

# MEMORANDUM

Agenda Item No. 11(A)(11)

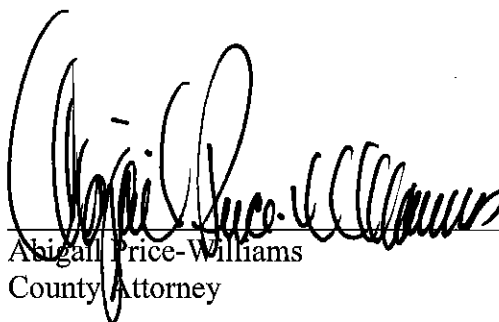
**TO:** Honorable Chairman Esteban L. Bovo, Jr.  
and Members, Board of County Commissioners

**DATE:** September 5, 2018

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

**SUBJECT:** Resolution authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of four County-owned Properties to the Housing League, 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 Miami-Dade County's Infill Housing Initiative Program; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; and 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

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.

  
Abigail Price-Williams  
County Attorney

APW/lmp



# MEMORANDUM

(Revised)

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

**DATE:** September 5, 2018

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

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

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

*2*

Approved \_\_\_\_\_ Mayor

Agenda Item No. 11(A)(11)

Veto \_\_\_\_\_

9-5-18

Override \_\_\_\_\_

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

RESOLUTION AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF FOUR COUNTY-OWNED PROPERTIES TO THE HOUSING LEAGUE, 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 MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND 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

**WHEREAS**, The Housing League, Inc. ("Housing League") is a Florida not for profit corporation, which is an independent, mission-driven nonprofit corporation based in Coral Gables Florida, South Miami-Dade County, and Vero Beach, providing affordable housing for low to moderate income families by working with private and public developers to create affordable housing opportunities; and

**WHEREAS**, since its inception, Housing League has developed, sold and closed hundreds of homes in six states; and

**WHEREAS**, Housing League seeks to preserve and improve affordable rental and homeownership opportunities through investments, strengthening families and communities, and encouraging a wide mix of partners to invest in and preserve affordable housing; and

**WHEREAS**, on March 7, 2018, Housing League submitted an application to the County Commissioner of District 9, a copy of which is attached hereto as Attachment “A” and incorporated herein by reference, requesting that the County convey to Housing League four County-owned vacant properties (“County Properties”) located in the district; and

**WHEREAS**, the County Properties that the County is willing to convey to Housing League are more fully described in Attachments “B,” “C,” “D,” and “E,” attached hereto and incorporated herein by reference; and

**WHEREAS**, Housing League proposes to develop the County Properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Miami-Dade County Infill Housing Initiative Program (“Infill Housing Program”); and

**WHEREAS**, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department previously announced the availability of the County Properties to all County departments and determined there was no interest in the County Properties; and

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

**WHEREAS**, this Board has reviewed the information in Attachment “F,” 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 are 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, among others, as surplus and added such properties to the County's inventory list of affordable housing sites as required by Section 125.379(1), Florida Statutes; and

**WHEREAS**, the County Properties will be conveyed to Housing League, subject to a reverter, on the condition that Housing League develops each of the County Properties with affordable housing to be sold to very low-, low- or moderate income households within two years of the effective date of the conveyance of the County Properties, unless such time is extended at the discretion of this Board,

**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 League for a price of \$10.00, for the purpose of developing such County Properties with affordable housing 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 Deed, in substantially the form attached hereto and made a part hereof as Attachment "G."

**Section 4.** This Board further authorizes the County Mayor or the County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the County Deed, including but not limited to 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 the 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 Property Appraiser. This Board further authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from Housing League, after conducting all due diligence, including but not limited to title searches and environmental reviews, a deed(s) which conveys the County Properties back to the County in the event Housing League is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from Housing League, 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 construction of the homes described herein 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 County Properties identifying the County's name and the name of the district commissioner.

**Section 6.** 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 7.** 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 the County Deed, covenants, reverters and mortgages creating or reserving a real property 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 Commissioner Dennis C. Moss. 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	
Daniella Levine Cava	Jose "Pepe" Diaz
Sally A. Heyman	Eileen Higgins
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 5<sup>th</sup> day of September, 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



March 7, 2018

Commissioner Dennis C. Moss  
Steven Clark Center  
111 NW 1 Street  
Miami, Florida 3128

Re: Lot Donations for Affordable Housing

Dear Commissioner Moss:

I have examined the following lots in your District. We would appreciate if these can be donated to our non-profit.

