

MEMORANDUM

Agenda Item No. 5(I)

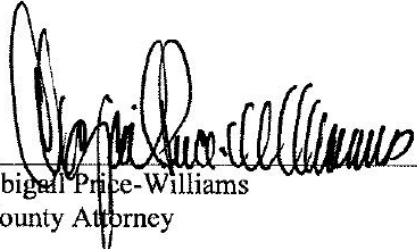
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 20, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring two County owned properties as surplus, and revising the inventory list of real properties, after a public hearing, to include such properties along with one additional property previously declared as surplus, in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of such properties to 14445 SW 289 St LLC, a Florida limited liability company, 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 effectuate the conveyance, to enforce the provisions set forth in such County Deed, to provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the property appraiser, 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/smm



MEMORANDUM
(Revised)

TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 20, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(I)

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 present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____) to approve
- Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(I)
10-20-20

RESOLUTION NO. _____

RESOLUTION DECLARING TWO COUNTY OWNED PROPERTIES AS SURPLUS, AND REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTIES ALONG WITH ONE ADDITIONAL PROPERTY PREVIOUSLY DECLARED AS SURPLUS, IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF SUCH PROPERTIES TO 14445 SW 289 ST LLC, A FLORIDA LIMITED LIABILITY COMPANY, 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 EFFECTUATE THE CONVEYANCE, TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, TO PROVIDE COPIES OF THE RECORDED COUNTY DEED AND THE RESTRICTIVE COVENANTS REQUIRED BY THE COUNTY DEED TO THE PROPERTY APPRAISER, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, 14445 SW 289 St LLC (the "developer") is a Florida limited liability company, which is under the direction of Jorge Llaguno, who is an active State of Florida licensed real estate broker since 1999; and

WHEREAS, Mr. Llaguno is an experienced affordable housing developer who has provided the underserved communities of Miami-Dade County with quality affordable housing; has been responsible for the development of over 11 homes through the Miami-Dade Infill Housing Initiative Program ("Infill Housing Program"); has served as the construction manager for several Infill Housing Program developers, including American Construction and Finance

Corp., and Royal Crown developers, Inc.; and has represented the County in assisting the Internal Services Department with foreclosed housing inventory for the County's Neighborhood Stabilization Program; and

WHEREAS, on June 13, 2019, the developer 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 three County-owned vacant properties located at 28129 SW 142 Court (Folio No. 30-7903-013-0200), 14006 SW 280 Terrace (Folio No. 30-7903-016-0370) and 28020 SW 141 Place (Folio No. 30-7903-016-0110) in Homestead, Florida (the "properties") to the developer; and

WHEREAS, the properties requested by the developer are more fully described in Attachments "B," "C" and "D" attached hereto and incorporated herein by reference; and

WHEREAS, the developer proposes to develop the properties with affordable housing to be sold to a very low, low- or moderate income household in accordance with the Infill Housing Program; and

WHEREAS, the properties are located within a community that is governed by a homeowners association; and

WHEREAS, there are liens and homeowners association fees that encumber the properties; and

WHEREAS, the developer proposes to pay off the liens and fees upon the conveyance of the properties to it; and

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

WHEREAS, on February 6, 2020, this Board adopted Resolution No. R-407-19, which requires the County Mayor or the County Mayor's to provide written notice to the public no less than four weeks prior to consideration by this Board, or any committee of this Board, of any proposed conveyance or lease of County-owned properties without competitive bidding under section 125.379, Florida Statutes; and

WHEREAS, on December 5, 2019, the developer complied with the requirements of Resolution No. R-407-19 by posting signs on the properties, which such signs have been posted for more than four weeks; and

WHEREAS, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the properties is included in Attachment "E," which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment "E," 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 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, this Board previously declared one of the properties (Folio No. 30-7903-013-0200) as surplus, in accordance with Resolution No. R-376-11, but has not declared the remaining two properties as surplus; and

WHEREAS, further, this Board has not added any of the properties to the County's affordable housing inventory list in accordance with section 125.379(1), Florida Statutes; and

WHEREAS, this Board finds that the properties are appropriate for use as affordable housing, and, therefore, desires to declare the two properties as surplus, and further wishes to revise the County's affordable housing inventory list to include the three properties; and

WHEREAS, the properties will be conveyed to the developer, subject to a reverter, on the condition that the developer develops the properties, in accordance with the Infill Housing Program and section 125.379, Florida Statutes, with single-family homes to be sold to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, within two years of the recording of the County Deed, unless such time is extended by 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. This Board declares two County-owned vacant properties located at 14006 SW 280 Terrace (Folio No. 30-7903-016-0370) and 28020 SW 141 Place (Folio No. 30-7903-016-0110) in Homestead, Florida as surplus. Further, this Board, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the County's affordable housing inventory list to add the before-mentioned properties along with the property located at 28129 SW 142 Court (Folio No. 30-7903-013-0200) (collectively the "properties").

