976-2888	Other disqualified
03/01/2003	\$6,500	21204-1988	Other disqualified
05/01/2001	\$6,300	19792-3101	Other disqualified
05/01/1989	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
12/01/1988	\$0	13940-3242	Sales which are disqualified as a result of examination of the deed
11/01/1981	\$27,000	11268-1661	Sales which are qualified
03/01/1980	\$14,300	10729-1444	Sales which are qualified

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Version:



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 1/5/2018

Property Information	
Folio:	01-3114-036-1800
Property Address:	1090 NW 65 ST Miami, FL 33150-4247
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST #2460 MIAMI, FL 33128
PA Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
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	6,351.52 Sq.Ft
Year Built	0

### Assessment Information

Year	2017	2016	2015
Land Value	\$27,169	\$16,301	\$12,226
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$27,169	\$16,301	\$12,226
Assessed Value	\$13,257	\$12,052	\$10,957

### Benefits Information

Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment/ Reduction	\$13,912	\$4,249	\$1,269
County	Exemption	\$13,257	\$12,052	\$10,957

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



### Taxable Value Information

	2017	2016	2015
<b>County</b>			
Exemption Value	\$13,257	\$12,052	\$10,957
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$27,169	\$16,301	\$12,226
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$13,257	\$12,052	\$10,957
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$13,257	\$12,052	\$10,957
Taxable Value	\$0	\$0	\$0

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/5/2018

**Property Information**

Folio: 01-3114-036-1800

Property Address: 1090 NW 65 ST

## Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Fl.	59.92	\$27,169

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3114-036-1800

Property Address: 1090 NW 65 ST

**Roll Year 2016 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	59.92	\$16,301

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3114-036-1800

Property Address: 1090 NW 65 ST Miami, FL 33150-4247

**Roll Year 2015 Land, Building and Extra-Feature Details**

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	59.92	\$12,226

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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Version:

**OFFICE OF THE PROPERTY APPRAISER**

Generated On : 1/5/2018

**Property Information**

Folio: 01-3114-036-1800

Property Address: 1090 NW 65 ST

**Full Legal Description**

SEVENTH AVE PK PB 17-17

LOT 12 BLK 9

LOT SIZE 59.920 X 106

OR 23603-4764 0605 3

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
07/29/2009	\$100	26982-0794	Federal, state or local government agency
11/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
10/01/1975	\$16,000	00000-00000	Sales which are qualified
03/01/1974	\$11,000	00000-00000	Sales which are qualified

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Version:

