

MEMORANDUM

Agenda Item No. 5(C)

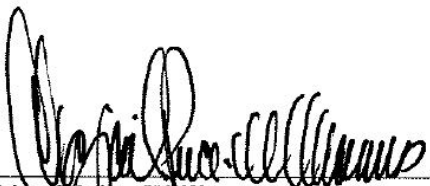
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 20, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring surplus four County-owned properties (folio nos. 30-6913-003-0460, 30-6913-003-0560, 30-6913-003-0750, and 30-6913-003-0990); revising the inventory list of real properties, after a public hearing, to include such properties in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of the four County-owned properties to South Florida Housing Opportunity Center, 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 sections 125.379, Florida Statutes; waiving Resolution No. R-407-19 requiring four weeks advance written notice prior to Board consideration; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; and authorizing the County Mayor to effectuate the conveyance, to take all action necessary to enforce the provisions set forth in such County Deed, to provide copies of the recorded 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(C)

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(C)

10-20-20

RESOLUTION NO. _____

RESOLUTION DECLARING SURPLUS FOUR COUNTY-OWNED PROPERTIES (FOLIO NOS. 30-6913-003-0460, 30-6913-003-0560, 30-6913-003-0750, AND 30-6913-003-0990); REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF THE FOUR COUNTY-OWNED PROPERTIES TO SOUTH FLORIDA HOUSING OPPORTUNITY CENTER, 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 SECTIONS 125.379, FLORIDA STATUTES; WAIVING RESOLUTION NO. R-407-19 REQUIRING FOUR WEEKS ADVANCE WRITTEN NOTICE PRIOR TO BOARD CONSIDERATION; 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 EFFECTUATE THE CONVEYANCE, TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, TO PROVIDE COPIES OF THE RECORDED COUNTY DEED TO THE PROPERTY APPRAISER, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, South Florida Housing Opportunity Center, Inc. (“SFHOC”), is a Florida not-for-profit corporation, whose team members have extensive development experience; and

WHEREAS, on March 13, 2020, SFHOC 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 four County-owned vacant properties Folio Nos. 30-6913-003-0460, 30-6913-003-0560, 30-6913-003-0750, and 30-6913-003-0990 (“County Properties”) located in the district; and

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

WHEREAS, SFHOC proposes to develop the County Properties with affordable housing to be sold to very low, low- or moderate- income in accordance with section 125.279, Florida Statutes; 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, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the properties is attached hereto in Attachment “F,” which is attached hereto 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 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, none of the County Properties have been declared surplus and none have been added to the County’s affordable inventory list in accordance with section 125.379(1), Florida Statutes; and

WHEREAS, this Board finds that the before-mentioned properties are appropriate for use as affordable housing, and desires to revise the County’s affordable inventory list; and

WHEREAS, on April 15, 2019, this Board adopted Resolution No. R-407-19, which requires the County Mayor or the County Mayor's designee 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, in light of the critical need to build affordable homes for sale and have such homes available for sale immediately, this Board waives Resolution No. R-407-19 requiring public notice to be posted no less than four weeks prior to Board; and

WHEREAS, the properties will be conveyed to SFHOC, subject to a reverter, on the condition that SFHOC develops each of the 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 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. This Board declares the County Properties (Folio Nos. 30-6913-003-0460, 30-6913-003-0560, 30-6913-003-0750, and 30-6913-003-0990) as surplus and after a public hearing, revises the County's affordable housing inventory list to include the County Properties in accordance with section 125.379(1), Florida Statutes.

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the properties described in Section 2 of this resolution to SFHOC for 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 whose income do not exceed 120 percent of area median income in accordance with sections 125.379 and 420.0004, Florida Statutes.

Section 4. This Board waives the requirement of Resolution No. R-407-19 that the public notice be posted no less than four weeks prior to Board consideration.

Section 5. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to execute of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment “G.”

Section 6. 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 SFHOC, after conducting all due diligence, including, but not limited to, title searches, and environmental reviews, a deed which conveys the properties back to the County in the event SFHOC is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from SFHOC, 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 affordable housing development contemplated herein shall be subject to this Board’s approval.