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the properties to 14445 SW 289 St LLC (the "developer") for a price of \$10.00, for the purpose of developing the properties with single-family homes to be sold to very low-, low- or moderate-income households whose incomes do not exceed 120 percent of area median income, within two years of the recording of the County Deed in accordance with the Infill Housing Program and section 125.379, Florida Statutes.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson to execute the County Deed, in substantially the form attached hereto and made a part hereof as Attachment “F.”

Section 5. This Board further authorizes the County Mayor or the County Mayor’s designee to take all actions necessary to effectuate the conveyance, to exercise all rights set forth in the County Deed, other than those reserved to this Board therein, including, but not limited to, exercising the County’s option to enforce its reversionary interest after conducting all due diligence, including 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 records 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 the developer, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program Guidelines, a deed(s) which conveys the County properties back to the County in the event the developer is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed(s) from the developer, the County Mayor or the County Mayor’s designee shall record such deed(s) in the public records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction of the affordable housing units contemplated herein shall be subject to this Board’s approval.

Section 6. This Board directs the County Mayor or the County Mayor’s designee to (i) ensure that proper signage is placed on the properties identifying the County’s name and the name of the district commissioner; (ii) provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the Property Appraiser; and (iii) 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 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 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:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 20th day of October, 2020. 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

14445 SW 289 St LLC.

27581 South Dixie Hwy Homestead Florida 33033
Phone: 305-300-3804
Email: starshinejll@yahoo.com

June 13, 2019

The Honorable Commissioner
Dennis C. Moss
Miami Dade County
Commissioner, District 9
10710 SW 211 Street
Suite 206
Miami Florida 33189

Re: Request for conveyance of 3 Properties in District 9 for Infill Housing Development.
Folio # 30-7903-013-0200 / 28129 SW 142 CT
Folio # 30-7903-016-0370 /14006 SW 280 Terr
Folio# 30-7903-016-0110 /28020 SW 141 PL

Attention: Wayman Bannerman, Chief of Staff Office of
Commissioner Dennis C. Moss,

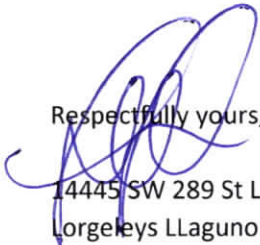
Dear Commissioner Moss:

My company 14445 SW 289 St LLC, is requesting the donation, conveyance of the referenced lots above in order to build for Infill Housing Program affordable homes for eligible 1st time homebuyers of low moderate income. Our company has renovated several units in this Seapines Community.

The Lots we are requesting are located at 28129 SW 142 Ct, with a folio# 30-7903-013-0200, 14006 SW 280 Terr, with a folio# 30-7903-016-0370, and 28020 SW 141 Pl with a folio# 30-7903-016-0110. There are liens and Home Owners Association fees filed against these County properties which my company will take full responsibility to pay.

Thank you for your kind consideration and support, and look forward to providing first time home ownership to a family in your district.

Respectfully yours,



14445 SW 289 St LLC.
Lorgeleys Llaguno

14445 SW 289 ST. LLC.,

27581 South Dixie Hwy
Homestead, Florida 33032

September 2nd 2020

Coralee Taylor
Real Estate Officer/ Infill Housing Program
Miami Dade Public Housing and Community Development
Overtown Transit Village North
701 NW 1 st Court 16th Floor
Miami, Florida 33136-3914

Reference

Folio # 30-7903-016-0370 /14006 SW 280 Terr
Folio# 30-7903-016-0110 /28020 SW 141 PL
Folio # 30-7903-013-0200 / 28129 SW 142 CT

Dear Mrs. Taylor,

As prior Emails and communications and through this letter 14445 SW 289 St Llc., a Florida LLLc. Has acknowledgment that we are responsible for association dues on the above mentioned properties.

