

MEMORANDUM

Agenda Item No. 5(F)

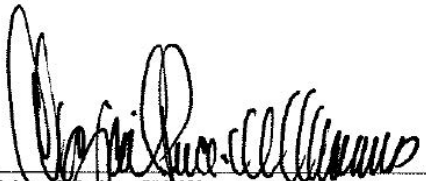
TO: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

DATE: October 20, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution revising the inventory list of real properties located in Miami, Florida, after a public hearing, to include six County-owned properties in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of such properties to GPI MGMT, 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 and section 125.379, Florida Statutes; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; and authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deed, 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(F)

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(F)

10-20-20

RESOLUTION NO. _____

RESOLUTION REVISING THE INVENTORY LIST OF REAL PROPERTIES LOCATED IN MIAMI, FLORIDA, AFTER A PUBLIC HEARING, TO INCLUDE SIX COUNTY-OWNED PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF SUCH PROPERTIES TO GPI MGMT, 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 AND SECTION 125.379, FLORIDA STATUTES; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, 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, GPI MGMT, LLC ("GPI"), a Florida limited liability company, is a real estate company that creates affordable housing opportunities for working class families in Miami-Dade County; and

WHEREAS, GPI seeks to develop and provide safe, decent and affordable multifamily and single family housing with a special focus on veterans, elderly, educators and first responders; and

WHEREAS, GPI 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 six County-owned vacant properties (Folio Nos. 10-7813-052-0340, 10-7813-052-0350, 10-7813-036-0980, 10-7813-043-0220, 10-7813-043-0230, and 10-7813-043-0340) (the “properties”) to GPI; and

WHEREAS, the properties requested by GPI are more fully described in Attachments “B,” “C,” “D,” “E,” “F,” and “G attached hereto and incorporated herein by reference; and

WHEREAS, GPI proposes to develop the properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Miami-Dade Infill Housing Initiative Program (“Infill Housing Program”) and section 125.379, 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, on April 15, 2019, 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 property without competitive bidding under section 125.379, Florida Statutes; and

WHEREAS, on May 20, 2020, GPI complied with the requirements of Resolution No. R-407-19 by posting signs on the properties, which such signs were posted for a period of 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 “H,” which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment “H,” 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, although the properties were previously declared surplus by this Board, as noted in Attachment “H,” the properties were never added 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 desires to revise the County’s affordable housing inventory list to include such properties; and

WHEREAS, the properties will be conveyed to GPI, subject to a reverter, on the condition that GPI develops the properties within two years of the effective date of the recording of the County Deed, unless such time is extended at the discretion of this Board, with affordable housing to be sold to a very low-, low- or moderate income households and whose incomes do not exceed 120 percent of area median income as required by section 125.379, Florida Statutes,

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, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the County’s affordable housing inventory list to add six additional properties (Folio Nos. 10-7813-052-0340, 10-7813-052-0350, 10-7813-036-0980, 10-7813-043-0220, 10-7813-043-0230, and 10-7813-043-0340) (the “properties”), which this Board previously declared as surplus.

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 GPI MGMT, LLC (“GPI”), for a price of \$10.00, for the purpose of developing the properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Infill Housing Program.

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 “I.”

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 GPI, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program guidelines, a deed which conveys the properties back to the County in the event GPI is unable or fails to comply with the deed restrictions set forth in the County Deed.

Upon the receipt of a deed from GPI, 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 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 property interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

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.



Terrence A. Smith



18495 South Dixie Hwy Suite 171, Cutler Bay, FL 33157

September 19, 2019

Hon. Denis C. Moss
Miami Dade County Commissioner
10710 SW 211th Street, Suite 206
Miami, FL 33189

Dear Commissioner Moss,

GPI MGMT, LLC respectfully requests the conveyance of the lots listed below. The purpose is to develop these lots into affordable housing solutions in your district. GPI MGMT, LLC is the sister company to GP Investments.

GPI MGMT, LLC is a minority owned company that is owned and operated by local community leaders who have been living in Miami-Dade County since 1964. We are a real estate company that creates affordable housing opportunities combined with home ownership education for working class families living in Miami-Dade County.

Our mission is to create affordable, accessible, smarter, and safer communities by developing and managing properties in these underserved areas. GPI MGMT, LLC properties are prioritized for teachers, veterans, first responders, farm workers and low-income families. GPI MGMT, LLC aims to be a leader in affordable housing by creating healthy communities for families to grow.