# ATTACHMENT "L"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-16

Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm. District	2017 Market Value	Legal Description	Municipal Zoning	Estimated Annual Lawn Maintenance Costs	Address	Surplus in R-979-17	OECD County Deed	Type of Deed County Acquired Parcel	Circulated to County Departments Date
01-31114-016-0110	\$489.99	5,450	3	\$23,130	LIBERTY CITY HOMESITES PB 40-32 LOT 11 BLK 7	T 3 L	\$238	1312 NW 71 ST Miami, FL	YES	NO	Tax Deed 8/13/2013	PHCD CIRCULATED ON 4/25/2017
01-31114-020-0800	\$486.75	5,400	3	\$22,977	EAST LIBERTY CITY HOMESITES PB 40-38 LOT 19 BLK 15	T 3 L	\$192	1261 NW 69 ST Miami, FL	YES	NO	Tax Deed 5/14/2012	PHCD CIRCULATED ON 4/25/2017
01-3123-038-0070	\$712.93	5,000	3	\$33,654	CEDARHURST PB 11-18 LOT 7	T 3 O	\$218	1602 NW 41 ST Miami, FL	YES	NO	Tax Deed 1/13/2014	PHCD CIRCULATED ON 4/25/2017
01-3123-014-0850	\$689.31	4,840	3	\$32,539	FAIRHAVEN GDNS PB 6-76 LOT 28 BLK 4	T 3 L	\$211	5100 NW 15 AVE Miami, FL	YES	NO	Tax Deed 2/2/2004	PHCD CIRCULATED ON 4/25/2017
01-3112-046-0330	\$559.66	8,260	3	\$26,891	PINEMOUNT 2ND REV AMD PL S70FT OF N175FT OF E1/2 TR 3 BLK 3	T 3 O	\$360	7620 NW 3 AVE Miami, FL	YES	NO	Tax Deed 11/16/2001	PHCD CIRCULATED ON 4/25/2017
01-3122-014-0080	\$456.52	4,796	3	\$21,550	17th AVENUE MANOR PB 18-43 LOT 10 BLK 1	T 3 O	\$235	1730 NW 47 ST Miami, FL	YES	NO	Tax Deed 11/13/2012	PHCD CIRCULATED ON 4/25/2017
01-3113-023-0342	\$997.61	6,250	3	\$47,092	GROVELAND PARK PB 6-91 LOT 16 BLK 2	T 3 O	\$273	6901 NW 3 AVE Miami, FL	YES	NO	Quit Claim From non-performing developer 7/29/2009	PHCD CIRCULATED ON 4/25/2017
01-3113-024-1600	\$635.14	4,000	3	\$29,982	SEVENTH AVE HIGHLANDS PB 14-13 LOT 7 BLK 9	T 3 O	\$175	6809 NW 6 CT Miami, FL	YES	NO	Tax Deed 12/15/2014	PHCD CIRCULATED ON 4/25/2017
01-3112-033-0030	\$308.82	4,500	3	\$14,578	LITTLE RIVER GARDENS PB 16-58 LOTS 6 & 7 BLK 41	T 3 O	\$196	7724 NW 3 AVE Miami, FL	YES	NO	Tax Deed 11/7/2014	PHCD CIRCULATED ON 4/25/2017
01-3114-036-1800	\$575.55	6,351.52	3	\$27,169	SEVENTH AVE PK PB 17-17 LOT 12 BLK 9	T 3 L	\$277	1090 NW 65 ST Miami, FL	Yes	NO	Quit Claim From non-performing developer 7/29/2009	PHCD CIRCULATED ON 4/25/2017

## ATTACHMENT "M"

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

Folio No: See Exhibit "A" attached.

### COUNTY DEED

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2018 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 **HOUSING PROGRAMS, INC.**, a Florida not-for-profit corporation (hereinafter "Developer"), whose address is 16499 N.E. 19<sup>th</sup> Avenue, Suite 212, Miami, Florida 33162.

**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 successors 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 affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. The Developer shall sell such affordable housing to qualified homebuyers whose income range is established up to 140% of the most recent median family income for the County as 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. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Board

finding it necessary to extend the time frame in which the Developer must complete the homes. In order for such waiver by the County to be effective, the County Mayor or the County Mayor's designee:

- a. Be given prior to the event of the reverter; and
  - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which the Developer must complete the homes. The letter by the County 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 two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
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 Two Hundred and Five Thousand and 00/100 (\$205,000.00). In the event the Developer fails to sell the home to a qualified household or sells the home above Two Hundred and Five Thousand and 00/100 (\$205,000.00) and the Developer, upon written notification from the County, fails to cure such default, then title to the subject Properties shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
  4. 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.
  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. The Developer 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

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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 twenty (20) years for a maximum of sixty (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."

7. 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.
  - c) Any mortgage(s) in favor of any lender that may go into default, lis penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the "successors heirs and assigns" of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(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.

9. 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, the Developer shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County. If the Developer fails to remedy the default within thirty (30) days, title to the subject Properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. 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, at the option of 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.
10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

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: \_\_\_\_\_  
Esteban L. Bovo Jr., Chairman

Approved for legal sufficiency:

By: \_\_\_\_\_  
Terrence A. Smith  
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -18 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the    day of    , 2018.

IN WITNESS WHEREOF, the representative of **HOUSING PROGRAMS, INC.**, a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this \_\_\_\_\_ day of \_\_\_\_\_, 2018, and it is hereby approved and accepted.

\_\_\_\_\_  
Witness/Attest

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Witness/Attest

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018, by \_\_\_\_\_, as \_\_\_\_\_ of **HOUSING PROGRAMS, INC.**, a Florida not-for-profit corporation, and s/he ( ) has produced \_\_\_\_\_ as identification or ( ) is personally known to me.