An amount due of \$5,885.17 with a HOA monthly fee of \$ 125.00 for the unit located at 14006 SW 280 Terr.

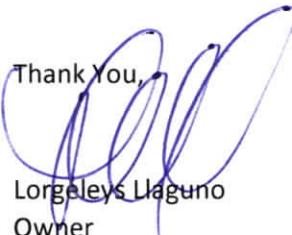
An amount Due of \$1,755.80 with a HOA monthly fee of \$ 125.00 for the unit located at 28020 SW 141 Pl.

And amount due of \$3,820.00 with a HOA monthly fee of \$ 125.00 for the unit located at 28129 SW 142 Ct.

As stipulated upon the transfer of all 3 units Associations will be paid up to date. These are the current amount dues to associations up to date.

Please advise if any additional information is needed for the expeditions of such transfers.

Thank You,



Lorgeleys Laguno
Owner
14445 SW 289 St
Homestead Fl 33032

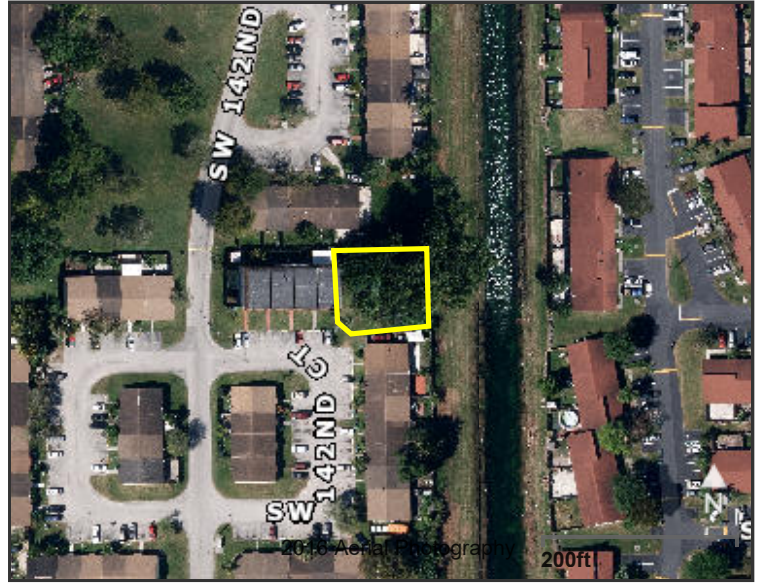


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/1/2020

Property Information	
Folio:	30-7903-013-0200
Property Address:	28129 SW 142 CT Miami, FL 33033-1767
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	2800 TOWNHOUSE
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	8,526 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$21,292	\$21,292	\$21,292
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$21,292	\$21,292	\$21,292
Assessed Value	\$21,292	\$21,292	\$21,292

Benefits Information				
Benefit	Type	2020	2019	2018
County	Exemption	\$21,292	\$21,292	\$21,292

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$21,292	\$21,292	\$21,292
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$21,292	\$21,292	\$21,292
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$21,292	\$21,292	\$21,292
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 : 9/1/2020

Property Information

Folio: 30-7903-013-0200

Property Address: 28129 SW 142 CT

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
Total Value Land	RU-TH	2800	Square Ft.	2,550.00	\$9,818
TV Size Adjustment (+)	RU-TH	2800	Square Ft.	5,976.00	\$11,474

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

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 : 9/1/2020

Property Information

Folio: 30-7903-013-0200

Property Address: 28129 SW 142 CT

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
Total Value Land	RU-TH	2800	Square Ft.	2,550.00	\$9,818
TV Size Adjustment (+)	RU-TH	2800	Square Ft.	5,976.00	\$11,474

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

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 : 9/1/2020

Property Information

Folio: 30-7903-013-0200

Property Address: 28129 SW 142 CT Miami, FL 33033-1767

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
Total Value Land	RU-TH	2800	Square Ft.	2,550.00	\$9,818
TV Size Adjustment (+)	RU-TH	2800	Square Ft.	5,976.00	\$11,474

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

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 : 9/1/2020

Property Information

Folio: 30-7903-013-0200

Property Address: 28129 SW 142 CT

Full Legal Description
SEAPINES
LOT 20 BLK 1 PB 100-6
PROP INT IN & TO COMMON ELEMENTS
LOT SIZE 8526 SQ FT
OR 19541-875 0301 5
COC 23343-4717 04 2005 1

