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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

Memorandum

MIAMI-DADE COUNTY

Date: December 18, 2007

To: Honorable Chairman Bruno A. Barreiro
and Members, Board of County Commissioners

From: George M. Burgess
County Manager

Agenda Item No. 8(F)(1)(A)

R-1401-07

Subject: Authorization to the County Mayor or his designee to Convey County-owned Properties through the Infill Housing Initiative

RECOMMENDATION

It is recommended that the Board declare surplus the County-owned properties identified in Exhibit "A" and authorize the County Mayor or his designee to convey said properties to members of the qualified developer pool that has been selected in accordance with the procedures of the Infill Housing Initiative established by Administrative Order 3-44. This item will only be presented to the full Board simultaneously with an item approving the qualified developer pool.

BACKGROUND

On January 25, 2007 the Board of County Commissioners approved Administrative Order (AO) 3-44 which established the procedures for the Infill Housing Initiative, including the conveyance of County-owned property to qualified developers selected through a Request for Qualifications (RFQ) process. The RFQ for the qualified developer pool has been issued and the selection of the pool members has been finalized by the Affordable Housing Selection Committee. However, as a result of a bid protest, an item recommending approval of the qualified developer pool has not been moved forward to the Board for approval. The bid protest hearing has been scheduled for November 9, 2007. Upon receipt of the hearing examiner's report, the recommendation for selection of the pool members will be scheduled before the next available Board agenda.

Pursuant to the AO, property that is located in the infill target areas and is appropriately sized, residentially zoned, designated for residential use in the County's Land Use Map, or located adjacent to residential uses is presented to the Affordable Housing Review Committee (AHRC) which determines whether the property is suitable for the development of affordable housing. The AHRC is comprised of representatives from various departments including General Services Administration, Planning and Zoning, Public Works, Environmental Resources Management, Water and Sewer, Building, Finance, Miami-Dade Housing Agency, Community and Economic Development, and Team Metro.

County properties that are deemed by the AHRC to be suitable for the development of infill housing must be declared surplus by the Board of County Commissioners before they can be offered to the qualified developer pool. Approximately 209 lots have been reviewed by AHRC, of which 69 have been approved for infill housing, 107 have been conditionally approved for infill housing (requiring corrective action by staff such as zoning modifications, platting, and quiet title), and 33 have been rejected for not meeting the established criteria. The attached list in Exhibit "A" includes both approved and conditionally approved lots. These lots will be offered to members of the pool through a competitive work order proposal process that encourages a mix of housing prices that are affordable to both low and moderate income households.

JUSTIFICATION:	The conveyance of these properties will help increase the stock of affordable single family housing in Miami-Dade County.
PROPERTY:	See Attached Exhibit "A"
COMMISSION DISTRICT(S):	2, 3, 8 and 9
COMMISSION DISTRICTS IMPACTED:	County-wide
FINANCIAL IMPACT:	The Conveyance of these lots will eliminate the County's obligation to maintain the lots which averages approximately $3,000 per year per lot and will put the properties back on the tax roll.
MONITOR:	Elva R. Marin, Real Estate Manager

Director
General Services Administration

MEMORANDUM

(Revised)

TO: Honorable Chairman Bruno A. Barreiro and Members, Board of County Commissioners

DATE: December 18, 2007

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Agenda Item No. 8(F)(1)(A)

Please note any items checked.

_____ **"4-Day Rule" ("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**

_____ **Bid waiver requiring County Manager's written recommendation**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

_____ **Housekeeping item (no policy decision required)**

_____ **No committee review**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 8(F)(1)(A)
12-18-07

RESOLUTION NO. R-1401-07

RESOLUTION DECLARING COUNTY-OWNED PROPERTIES SURPLUS AND AUTHORIZING THE COUNTY MAYOR OR HIS DESIGNEE TO CONVEY SAID PROPERTIES IN ACCORDANCE WITH ADMINISTRATIVE ORDER 3-44; AND AUTHORIZING EXECUTION OF COUNTY DEEDS FOR SUCH PURPOSE

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA that this board authorizes the County Mayor or his designee to convey County-owned properties listed in Exhibit "A" in accordance with the procedures established in Administrative Order 3-34; and authorizes the County Mayor to execute County Deeds for said purpose, in substantially the form attached hereto.