Section 7. This Board authorizes the County Mayor or the County Mayor's designee to sale prices for each of the units constructed on the properties with SFHOC; however such sales prices shall be based upon no more than 120 percent of area median income as determined for Miami-Dade County by the United States Department of Housing and Urban Development.

Section 8. 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 County Property Appraiser; and (iii) appoint staff to monitor compliance with the terms of the conveyance.

Section 9. 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.

Jose "Pepe" Diaz

Eileen Higgins

Joe A. Martinez

Dennis C. Moss

Xavier L. Suarez

Daniella Levine Cava

Sally A. Heyman

Barbara J. Jordan

Jean Monestime

Sen. Javier D. Souto

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.



Shannon D. Summerset-Williams



22125 South Dixie Highway Miami, Florida 33170

March 13, 2020

The Honorable Dennis C. Moss
Commissioner, District 9
Miami Dade County
Miami, Florida

Re: SFHOC Request for the Conveyance of four (4) County Lots within the BCC District-9

Dear Commissioner Moss:

South Florida Housing Opportunity Center Inc. (SFHOC) has assembled a team of professionals to joint venture, on developing Affordable Housing within the low-income neighborhoods of BCC district-9. This Joint Venture includes Davis Caballero, McLean Associates Inc, and a management team with extensive development experience.

We are asking that the 4 properties in the attached spreadsheet be conveyed into South Florida Housing Opportunity Center Inc., and its development team will develop these 4 properties into single-family homes for sale.

We sincerely appreciate your support of our project as we work to develop innovative methods to engage this underserved population. With the assistance of your staff, we have been able to review, evaluate, and identify potential lots for use. Attached is a list of four (4) lots we request consideration for conveyance.

Please do not hesitate to contact us if there is anything that we need to do to complete this transaction.

Sincerely,

JL Demps

JL Demps
President and CEO

cc: Wayman G. Bannerman
Ken Forbs
Nehemiah Davis

South Florida Housing Opportunity Center Inc.

#	Folio No. #	Lot	#	Block	Dimensions	Sq. ft.	Owner	Address	City	State	Zip
1	30-6913-003-0460	Lot	3	Block	5 100' by 112'	11,200	Miami Dade County OCED	701 NW 1 Court 14th Floor	Miami	Florida	33136
2	30-6913-003-0560	Lot	4	Block	6 100' by 112'	11,200	Miami Dade County GSA-R/E Mgmt.	111 NW 1 Street Ste. 2460	Miami	Florida	33128
3	30-6913-003-0750	Lot	4	Block	8 100' by 100'	10,000	Miami Dade County OCED	701 NW 1 Court 14th Floor	Miami	Florida	33136
4	30-6913-003-0990	Lot	5	Block	10 100' by 100'	10,000	Miami Dade County GSA-R/E Mgmt.	111 NW 1 Street Ste. 2460	Miami	Florida	33128



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/22/2020

Property Information	
Folio:	30-6913-003-0460
Property Address:	
Owner	MIAMI-DADE COUNTY OCED
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
PA Primary Zone	9000 AGRICULTURE
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	11,200 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$14,025	\$14,025	\$14,025
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$14,025	\$14,025	\$14,025
Assessed Value	\$14,025	\$14,025	\$14,025

Benefits Information				
Benefit	Type	2020	2019	2018
County	Exemption	\$14,025	\$14,025	\$14,025

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	\$14,025	\$14,025	\$14,025
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$14,025	\$14,025	\$14,025
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,025	\$14,025	\$14,025
Taxable Value	\$0	\$0	\$0

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Property Information

Folio: 30-6913-003-0460

Property Address:

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
NATURAL FOREST COMMUNITY	AU	9000	Square Ft.	7,500.00	\$11,250
NATURAL FOREST COMMUNITY	AU	9000	Square Ft.	3,700.00	\$2,775

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 : 9/22/2020

Property Information

Folio: 30-6913-003-0460

Property Address:

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
NATURAL FOREST COMMUNITY	AU	9000	Square Ft.	7,500.00	\$11,250
NATURAL FOREST COMMUNITY	AU	9000	Square Ft.	3,700.00	\$2,775

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: 30-6913-003-0460

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
NATURAL FOREST COMMUNITY	AU	9000	Square Ft.	7,500.00	\$11,250
NATURAL FOREST COMMUNITY	AU	9000	Square Ft.	3,700.00	\$2,775