The housing industry is experiencing revolutionary changes in modern construction technology. Innovative cost-effective construction materials as well as solar panels, energy efficient water heaters and smart house appliances are just some of the examples of these new advancements. GPI MGMT, LLC aims to incorporate these smart technological advances in the properties developed, therefore, resulting in large savings for the homebuyer.

I thank you for your consideration of this request and guidance though the process.

Sincerely,

Maria C. Garza, Partner
Contact@gpimgmt.com

LOTS IN DISTRICT 9

1078130520340	1078130520350
1078130360980	1078130430220
1078130430230	1078130430340



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/2/2020

Property Information	
Folio:	10-7813-052-0340
Property Address:	709 SW 3 AVE Homestead, FL 33030-7105
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,600 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$39,600	\$39,600	\$33,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$39,600	\$39,600	\$33,000
Assessed Value	\$30,437	\$27,670	\$25,155

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$9,163	\$11,930	\$7,845
County	Exemption	\$30,437	\$27,670	\$25,155

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	\$30,437	\$27,670	\$25,155
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$39,600	\$39,600	\$33,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$30,437	\$27,670	\$25,155
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$30,437	\$27,670	\$25,155
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 : 10/2/2020

Property Information

Folio: 10-7813-052-0340

Property Address: 709 SW 3 AVE

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	6,600.00	\$39,600

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

Extra Features			
Description	Year Built	Units	Calc Value

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 : 10/2/2020

Property Information

Folio: 10-7813-052-0340

Property Address: 709 SW 3 AVE

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	6,600.00	\$39,600

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

Extra Features			
Description	Year Built	Units	Calc Value

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 : 10/2/2020

Property Information

Folio: 10-7813-052-0340

Property Address: 709 SW 3 AVE Homestead, FL 33030-7105

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	6,600.00	\$33,000

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 : 10/2/2020

Property Information

Folio: 10-7813-052-0340

Property Address: 709 SW 3 AVE

Full Legal Description
TATUMS COLORED TOWN ADD TO HMST
PB 9-62
LOT 12 & N1/2 OF LOT 13 BLK 5
LOT SIZE 37.500 X 176
OR 16771-0690 0495 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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 : 10/2/2020

Property Information	
Folio:	10-7813-052-0350
Property Address:	717 SW 3 AVE Homestead, FL 33030-7105
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,525 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$39,150	\$39,150	\$32,625
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$39,150	\$39,150	\$32,625
Assessed Value	\$30,090	\$27,355	\$24,869

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$9,060	\$11,795	\$7,756
County	Exemption	\$30,090	\$27,355	\$24,869

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	\$30,090	\$27,355	\$24,869
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$39,150	\$39,150	\$32,625
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$30,090	\$27,355	\$24,869
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$30,090	\$27,355	\$24,869
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 : 10/2/2020

Property Information

Folio: 10-7813-052-0350

Property Address: 717 SW 3 AVE

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	6,525.00	\$39,150

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

Extra Features			
Description	Year Built	Units	Calc Value

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 : 10/2/2020

Property Information

Folio: 10-7813-052-0350

Property Address: 717 SW 3 AVE

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	6,525.00	\$39,150

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

Extra Features			
Description	Year Built	Units	Calc Value

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 : 10/2/2020

Property Information

Folio: 10-7813-052-0350

Property Address: 717 SW 3 AVE Homestead, FL 33030-7105

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	6,525.00	\$32,625

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

Extra Features			
Description	Year Built	Units	Calc Value

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 : 10/2/2020

Property Information

Folio: 10-7813-052-0350

Property Address: 717 SW 3 AVE

Full Legal Description
TATUMS COLORED TOWN ADD TO HMST
PB 9-62
S1/2 OF LOT 13 & ALL LOT 14 BLK 5
LOT SIZE 37.500 X 174
OR 15669-3901 0992 4
COC 26214-0146/26402-4468 0208 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2015	\$0	29876-3190	Corrective, tax or QCD; min consideration
02/01/2008	\$0	26214-0146	Sales which are disqualified as a result of examination of the deed
09/01/1992	\$0	15669-3901	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:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/2/2020

Property Information	
Folio:	10-7813-036-0980
Property Address:	544 SW 6 AVE Homestead, FL 33030-7150
Owner	MIAMI-DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	1900 RESIDENTIAL - PLANNED UNI
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,044 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$40,176	\$30,132	\$25,110
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$40,176	\$30,132	\$25,110
Assessed Value	\$16,544	\$15,040	\$13,673