1678250101080 Zoned. Single family, to be sold

3069120040500 Zoned. Single family, to be sold

3069120070040 Zoned duplex, to be rented

3069120080570 Zoned. Single family, to be sold

Sincerely

*Jerry flick*

Jerry Flick, President





# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	16-7825-010-1080
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0500 SGL FAMILY - 1201-1400 SQ
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	7,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$20,625	\$13,125	\$13,125
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$20,625	\$13,125	\$13,125
Assessed Value	\$14,437	\$13,125	\$13,125

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$6,188		
County	Exemption	\$14,437	\$13,125	\$13,125
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	\$14,437	\$13,125	\$13,125
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$20,625	\$13,125	\$13,125
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$14,437	\$13,125	\$13,125
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$14,437	\$13,125	\$13,125
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>

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 16-7825-010-1080

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0500	Square Ft.	7,500.00	\$20,625

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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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 16-7825-010-1080

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0500	Square Ft.	7,500.00	\$13,125

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:

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

## Property Information

Folio: 16-7825-010-1080

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RS-3	0500	Square Ft.	7,500.00	\$13,125

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: 16-7825-010-1080

Property Address:

**Full Legal Description**

FRIEDLAND MANOR PB 62-52

LOT 4 BLK 10

LOT SIZE 75.000 X 100

OR 13957-2621 1288 2

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	\$0	29097-1829	Corrective, tax or QCD; min consideration
12/01/1988	\$80,000	13957-2621	Deeds that include more than one parcel

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Property Search Application - Miami-Dade County

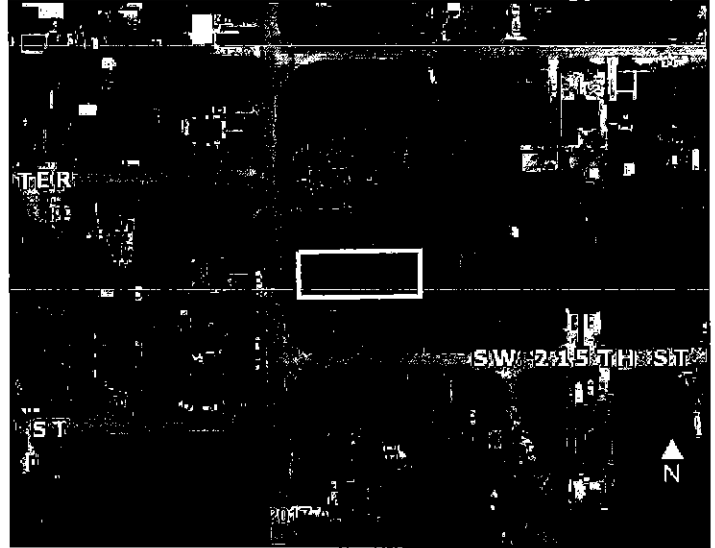


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	30-6912-004-0500
Property Address:	
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	3161 UC CENTER - RESIDENTIAL MODIFIED (RM) 4 MAX HT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,240 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$18,720	\$15,600	\$12,480
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$18,720	\$15,600	\$12,480
Assessed Value	\$15,100	\$13,728	\$12,480

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$3,620	\$1,672	
County	Exemption	\$15,100	\$13,728	\$12,480
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	\$15,100	\$13,728	\$12,480
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$18,720	\$15,600	\$12,480
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$15,100	\$13,728	\$12,480
Taxable Value	\$0	\$0	\$0

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 30-6912-004-0500

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3161	Square Ft.	6,240.00	\$18,720

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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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 30-6912-004-0500

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	6,240.00	\$15,600

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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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 30-6912-004-0500

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	6,240.00	\$12,480

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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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 30-6912-004-0500

Property Address:

**Full Legal Description**

SYMMES-SHARMAN TRACT PB 9-170

LOT 5 BLK 3

LOT SIZE 47.900 X 130

COC 22324-0127 04 2004 3

CASE #08-A01015

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
03/22/2013	\$0	28574-1566	Corrective, tax or QCD; min consideration
05/01/2004	\$0	22262-3200	Sales which are disqualified as a result of examination of the deed
04/01/2004	\$0	22324-0127	Sales which are disqualified as a result of examination of the deed
03/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
10/01/1990	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:

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Property Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	30-6912-007-0040
Property Address:	12205 SW 220 ST Miami, FL 33170-2857
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	8047 VACANT GOVERNMENTAL : 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	14,100 Sq.Ft
Year Built	0

Assessment Information			
Year	2017	2016	2015
Land Value	\$42,300	\$35,250	\$28,200
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$42,300	\$35,250	\$28,200
Assessed Value	\$34,122	\$31,020	\$28,200

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$8,178	\$4,230	
County	Exemption	\$34,122	\$31,020	\$28,200
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	\$34,122	\$31,020	\$28,200
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$42,300	\$35,250	\$28,200
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$34,122	\$31,020	\$28,200
Taxable Value	\$0	\$0	\$0

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Version:

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Property Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 30-6912-007-0040

Property Address: 12205 SW 220 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	14,100.00	\$42,300

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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3/5/2018

Property Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

## Property Information

Folio: 30-6912-007-0040

Property Address: 12205 SW 220 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	14,100.00	\$35,250

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:

3/5/2018

Property Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 30-6912-007-0040

Property Address: 12205 SW 220 ST Miami, FL 33170-2857

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	14,100.00	\$28,200

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 Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

## Property Information

Folio: 30-6912-007-0040

Property Address: 12205 SW 220 ST

Full Legal Description
12-13 56 39
DIXIE PINES PB 20-16
LOT 1 & E50FT OF S1/2 OF TR 2
PB 31-51 BLK 2
LOT SIZE 50.000 X 282
COC 22703-3499 10 2004 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/01/2004	\$0	22703-3499	Sales which are disqualified as a result of examination of the deed

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Version.

*JB*

3/5/2018

Property Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	30-6912-008-0570
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE 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	7,050 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$21,150	\$17,625	\$14,100
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$21,150	\$17,625	\$14,100
Assessed Value	\$17,061	\$15,510	\$14,100

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$4,089	\$2,115	
County	Exemption	\$17,061	\$15,510	\$14,100
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	\$17,061	\$15,510	\$14,100
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$21,150	\$17,625	\$14,100
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$17,061	\$15,510	\$14,100
Taxable Value	\$0	\$0	\$0

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Version:

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 30-6912-008-0570

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,050.00	\$21,150

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:

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3/5/2018

Property Search Application - Miami-Dade County



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 30-6912-008-0570

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,050.00	\$17,625

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:

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

**Property Information**

Folio: 30-6912-008-0570

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Square Ft.	7,050.00	\$14,100

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 : 3/5/2018

**Property Information**

Folio: 30-6912-008-0570

Property Address:

**Full Legal Description**

12-13 56 39 .16 AC

DIXIE PINES 2ND REV PB 31-51

E50FT OF W300FT OF N1/2 OF TR 7

LOT SIZE 50.000 X 141

OR 15703-3512 1092 5

COC 23747-3541 06 2005 6

**Sales Information**

Previous Sale	Price	OR Book-Page	Qualification Description
03/19/2014	\$0	29090-3153	Corrective, tax or QCD; min consideration
06/01/2005	\$14,000	23747-3541	Other disqualified
10/01/1992	\$0	15703-3512	Sales which are disqualified as a result of examination of the deed

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Version:

# ATTACHMENT "F"

## Attachment F

### County Properties To Be Conveyed to Housing League, Inc.

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	Department User	Municipal Zoning	Estimated Annual Lawn Maintenance Costs	Address	Surplus in R-379-17	Type of Deed County Acquired Parcel	Circulated to County Departments Date
<u>1678250101080</u>	\$469.59	7,500	9	\$20,625	FRIEDLAND MANOR PB 62-52 LOT 4 BLK 10	INTERNAL SERVICES	RS-4	\$327	ADJACENT NORTH OF 546 SW 7 CT	YES	ESCHEATMENT TAX DEED 3/21/14	4/25/17
<u>3069120040500</u>	\$327.80	6,240	9	\$18,720	SYMME-SHARMAN TRACT PB 9-170 LOT 5 BLK 3	INTERNAL SERVICES	RU-2	\$272	ADJACENT NORTH OF 21495 SW 120 AVE	YES	Escheatment Tax Deed 3/22/13	4/25/17
<u>3069120070040</u>	\$825.00	14,100	9	\$42,300	DIXIE PINES PB 20-16 LOT 1 & E50FT OF S1/2 OF TR 2 PB 31-51 BLK 2	INTERNAL SERVICES	RU-2	\$615	12205 SW 220TH ST	YES	Escheatment Tax Deed 10/1/04	4/25/17
<u>3069120080570</u>	\$390.81	7,050	9	\$21,150	DIXIE PINES 2ND REV PB 31-51 E50FT OF W300FT OF N1/2 OF TR 7	INTERNAL SERVICES	RU-2	\$307	ADJACENT EAST OF 12100 SW 218 ST	YES	Escheatment Tax Deed 3/19/14	4/25/17

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## ATTACHMENT "G"

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 **THE HOUSING LEAGUE, INC.** a Florida not for profit corporation ("Housing League"), whose address is 2046 Treasure Coast Place, Vero Beach, Florida 32960, or its successors and assigns.

**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 Housing League, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Housing League, 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 by Housing League with affordable housing ("Dwelling Units"), 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. Housing League shall sell such Dwelling Units 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 Miami-

Dade Board of County Commissioners finding it necessary to extend the timeframe in which Housing League must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:

- a. Be given by the County Mayor or the County Mayor's designee 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 Housing League must complete the Dwelling Units. 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 Dwelling Units developed on the Properties shall be sold to qualified households, 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 Housing League fails to sell the Dwelling Units to qualified households or sells the Dwelling Units above Two Hundred and Five Thousand and 00/100 (\$205,000.00), and Housing League, 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, Housing League 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"), Housing League 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 Housing League to notify these residents of the availability of homeownership opportunities.
  5. That Housing League 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. Housing League shall require that the qualified household purchasing the Dwelling Unit execute and record simultaneously with the deed of conveyance from Housing League 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

Properties shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from Housing League 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 Housing League shall pay real estate taxes and assessments on the Properties or any part thereof when due. Housing League 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 Housing League 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 pendens, 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, the Properties cease to be used solely for the purpose set forth in paragraph 1 herein by Housing League, or if Housing League fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if Housing League ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, Housing League 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 Housing League 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, Housing League 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 Housing League. 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 Housing League 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 **THE HOUSING LEAGUE, INC.** a Florida not for profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 25 day of May, 2018, and it is hereby approved and accepted.

Heather Harris  
Witness/Attest Heather Harris

By: [Signature]  
Name: JERRY FLICK  
Title: PRESIDENT

[Signature]  
Witness/Attest Michelle Jenkins

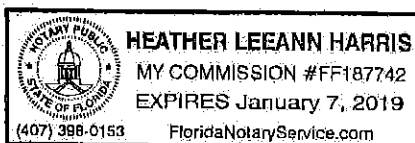
STATE OF FLORIDA

COUNTY OF ~~MIAMI-DADE~~ Indian River

The foregoing instrument was acknowledged before me this 25<sup>th</sup> day of May, 2018, by Jerry Flick, as President of **THE HOUSING LEAGUE, INC.** a Florida not for profit corporation, and s/he ( ) has produced \_\_\_\_\_ as identification or (X) is personally known to me.

(SEAL)

Heather LeeAnn Harris



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

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

**EXHIBIT A**

Folio	Legal Description
16-7825-010-1080	FRIEDLAND MANOR PB 62-52 LOT 4 BLK 10
30-6912-004-0500	SYMMES-SHARMAN TRACT PB 9-170 LOT 5 BLK 3
30-6912-007-0040	DIXIE PINES PB 20-16 LOT 1 & E50FT OF S1/2 OF TR 2 PB 31-51 BLK 2
30-6912-008-0570	DIXIE PINES 2ND REV PB 31-51 E50FT OF W300FT OF N1/2 OF TR 7