(SEAL)

\_\_\_\_\_  
\_\_\_\_\_

Notary of- State of \_\_\_\_\_

Commission Number: \_\_\_\_\_

66

**EXHIBIT A**

<b><u>FOLIO</u></b>	<b><u>LEGAL DESCRIPTION</u></b>
01-3114-016-0110	LIBERTY CITY HOMESITES PB 40-32 LOT 11 BLK 7
01-3114-020-0800	EAST LIBERTY CITY HOMESITES PB 40-38 LOT 19 BLK 15
01-3123-038-0070	CEDARHURST PB 11-18 LOT 7
01-3123-014-0850	FAIRHAVEN GDNS PB 6-76 LOT 28 BLK 4
01-3112-046-0330	PINEMOUNT 2ND REV AMD PL S70FT OF N175FT OF E1/2 TR 3 BLK 3
01-3122-014-0080	17 <sup>th</sup> AVENUE MANOR PB 18-43 LOT 10 BLK 1
01-3113-023-0342	GROVELAND PARK PB 6-91 LOT 16 BLK 2
01-3113-024-1600	SEVENTH AVE HIGHLANDS PB 14-13 LOT 7 BLK 9
01-3112-033-0030	LITTLE RIVER GARDENS PB 16-58 LOTS 6 & 7 BLK 41
01-3114-036-1800	SEVENTH AVE PK PB 17-17 LOT 12 BLK 9

## ATTACHMENT N

### PROMISSORY NOTE

County Loan

\$25,000.00

[\_\_\_\_ day of \_\_\_\_\_, 2018]  
Miami, Florida

**FOR VALUE RECEIVED** the undersigned **HOUSING PROGRAMS, INC.**, a Florida not-for-profit corporation 501 C (3) (hereinafter "Developer"), promises to pay to the order of MIAMI-DADE COUNTY, Florida, a political subdivision of the State of Florida, together with any other holder hereof ("Holder"), at 111 N.W. 1st Street, Miami, Florida 33128, Attention: County Mayor, or such other place as Holder may from time to time designate in writing, the principal sum of TWENTY-FIVE THOUSAND AND NO/100 DOLLARS (\$25,000.00) (the "Principal"), plus interest, if any, as set forth below.

### RECITALS

- A. The Holder, through its Infill Housing Initiative Program, has on the same date as this Promissory Note, closed on the conveyance to the Maker of ten (10) vacant building lots that are to be used for the construction of affordable housing. Pursuant to its agreement with the Holder, the Maker is obligated to use the ten (10) parcels for the construction of homeownership single-family houses. The parcels are hereinafter referred to as the "Properties".
- B. The regulations governing the Infill Housing Initiative Program require that the Maker pay to the Holder a fee of \$2,500.00 per property that has been conveyed.
- C. The Holder has agreed to accept this Promissory Note. As collateral the Maker, in an instrument executed on the same date hereof, has granted to the Holder a UCC security interest in disbursements that are owed to pursuant to certain unrelated contracts that the Maker and the Holder have entered into.

The term of this Note is two years with a maturity date of \_\_\_\_\_, 2018 ("Maturity Date"). Upon the closing of the construction loan on each Single-Family parcel, the Maker shall pay the County \$2,500. Each such payment shall reduce the balance owing on this Note by an amount equal to that payment. The entire remaining unpaid principal balance owing on this Promissory Note shall be due and payable on the Maturity Date.

This Note has been executed and delivered in, and is to be governed by and construed under the laws of, the State of Florida, as amended, except as modified by the laws and regulations of the United States of America.

Maker shall have no obligation to pay interest or payments in the nature of interest in excess of the maximum rate of interest allowed to be contracted for by law, as changed from time to time, applicable to this Note (the "Maximum Rate"). Any interest in excess of the Maximum Rate paid by Maker ("Excess Sum") shall be credited as a payment of principal, or, if Maker so requests in writing, returned to Maker, or, if the indebtedness and other obligations evidenced by this Note have been paid in full, returned to Maker together with interest at the same rate as was paid by

Maker during such period. Any Excess Sum credited to Principal shall be credited as of the date paid to Holder. The Maximum Rate varies from time to time and from time to time there may be no specific maximum rate. Holder may, without such action constituting a breach of any obligations to Maker, seek judicial determination of the Maximum Rate of interest, and its obligation to pay or credit any proposed excess sum to Maker.