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 : 9/22/2020

Property Information

Folio: 30-6913-003-0460

Property Address:

Full Legal Description
13 56 39
GOULDS ESTS SEC 1 PB 46-94
LOT 3 BLK 5
LOT SIZE 100.000 X 112
OR 20187-3562 0102 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1978	\$2,500	10130-1549	Sales which are qualified
08/01/1977	\$500	09777-0541	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 : 9/22/2020

Property Information	
Folio:	30-6913-003-0560
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	9000 AGRICULTURE
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	11,200 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$56,100	\$32,725	\$32,725
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$56,100	\$32,725	\$32,725
Assessed Value	\$22,584	\$20,531	\$18,665

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$33,516	\$12,194	\$14,060
County	Exemption	\$22,584	\$20,531	\$18,665

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	\$22,584	\$20,531	\$18,665
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$56,100	\$32,725	\$32,725
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$22,584	\$20,531	\$18,665
Taxable Value	\$0	\$0	\$0

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Generated On : 9/22/2020

Property Information

Folio: 30-6913-003-0560

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000	Square Ft.	7,500.00	\$45,000
GENERAL	AU	9000	Square Ft.	3,700.00	\$11,100

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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Property Information

Folio: 30-6913-003-0560

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000	Square Ft.	7,500.00	\$26,250
GENERAL	AU	9000	Square Ft.	3,700.00	\$6,475

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: 30-6913-003-0560

Property Address:

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000	Square Ft.	7,500.00	\$26,250
GENERAL	AU	9000	Square Ft.	3,700.00	\$6,475

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 : 9/22/2020

Property Information

Folio: 30-6913-003-0560

Property Address:

Full Legal Description
GOULDS ESTS SEC 1 PB 46-94
LOT 4 BLK 6
LOT SIZE 100.000 X 112
OR 19276-4566 0900 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/01/1988	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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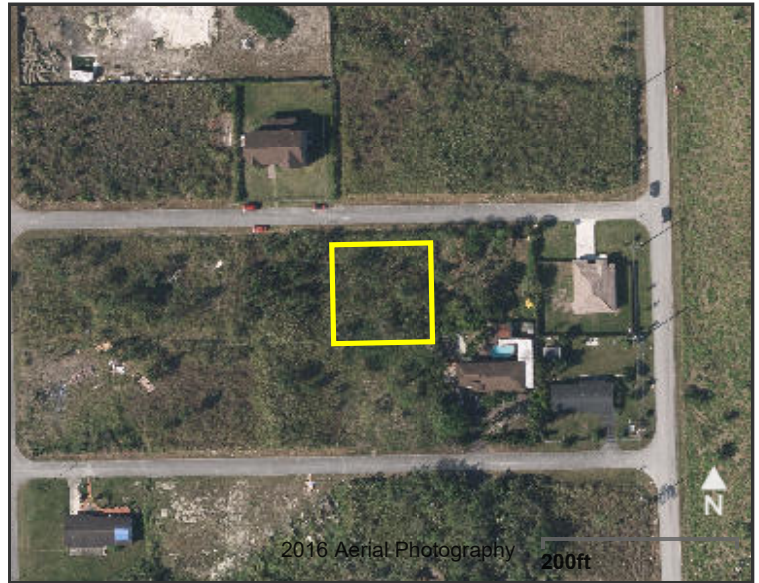


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/22/2020

Property Information	
Folio:	30-6913-003-0750
Property Address:	
Owner	MIAMI-DADE COUNTY OCED
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
PA Primary Zone	9000 AGRICULTURE
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	10,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$52,500	\$30,625	\$30,625
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$52,500	\$30,625	\$30,625
Assessed Value	\$21,135	\$19,214	\$17,468

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$31,365	\$11,411	\$13,157
County	Exemption	\$21,135	\$19,214	\$17,468

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	\$21,135	\$19,214	\$17,468
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$52,500	\$30,625	\$30,625
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$21,135	\$19,214	\$17,468
Taxable Value	\$0	\$0	\$0

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Generated On : 9/22/2020

Property Information

Folio: 30-6913-003-0750

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000	Square Ft.	7,500.00	\$45,000
GENERAL	AU	9000	Square Ft.	2,500.00	\$7,500