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/19/2014	\$0	29090-3255	Corrective, tax or QCD; min consideration
04/01/2005	\$29,900	23343-4717	Sales which are qualified
03/01/2001	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
05/01/1990	\$45,000	14564-1021	Sales which are qualified
12/01/1988	\$38,700	13943-1795	Sales which are qualified
10/01/1983	\$46,500	11957-1359	Sales which are qualified
01/01/1981	\$42,900	11017-1683	Sales which are qualified
08/01/1978	\$24,550	10131-0822	Sales which are qualified

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

Detailed Report

Generated On : 9/1/2020

Property Information	
Folio:	30-7903-016-0370
Property Address:	14006 SW 280 TER Miami, FL 33033-1827
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	2800 TOWNHOUSE
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	2,592 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$8,330	\$8,330	\$8,330
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$8,330	\$8,330	\$8,330
Assessed Value	\$8,330	\$8,330	\$8,330

Benefits Information				
Benefit	Type	2020	2019	2018
County	Exemption	\$8,330	\$8,330	\$8,330

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$8,330	\$8,330	\$8,330
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$8,330	\$8,330	\$8,330
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$8,330	\$8,330	\$8,330
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 : 9/1/2020

Property Information

Folio: 30-7903-016-0370

Property Address: 14006 SW 280 TER

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Size Adjustment (+/-) (Condo DOR codes only)	RU-TH	2800	Square Ft.	42.00	\$42
TV Stub (Condo DOR codes only)	RU-TH	2800	Square Ft.	2,550.00	\$8,288

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

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 : 9/1/2020

Property Information

Folio: 30-7903-016-0370

Property Address: 14006 SW 280 TER

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Size Adjustment (+/-) (Condo DOR codes only)	RU-TH	2800	Square Ft.	42.00	\$42
TV Stub (Condo DOR codes only)	RU-TH	2800	Square Ft.	2,550.00	\$8,288

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

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 : 9/1/2020

Property Information

Folio: 30-7903-016-0370

Property Address: 14006 SW 280 TER Miami, FL 33033-1827

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Size Adjustment (+/-) (Condo DOR codes only)	RU-TH	2800	Square Ft.	42.00	\$42
TV Stub (Condo DOR codes only)	RU-TH	2800	Square Ft.	2,550.00	\$8,288

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

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 : 9/1/2020

Property Information

Folio: 30-7903-016-0370

Property Address: 14006 SW 280 TER

Full Legal Description
WATERSIDE TOWNHOMES SEC 1
PB 125-24
LOT 1 BLK 8
LOT SIZE 2592 SQ FT
& INT IN COMMON AREA
OR 21870-4574 1203 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/07/2017	\$0	30448-1324	Corrective, tax or QCD; min consideration
11/30/2010	\$7,769	27522-3731	Financial inst or "In Lieu of Forclosure" stated
02/01/1991	\$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
04/01/1986	\$48,500	12892-0379	Sales which are qualified

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

Detailed Report

Generated On : 9/1/2020

Property Information	
Folio:	30-7903-016-0110
Property Address:	28020 SW 141 PL Miami, FL 33033-1834
Owner	MIAMI DADE COUNTY ISD REAL ESTATE MGMT
Mailing Address	111 NW 1 ST STE 2400 MIAMI, FL 33128 USA
PA Primary Zone	2800 TOWNHOUSE
Primary Land Use	8010 VACANT GOVERNMENTAL : TOWNHOUSE
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	3,197 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$0	\$8,934	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$8,934	\$8,934	\$8,934
Assessed Value	\$8,934	\$8,934	\$8,934

Benefits Information				
Benefit	Type	2020	2019	2018
County	Exemption	\$8,934	\$8,934	

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$8,934	\$8,934	\$0
Taxable Value	\$0	\$0	\$8,934
School Board			
Exemption Value	\$8,934	\$8,934	\$0
Taxable Value	\$0	\$0	\$8,934
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$8,934	\$8,934	\$0
Taxable Value	\$0	\$0	\$8,934

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 : 9/1/2020

Property Information

Folio: 30-7903-016-0110

Property Address: 28020 SW 141 PL

Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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