The "Default Interest Rate" and, in the event no specific maximum rate is applicable, the Maximum Rate shall be eighteen percent (18%) per annum.

Holder shall have the right to declare the total unpaid balance of this Note to be immediately due and payable in advance of the Maturity Date upon the failure of Maker to pay when due, taking into account applicable grace periods, any payment of Principal or Interest or other amount due under the Loan Documents; or upon the occurrence of an event of default, which is not cured prior to the expiration of any applicable cure periods, pursuant to any other Loan Documents now or hereafter evidencing, securing or guarantying payment of this Note. Exercise of this right shall be without notice to Maker or to any other person liable for payment hereof, notice of such exercise being hereby expressly waived.

Any payment under this Note or the Loan Documents not paid when due (at maturity, upon acceleration or otherwise) taking into account applicable grace periods shall bear interest at the Default Interest Rate from the due date until paid.

Provided Holder has not accelerated this Note, Maker shall pay Holder a late charge of five percent (5%) of any required payment which is not received by Holder within ten (10) days of the due date of said payment. The parties agree that said charge is a fair and reasonable charge for the late payment and shall not be deemed a penalty.

Time is of the essence. In the event that this Note is collected by law or through attorneys at law, or under their advice, Maker agrees, to pay all reasonable costs of collection, including reasonable attorneys' fees, whether or not suit is brought, and whether incurred in connection with collection, trial, appeal, bankruptcy or other creditors proceedings or otherwise.

This Note may be paid in whole or in part at any time by Maker without penalty. Acceptance of partial payments or payments marked "payment in full" or "in satisfaction" or words to similar effect shall not affect the duty of Maker to pay all obligations due, and shall not affect the right of Holder to pursue all remedies available to it under any Loan Documents.

Maker agrees to assign any proceeds to the Holder from any contract between the Holder, its agencies or instrumentalities and the Maker or any firm, corporation, partnership or joint venture in which the Maker has a controlling financial interest in order to secure repayment of the loan. "Controlling financial interest" shall mean ownership, directly or indirectly to ten percent or more of the outstanding capital stock in any corporation or a direct or indirect interest of ten percent or more in a firm, partnership or other business entity.

The remedies of Holder shall be cumulative and concurrent, and may be pursued singularly, successively or together, at the sole discretion of Holder, and may be exercised as often as occasion therefore shall arise. No action or omission of Holder, including specifically any failure to exercise or forbearance in the exercise of any remedy, shall be deemed to be a waiver or release of the

same, such waiver or release to be effected only through a written document executed by Holder and then only to the extent specifically recited therein. A waiver or release with reference to any one event shall not be construed as continuing or as constituting a course of dealing, nor shall it be construed as a bar to, or as a waiver or release of, any subsequent remedy as to a subsequent event.

Any notice to be given or to be served upon any party in connection with this Note, whether required or otherwise, may be given in any manner permitted under the Loan Documents.

The term "other person liable for payment of this Note" shall include any endorser, guarantor, surety or other person now or subsequently primarily or secondarily liable for the payment of this Note, whether by signing this Note or any other instrument.

Maker and any other person liable for the payment of this Note respectively, hereby (a) expressly waive any valuation and appraisal, presentment, demand for payment, notice of dishonor, protest, notice of nonpayment or protest, all other forms of notice whatsoever, and diligence in collection; (b) consent that Holder may, from time to time and without notice to any of them or demand, (i) extend, rearrange, renew or postpone any or all payments, (ii) release, exchange, add to or substitute all or any part of the collateral for this Note, and/or (iii) release Maker (or any co-maker) or any other person liable for payment of this Note, without in any way modifying, altering, releasing, affecting or limiting their respective liability or the lien of any security instrument; and (c) agree that Holder, in order to enforce payment of this Note against any of them, shall not be required first to institute any suit or to exhaust any of its remedies against Maker (or any co-maker) or against any other person liable for payment of this Note or to attempt to realize on any collateral for this Note.