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 : 9/22/2020

Property Information

Folio: 30-6913-003-0750

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000	Square Ft.	7,500.00	\$26,250
GENERAL	AU	9000	Square Ft.	2,500.00	\$4,375

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 : 9/22/2020

Property Information

Folio: 30-6913-003-0750

Property Address:

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000	Square Ft.	7,500.00	\$26,250
GENERAL	AU	9000	Square Ft.	2,500.00	\$4,375

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 : 9/22/2020

Property Information

Folio: 30-6913-003-0750

Property Address:

Full Legal Description
GOULDS ESTS SEC 1 PB 46-94
LOT 4 BLK 8
LOT SIZE 100.000 X 100
CLERKS #94A00957 0495
OR 20274-1607 0202 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1996	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
12/01/1992	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
07/01/1991	\$0	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 : 9/22/2020

Property Information	
Folio:	30-6913-003-0990
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	9000 AGRICULTURE
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	10,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$52,500	\$30,625	\$30,625
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$52,500	\$30,625	\$30,625
Assessed Value	\$21,135	\$19,214	\$17,468

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$31,365	\$11,411	\$13,157
County	Exemption	\$21,135	\$19,214	\$17,468

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	\$21,135	\$19,214	\$17,468
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$52,500	\$30,625	\$30,625
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$21,135	\$19,214	\$17,468
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/22/2020

Property Information

Folio: 30-6913-003-0990

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000	Square Ft.	7,500.00	\$45,000
GENERAL	AU	9000	Square Ft.	2,500.00	\$7,500

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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OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/22/2020

Property Information

Folio: 30-6913-003-0990

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000	Square Ft.	7,500.00	\$26,250
GENERAL	AU	9000	Square Ft.	2,500.00	\$4,375

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 : 9/22/2020

Property Information

Folio: 30-6913-003-0990

Property Address:

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	AU	9000	Square Ft.	7,500.00	\$26,250
GENERAL	AU	9000	Square Ft.	2,500.00	\$4,375

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 : 9/22/2020

Property Information

Folio: 30-6913-003-0990

Property Address:

Full Legal Description
GOULDS ESTS SEC 1 PB 46-94
LOT 5 BLK 10
LOT SIZE 100.000 X 100
OR 22059-0012 0204 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:

Attachment "F"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 -South Florida Housing Opportunity Center

	Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm District	2020 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type
1	<u>3069130030460</u>	\$248.32	11,200	9	\$14,025.00	13 56 39 GOULDS ESTS SEC 1 PB 46-94 LOT 3 BLK 5	AU	\$278	EAST OF 11890 SW 226 ST	YES 5/22/2019	NO	ESCHEATMENT TAX DEED 2/22/2002
2	<u>3069130030560</u>	\$579.41	11,200	9	\$56,100.00	GOULDS ESTS SEC 1 PB 46-94 LOT 4 BLK 6	AU	\$278	SW 266 ST AND SW 117 AVE	YES 5/22/2019	NO	ESCHEATMENT TAX DEED 9/8/2000
3	<u>3069130030750</u>	\$542.23	10,000	9	\$52,500.00	GOULDS ESTS SEC 1 PB 46-94 LOT 4 BLK 8	AU	\$248	WEST OF 11700 SW 226 TER	YES 5/22/2019	NO	ESCHEATMENT TAX DEED 2/26/2002
4	<u>3069130030990</u>	\$542.23	10,000	9	\$52,500.00	GOULDS ESTS SEC 1 PB 46-94 LOT 5 BLK 10	AU	\$248	SOUTH OF 11789 SW 227 ST	YES 5/22/2019	NO	ESCHEATMENT TAX DEED 2/4/2004

ATTACHMENT "G"

Instrument prepared by and returned to:
Shannon D. Summerset-Williams
Assistant County Attorney
Miami-Dade County Attorney's Office
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS COUNTY DEED (the "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. 1st Street, Miami, Florida 33128-1963, and **SOUTH FLORIDA HOUSING OPPORTUNITY CENTER, INC.** ("SFHOC"), a Florida not for profit corporation whose address is 22125 South Dixie Highway Miami, Florida 33170, 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 SFHOC, receipt whereof is hereby acknowledged, has granted, bargained, and sold to SFHOC, 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 (collectively the "deed restrictions"):