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 : 9/1/2020

Property Information

Folio: 30-7903-016-0110

Property Address: 28020 SW 141 PL

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
The calculated values for this property have been overridden. Please refer to the Land, Building, and XF Values in the Assessment Section, in order to obtain the most accurate values.					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Size Adjustment (+/-) (Condo DOR codes only)	RU-TH	2800	Square Ft.	646.00	
TV Stub (Condo DOR codes only)	RU-TH	2800	Square Ft.	2,550.00	
CORNER NO VIEW	RU-TH	2800	Square Ft.	1.00	

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

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 : 9/1/2020

Property Information

Folio: 30-7903-016-0110

Property Address: 28020 SW 141 PL Miami, FL 33033-1834

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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

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 : 9/1/2020

Property Information

Folio: 30-7903-016-0110

Property Address: 28020 SW 141 PL

Full Legal Description
WATERSIDE TOWNHOMES SEC 1
PB 125-24
LOT 5 BLK 2
LOT SIZE 3196 SQ FT
& INT IN COMMON AREA
OR 23720-790 0805 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/29/2019	\$0	31597-0032	Corrective, tax or QCD; min consideration
01/31/2019	\$300	31314-0363	Federal, state or local government agency
04/01/1997	\$0	17609-4718	Sales which are disqualified as a result of examination of the deed

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:

Attachment "E"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 14445 SW 289 ST LLC

	Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm District	2019 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type
1	3079030130200	\$367.59	8,526 SQ FT	9	\$21,292.00	SEAPINES LOT 20 BLK 1 PB 100-6 PROP INT IN & TO COMMON ELEMENTS	RU-TH	\$372	28129 SW 142 CT	4/25/2017	YES R-376-11 11/7/2017	ESCHEATMENT TAX DEED 3/19/2014
2	3079030160370	\$143.81	2,592 SQ FT	9	\$8,330.00	WATERSIDE TOWNHOMES SEC 1 PB 125-24 LOT 1 BLK 8 & INT IN COMMON AREA	RU-TH	\$113	14006 SW 280 TER	2/7/2020	NO	ESCHEATMENT TAX DEED 3/07/2017
3	3079030160110	\$143.81	2,592 SQ FT	9	\$8,330.00	WATERSIDE TOWNHOMES SEC 1 PB 125-24 LOT 5 BLK 2 & INT IN COMMON AREA	RU-TH	\$113	28020 SW 141 PL	2/7/2020	NO	ESCHEATMENT TAX DEED 8/19/2019

ATTACHMENT "F"

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 2020 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 **14445 SW 289 ST LLC**, a Florida limited liability company (the "Developer"), whose address is 27581 South Dixie Highway, Homestead, Florida 33033, 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 the Developer, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Developer, its 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 the Developer 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. The Developer shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% 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 the Developer 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 the Developer 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 a 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 Five Thousand Dollars 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 Five Thousand Dollars and 00/100 (\$205,000.00) and the Developer, upon written notification from the County, fails to cure such default, then title to the 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 the Developer shall not assign or transfer its interest in the properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
 6. That the Developer shall require that the qualified household purchasing the Dwelling Units 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 properties 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 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 the Developer shall pay real estate taxes and assessments on the properties or any part thereof when due. the 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 the 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 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 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 Dwelling Units 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 property 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 property back to the County, and the County shall have the right to immediate possession of such property, 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: _____
Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2020.

IN WITNESS WHEREOF, the representative of **14445 SW 289 ST LLC**, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2020, and it is hereby approved and accepted.

Witness/Attest
Print Name:_____

By:_____
Name:_____
Title:_____

Witness/Attest
Print Name:_____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as _____ of **14445 SW 289 ST LLC**, a Florida limited liability company, and s/he () has produced _____ as identification or () is personally known to me.

(SEAL)

Notary of- State of _____

Commission Number:_____

EXHIBIT A

FOLIO NUMBERS

LEGAL DESCRIPTIONS

30-7903-013-0200	SEAPINES LOT 20 BLK 1 PB 100-6 PROP INT IN & TO COMMON ELEMENTS
30-7903-016-0370	WATERSIDE TOWNHOMES SEC 1 LOT 1BLK 8 PB 125-24 PROP INT IN & TO COMMON ELEMENTS
30-7903-016-0110	WATERSIDE TOWNHOMES SEC 1 PB 125-24 LOT 5 BLK 2 & INT IN COMMON AREA