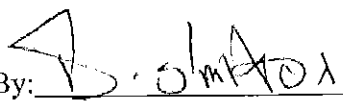
**BY EXECUTING THIS NOTE, MAKER KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVES ITS RIGHTS OR THE RIGHTS OF ITS HEIRS, ASSIGNS, SUCCESSORS OR PERSONAL REPRESENTATIVES TO A TRIAL BY JURY, IF ANY, IN ANY ACTION, PROCEEDING OR SUIT, WHETHER ARISING IN CONTRACT, TORT OR OTHERWISE, AND WHETHER ASSERTED BY WAY OF COMPLAINT, ANSWER, CROSSCLAIM, COUNTERCLAIM, AFFIRMATIVE DEFENSE OR OTHERWISE, BASED ON, ARISING OUT OF, UNDER OR IN CONNECTION WITH, THIS NOTE OR ANY OTHER INSTRUMENT, DOCUMENT OR AGREEMENT TO BE EXECUTED IN CONNECTION HERewith OR WITH THE INDEBTEDNESS OR THE RENEWAL, MODIFICATION OR EXTENSION OF ANY OF THE FOREGOING OR ANY FUTURE ADVANCE THEREUNDER. THIS PROVISION IS A MATERIAL INDUCEMENT FOR HOLDER'S EXTENDING CREDIT TO A MAKER AND NO WAIVER OR LIMITATION OF HOLDER'S RIGHTS HEREUNDER SHALL BE EFFECTIVE UNLESS IN WRITING AND MANUALLY SIGNED ON HODLER'S BEHALF.**

Maker acknowledges that the above paragraph has been expressly bargained for by Miami-Dade County, Florida as part of the transaction with Maker and that, but for Maker's agreement, Miami-Dade County, Florida would not have agreed to lend the Maker the Principal on the terms and at the Interest Rate.

**WHEREFORE**, Maker has executed this Note as of the date first mentioned above.

**MAKER:**  
HOUSING PROGRAMS, INC.,  
a Florida not-for-profit 501 C (3)

By: \_\_\_\_\_,  
its authorized member

By:  \_\_\_\_\_  
Name: Isaac Simhon  
Title: President & CEO

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

<u>FOLIO</u>	<u>LEGAL DESCRIPTION</u>
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01-3112-033-0030	LITTLE RIVER GARDENS PB 16-58 LOTS 6 & 7 BLK 41
01-3114-036-1800	SEVENTH AVE PK PB 17-17 LOT 12 BLK 9

**Grant of Security Interest**  
*To Serve as Collateral for Payment of Promissory Note*

FOR VALUE RECEIVED, the undersigned **HOUSING PROGRAMS, INC.**, a Florida not-for-profit corporation 501 C (3) (hereinafter "Developer"), grants to Miami-Dade County, a political subdivision of the State of Florida ("Secured Party") a security interest in the Collateral described below

1. RECITALS.

- A. The Secured Party has on the same date as this Grant of Security Interest, closed on the conveyance to the Debtor of ten (10) vacant building lots that are to be used for the construction of affordable housing. Pursuant to its agreements with the Secured Party the Debtor is obligated to use the ten (10) parcels for the construction of homeownership single-family houses. A listing of the parcels is contained in "Exhibit A" which is attached hereto.
- B. The regulations governing the Miami-Dade County Infill Housing Initiative Program require that the Debtor pay to the Secured Party a fee of \$2,500 per lot conveyed.
- C. The Secured Party has agreed to accept a promissory note ("Note") from the Debtor. The Note is to be executed on the same date as this Grant of Security Interest. Pursuant to these terms the Note shall be payable on a pro-rata basis upon the construction loan closing.
- D. The purpose of this Grant of Security Interest is to provide collateral for the Note.

2. GRANT OF SECURITY INTEREST. For valuable consideration, receipt of which is acknowledged, the Debtor hereby grants to the Secured Party a security interest ("Security Interest") pursuant to Florida's version of Article 9 of the UCC (Chapter 679, Florida Statutes) in the following described personal property of the Debtor.

*The disbursements payable to the Debtor pursuant to contracts that have been or will be entered into between the Debtor and the Secured Party through its Department of Public Housing and Community Development (described hereinafter as either the "Collateral" or the "PHCD Contracts").*

3. AMOUNT SECURED: The Security Interest serves as collateral for the full payment of the Note.

4. WARRANTIES AND COVENANTS. Debtor warrants and covenants that:

- a) No other creditor has a security interest in the Collateral
- b) Debtor is the owner of the Collateral free from any adverse lien or encumbrance except this lien
- c) Debtor will immediately notify the Secured Party in writing of any change in name or address.
- d) Debtor will do all such things as Secured Party at any time or from time to time may reasonably request to establish and maintain a perfected security interest in the Collateral.