1. That if the Properties are developed with single-family affordable homes, SFHOC shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, 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. Further, SFHOC shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) 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 if the Properties are developed as affordable and workforce housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very-low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income.
3. That at financial closing SFHOC and if the SFHOC shall cause the Properties to be developed with affordable or workforce rental housing, then SFHOC shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Properties.
4. That the Properties shall be developed within two 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 4, the County may, in its sole discretion, waive this requirement upon the Miami-Dade County Board of County Commissioners finding it necessary to extend the timeframe in which SFHOC must complete the housing required herein. 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 and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which the SFHOC must complete the housing. 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 sixty (60) months 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.
5. That if the Properties are developed with single-family homes as set forth in paragraph 1 of this Deed, the homes developed on the Properties shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed the relevant County Maximum Sales Price as set by Miami-

Dade County and existing at the time of sale. In the event SFHOC fails to sell the homes to qualified homebuyers or sells the homes above County Maximum Sales Price and SFHOC, 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 12, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

6. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), SFHOC 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 or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for SFHOC to notify these residents of the availability of homeownership opportunities.
7. That SFHOC 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 the qualified homebuyers.
8. That SFHOC shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from SFHOC to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every 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."

10. That SFHOC shall pay real estate taxes and assessments on the Properties or any part thereof when due. SFHOC 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 SFHOC may encumber the Properties with:

- a. Any mortgage(s) in favor of any institutional or government lender or any investor or 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 Dwelling Units, landscaping, and other site improvements, all as provided in a site plan to be provided by SFHOC (together, the "Improvements") as determined by an appraiser selected by SFHOC; and
- b. Any mortgage(s) in favor of any institutional lender or investor 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 selected by SFHOC.
- c. Any mortgage(s) mortgages 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.

Notwithstanding the foregoing, the deed restrictions set forth herein, remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions, shall continue to run with the land notwithstanding the encumbrances permitted under this paragraph or any change in ownership, and shall apply to the "successors heirs and assigns" of SFHOC.

11. The recordation, together with any mortgage purporting to meet the requirements of Paragraph 10(a) or (b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI) (or member of any similar or successor organization) selected by SFHOC, stating the value of the Properties is equal to or greater than the amount of such mortgage(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, subject to the deed restrictions. 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.
12. If in the sole discretion of the County, (a) SFHOC ceases to exist prior to sale or rental of the housing contemplated herein; (b) SFHOC fails to rent or sell the homes within the sale or rental limits described herein; (c) SFHOC fails to construct the housing project contemplated herein within two (2) years of the recording of this

Deed; or (e) any other term of this Deed or deed restriction is not complied with, SFHOC shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If SFHOC fails to remedy such default within sixty (60) 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, SFHOC shall immediately deed the 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 such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by SFHOC. The County retains such 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. Should the Properties revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

13. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.
14. 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 SFHOC 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: _____
_____, Chairperson

Approved for legal sufficiency:

By: _____
Shannon D. Summerset-Williams
Assistant County Attorney

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

IN WITNESS WHEREOF, SOUTH FLORIDA HOUSING OPPORTUNITY CENTER, 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 _____, 2020, 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 by means of physical presence or online notarization this _____ day of _____, 2020 by _____ as _____, on behalf of **SOUTH FLORIDA HOUSING OPPORTUNITY CENTER, INC.**, a Florida not-for-profit corporation. S/he is personally known to me or has produced a Florida Driver's License No. _____ as identification.

Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT A

FOLIO NUMBER

LEGAL DESCRIPTIONS

30-6913-003-0460	13 56 39 GOULDS ESTS SEC 1 PB 46-94 LOT 3 BLK 5"
30-6913-003-0560	GOULDS ESTS SEC 1 PB 46-94 LOT 4 BLK 6
30-6913-003-0750	GOULDS ESTS SEC 1 PB 46-94 LOT 4 BLK 8
30-6913-003-0990	GOULDS ESTS SEC 1 PB 46-94 LOT 5 BLK 10

EXHIBIT B
CDBG REPORTING FORM