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$23,632	\$15,092	\$11,437
County	Exemption	\$16,544	\$15,040	\$13,673

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	\$16,544	\$15,040	\$13,673
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$40,176	\$30,132	\$25,110
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$16,544	\$15,040	\$13,673
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$16,544	\$15,040	\$13,673
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 : 10/2/2020

Property Information

Folio: 10-7813-036-0980

Property Address: 544 SW 6 AVE

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-TSF	1900	Square Ft.	5,000.00	\$40,000
GENERAL	SWPUN-TSF	1900	Square Ft.	44.00	\$176

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 : 10/2/2020

Property Information

Folio: 10-7813-036-0980

Property Address: 544 SW 6 AVE

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-TSF	1900	Square Ft.	5,000.00	\$30,000
GENERAL	SWPUN-TSF	1900	Square Ft.	44.00	\$132

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 : 10/2/2020

Property Information

Folio: 10-7813-036-0980

Property Address: 544 SW 6 AVE Homestead, FL 33030-7150

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-TSF	1900	Square Ft.	5,000.00	\$25,000
GENERAL	SWPUN-TSF	1900	Square Ft.	44.00	\$110

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 : 10/2/2020

Property Information

Folio: 10-7813-036-0980

Property Address: 544 SW 6 AVE

Full Legal Description
LINCOLN PARK ADD TO HOMESTEAD
PB 6-185
LOTS 11 & 12 BLK 6
LOT SIZE 52.000 X 97
CLERKS #94A01168 0995
OR 20332-3786 0302 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/01/1994	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1991	\$0	14917-2195	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

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 : 10/2/2020

Property Information	
Folio:	10-7813-043-0220
Property Address:	316 SW 4 CT Homestead, FL 33030-7126
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST ATREET STE 2460 MIAMI, FL 33128
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
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	3,750 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$30,000	\$30,000	\$26,250
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$30,000	\$30,000	\$26,250
Assessed Value	\$17,293	\$15,721	\$14,292

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$12,707	\$14,279	\$11,958
County	Exemption	\$17,293	\$15,721	\$14,292

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	\$17,293	\$15,721	\$14,292
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$30,000	\$30,000	\$26,250
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$17,293	\$15,721	\$14,292
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$17,293	\$15,721	\$14,292
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 : 10/2/2020

Property Information

Folio: 10-7813-043-0220

Property Address: 316 SW 4 CT

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	3,750.00	\$30,000

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 : 10/2/2020

Property Information

Folio: 10-7813-043-0220

Property Address: 316 SW 4 CT

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	3,750.00	\$30,000

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 : 10/2/2020

Property Information

Folio: 10-7813-043-0220

Property Address: 316 SW 4 CT Homestead, FL 33030-7126

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	3,750.00	\$26,250

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

Extra Features			
Description	Year Built	Units	Calc Value

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 : 10/2/2020

Property Information

Folio: 10-7813-043-0220

Property Address: 316 SW 4 CT

Full Legal Description
MC CLAIMS SUB PB 3-6
LOTS 28 & 29
LOT SIZE 50.000 X 75

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$0	29022-0341	Corrective, tax or QCD; min consideration

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:

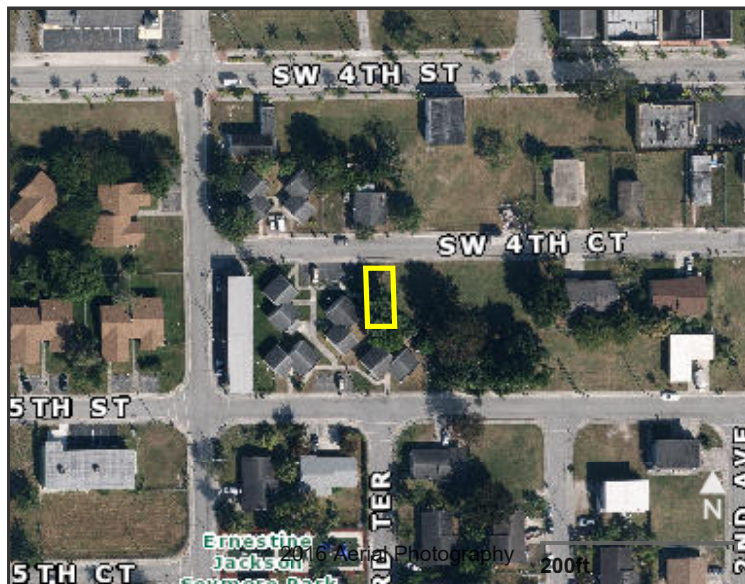


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/2/2020

Property Information	
Folio:	10-7813-043-0230
Property Address:	324 SW 4 CT Homestead, FL 33030-7126
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
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	1,875 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$7,500	\$7,500	\$6,562
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$7,500	\$7,500	\$6,562
Assessed Value	\$4,321	\$3,929	\$3,572