- e) Debtor will pay the cost of filing this agreement in all public offices where recording is deemed by Secured Party to be necessary or desirable. A photographic or other reproduction of this agreement is sufficient as a financing statement.
- f) Debtor will not transfer or encumber the Collateral without the prior written consent of Secured Party.

5. **DEFAULT.** Debtor shall be in default under this Grant of Security Interest in the event of a default on the Note, the requirements set forth in that certain County Deed, which is attached hereto as Exhibit A and made a part hereof, and the default has not been cured within 30 days. In accordance with the County Deed, if in the sole discretion of the Secured Party, one or more of the properties described therein ceases to be used solely for the purpose set forth in paragraph 1 of the County Deed by the Debtor, or if the Debtor fails to construct the homes described therein in the manner and within the timeframe set forth in paragraph 2 of the County Deed, or if the Debtor ceases to exist prior to conveyance to the qualified homebuyers, or if any term of the County Deed is not complied with, the Debtor shall correct or cure the default/violation within 30 days of notification of the default by the Secured Party as determined in the sole discretion of the Secured Party. If the Debtor fails to remedy the default within thirty (30) days, title to the subject Properties shall revert to the Secured Party, at the option of the Secured Party upon written notice of such failure to remedy the default. In the event of such reverter, the Debtor shall immediately deed such Properties back to the Secured Party, and the Secured Party shall have the right to immediate possession of such Properties, with any and all improvements thereon, at no cost to the Secured Party. The effectiveness of the reverter shall take place immediately upon notice being provided by the Secured Party, regardless of the deed back to the Secured Party by the Debtor. The Secured Party retains a reversionary interest in the Properties, which right may be exercised by the Secured Party, at the option of the Secured Party, in accordance with this Deed. Upon such reversion, the Secured Party may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.

6. **REMEDIES OF SECURED PARTY.**

- In general, upon a Default and at any time thereafter, Secured Party shall have the remedies of a secured party under Florida's version of the Article 9 of the Uniform Commercial Code (Chapter 679, Florida Statutes) and the County Deed.
- In addition to its other remedies, the Secured Party, upon a Default, may make one or more set-offs against the disbursements that it would otherwise be payable to the Debtor pursuant to the PHCD Contracts that serve as the Collateral. The amount of the set-offs shall not exceed the amount owed under the Note. The Secured Party may make these set-offs without first having to institute legal action in the Courts.

7. **RELEASE OF SECURITY INTEREST.** Provided that Debtor promptly pays, or causes to be paid, to the Secured Party all the principal and interest payable under the Note at the times and in the manner stipulated therein and performs all of its other obligations under the Note (including any renewal, extension or modification thereof) and in this Grant of Security Interest to be kept, performed or observed by the Debtor, then this Grant of Security Interest and all interest and rights hereby granted, conveyed and assigned shall cease and be void.

IN WITNESS WHEREOF, County and Owner have caused this Agreement to be executed on the date first above written.

HOUSING PROGRAMS, INC,

By: [Signature]

Name: Isaac Simhon

Title: President & CEO

STATE OF FLORIDA )

COUNTY OF MIAMI-DADE )

The foregoing Rental Regulatory Agreement was sworn to, subscribed and acknowledged before me this 9th day of February, 2018, by on behalf of the Isaac Simhon. He is personally known to me X or has produced identification \_\_\_\_\_.

[Signature]  
Notary Public  
State of Florida at Large

My commission expires:



**MIAMI-DADE COUNTY, FLORIDA**

By: \_\_\_\_\_  
COUNTY MAYOR OR DEPUTY MAYOR

**ATTEST;**

**HARVEY RUVIN, CLERK**

By: \_\_\_\_\_  
DEPUTY CLERK

Approved as to form and legal sufficiency:

By: \_\_\_\_\_  
Terrence A. Smith  
Assistant County Attorney

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

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