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$3,179	\$3,571	\$2,990
County	Exemption	\$4,321	\$3,929	\$3,572

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	\$4,321	\$3,929	\$3,572
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$7,500	\$7,500	\$6,562
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$4,321	\$3,929	\$3,572
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$4,321	\$3,929	\$3,572
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 : 10/2/2020

Property Information

Folio: 10-7813-043-0230

Property Address: 324 SW 4 CT

Roll Year 2020 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,875.00	\$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

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 : 10/2/2020

Property Information

Folio: 10-7813-043-0230

Property Address: 324 SW 4 CT

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,875.00	\$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

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 : 10/2/2020

Property Information

Folio: 10-7813-043-0230

Property Address: 324 SW 4 CT Homestead, FL 33030-7126

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,875.00	\$6,562

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 : 10/2/2020

Property Information

Folio: 10-7813-043-0230

Property Address: 324 SW 4 CT

Full Legal Description
13 57 38
MC CLAIMS SUB PB 3-6
LOT 30
LOT SIZE 25.000 X 75

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	\$0	29115-2282	Corrective, tax or QCD; min consideration

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:

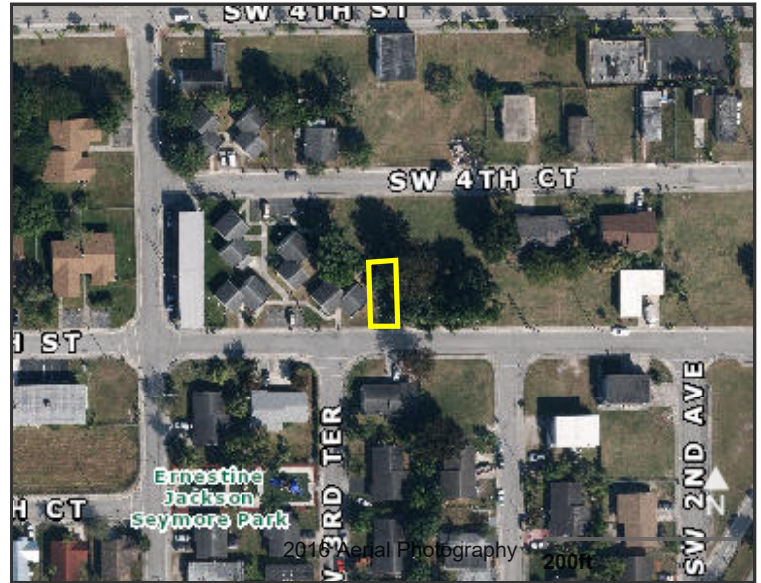


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/26/2020

Property Information	
Folio:	10-7813-043-0340
Property Address:	315 SW 5 ST Homestead, FL 33030-7131
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
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	1,550 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$12,400	\$10,850	\$7,750
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$12,400	\$10,850	\$7,750
Assessed Value	\$6,497	\$5,907	\$5,370

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$5,903	\$4,943	\$2,380
County	Exemption	\$6,497	\$5,907	\$5,370

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

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$6,497	\$5,907	\$5,370
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$12,400	\$10,850	\$7,750
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$6,497	\$5,907	\$5,370
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$6,497	\$5,907	\$5,370
Taxable Value	\$0	\$0	\$0

The Office of the Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidade.gov/info/disclaimer.asp>

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/26/2020

Property Information

Folio: 10-7813-043-0340

Property Address: 315 SW 5 ST

Roll Year 2019 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,550.00	\$12,400

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 : 1/26/2020

Property Information

Folio: 10-7813-043-0340

Property Address: 315 SW 5 ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,550.00	\$10,850

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 : 1/26/2020

Property Information

Folio: 10-7813-043-0340

Property Address: 315 SW 5 ST Homestead, FL 33030-7131

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,550.00	\$7,750

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 : 1/26/2020

Property Information

Folio: 10-7813-043-0340

Property Address: 315 SW 5 ST

Full Legal Description
13 57 38
MC CLAIN S SUB PB 3-6
LOT 45
LOT SIZE 25.000 X 62

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/14/2012	\$0	28127-3336	Corrective, tax or QCD; min consideration

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 "H"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 -GPI INVESTMENTS, INC.

FOLIO	ANNUAL TAX REVENUE GENERATED	LOT SIZE SQ. FT.	COIMM DISTRICT	2020 MARKET VALUE	LEGAL DESCRIPTION	ZONING	ANNUAL COST TO MAINTAIN	ADDRESS	CIRCULATED TO COUNTY DEPARTMENTS	SURPLUS	Deed Type
1 <u>1078130430340</u>	\$321.08	1,550 SQ FT	9	\$12,400.00	13 57 38 MC CLAIN S SUB PB 3-6 LOT 45	SWPUN- NMU	\$58.00	315 SW 5 ST	YES 8/4/2014	YES 5/19/15 R- 450-15	ESCHEATMENT TAX DEED 3/21/2014
2 <u>1078130520340</u>	\$1,025.37	6,600 SQ FT	9	\$39,600.00	TATUMS COLORED TOWN ADD TO HMST PB 9-62 LOT 12 & N1/2 OF LOT 13 BLK 5	SWPUN- NMU	\$246.00	709 SW 3 AVE	YES 11//2007	YES 12/4/07 R- 1303-07 AND R-16- 11	ESCHEATMENT TAX DEED 4/26/1995
3 <u>1078130520350</u>	\$1,013.72	6,525 SQ FT	9	\$39,150.00	TATUMS COLORED TOWN ADD TO HMST PB 9-62 S1/2 OF LOT 13 & ALL LOT 14, BLK 5	SWPUN- NMU	\$243.00	717 SW 3 AVE	YES 4/7/2017	YES 11/7/17 R- 1004-17	ESCHEATMENT TAX DEED 11/13/2015
4 <u>1078130360980</u>	\$1,040.29	5,044 SQ FT	9	\$40,176.00	LINCOLN PARK ADD TO HOMESTEAD PB 6-185 LOTS 11 & 12 BLK 6	SWPUN- TSF	\$188.00	544 SW 6 AVE	YES 8/4/2014	YES 5/19/15 R- 450-15	ESCHEATMENT TAX DEED 3/8/2002
40 <u>1078130430220</u>	\$776.80	3,750 SQ FT	9	\$30,000.00	MC CLAINS SUB PB 3-6 LOTS 28 & 29	SWPUN- NMU	\$140.00	316 SW 4 CT	YES 8/4/2014	YES 5/19/15 R- 450-15	ESCHEATMENT TAX DEED 3/21/2014
6 <u>1078130430230</u>	\$194.20	1,875 SQ FT	9	\$7,500.00	13 57 38 MC CLAINS SUB PB 3-6 LOT 30	SWPUN- NMU	\$70.00	324 SW 4 CT	YES 8/4/2014	YES 5/19/15 R- 450-15	ESCHEATMENT TAX DEED 3/21/2014

ATTACHMENT “I”

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 **GPI MGMT, LLC**, a Florida limited liability company (the “Developer”), whose address is 18495 S Dixie Highway, #171 Cutler Bay, Florida 33157, 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 Unit 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 and as required by section 125.379, Florida Statutes. 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 Unit. 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 Unit. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Units developed on the properties shall be sold to qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed Two Hundred 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 households purchasing the Dwelling Units to execute and record simultaneously with the deed of conveyance from the Developer to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The

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 cease 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 properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, the Developer shall immediately deed such properties back to the County, and the County shall have the right to immediate possession of such properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Developer. The County retains a reversionary interest in the properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the properties.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County’s sole discretion, the County shall furnish the Developer with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

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

IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:
HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
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 **GP MGMT, 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

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 **GP MGMT, LLC**, a Florida limited liability company. 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 NUMBERS

LEGAL DESCRIPTIONS

10-7813-052-0340	TATUMS COLORED TOWN ADD TO HMST PB 9-62 LOT 12 & N1/2 OF LOT 13 BLK 5
10-7813-052-0350	TATUMS COLORED TOWN ADD TO HMST PB 9-62 S1/2 OF LOT 13 & ALL LOT 14 BLK 5
10-7813-036-0980	LINCOLN PARK ADD TO HOMESTEAD PB 6-185 LOTS 11 & 12 BLK 6
10-7813-043-0220	MC CLAINS SUB PB 3-6 LOTS 28 & 29
10-7813-043-0230	MC CLAINS SUB PB 3-6 LOT 30
10-7813-043-0340	MC CLAIN S SUB PB 3-6 LOT 45