The foregoing resolution was offered by Commissioner Dorrin D. Rolle, who moved its adoption. The motion was seconded by Commissioner Dennis C. Moss and upon being put to a vote, the vote was as follows:

Bruno A. Barreiro, Chairman aye
Barbara J. Jordan, Vice-Chairman aye

Jose "Pepe" Diaz	absent	Audrey M. Edmonson	aye
Carlos A. Gimenez	aye	Sally A. Heyman	absent
Joe A. Martinez	aye	Dennis C. Moss	aye
Dorrin D. Rolle	aye	Natacha Seijas	aye
Katy Sorenson	absent	Rebeca Sosa	absent
Sen Javier D. Souto	absent		

The Chairperson thereupon declared the resolution duly passed and adopted this 20th day of December, 2007. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: Kay Sullivan
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Thomas Goldstein

Exhibit "A"

Miami-Dade County
Affordable Housing Review Committee
Approved

No.	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
1	30-3103-011-0250	1900 NW 93 ST	2	5,250	50 X 105	RU-2
2	30-3103-019-0911	Adjacent (east) of 1935-37 NW 96 St	2	7,000	50 X 140	RU-3B
3	30-3111-015-0250	8106 NW 12 PI	2	6,300	70 X 90	R-1
4	30-3111-032-0070	7435 NW 13 Ave	2	5,115	55 X 93	R-1
5	30-3111-030-0050	7708 NW 14 CT	2	6,204	44 X 141	RU-1
6	30-3111-038-0520	1543 NW 73 ST	2	7,000	70 X 100	RU-1
7	30-3111-038-0530	2 Lots adjacent (east) of 1531 NW 73 St	2	1,750	25 X 70	RU-1
8	30-3111-038-0540	1 Lot adjacent (east) of 1531 NW 73 St	2	1,750	25 x 70	RU-1
9	30-3111-040-0020	Adjacent (west) of 1479 NW 84 St	2	5,969	41.74 X 143	RU-1
10	30-3115-018-0010	2393 NW 66 ST	2	9,273	66.24 X 140	RU-1
11	30-2135-025-0170	Adjacent (W) of 1200 NW 113 Terrace	2	6,825	75 X 91	RU-1
12	30-3111-038-0300	1437 NW 73 ST	2	3,500	50 X 70	RU-1
13	30-3116-006-0060	3041 NW 64 ST	2	5,772	52 x 111	RU-1
14	30-3110-004-0010	2600 NW 83 St	2	6,525	75 X 87	RU-1
15	30-3110-019-0061	1815-19 NW 74 Terrace	2	5,640	60 X 94	RU-2
16	30-3110-028-1830	adj 2244 NW 74 St	2	14,000	irregular	RU-2
17	30-3111-035-0630	765-67 NW 77 St	2	5,250	50 X 105	RU-2
18	30-3115-017-0360	Adjacent (south) of 6938 NW 20 Ave	2	6,500	65 X 100	RU-2
19	30-3115-037-0160	6295 NW 23 AVE	2	5,000	50 X 100	RU-2
20	30-3116-009-1200	3120 NW 58 St	2	5,160	40 X 129	RU-2
21	30-3116-009-1760	3157 NW 55 ST	2	5,160	40 X 129	RU-2
22	30-3116-009-6500	2770 NW 57 St	2	5,160	40 X 129	RU-2
	30-3115-005-5770	1829 NW 68 ST	2	3,600	40 X 90	RU-2
24	30-3115-005-1510	1736 NW 68 St	2	3,600	40 X 90	RU-2
25	30-3115-005-5480	1867 NW 67 ST	2	3,600	40 X 90	RU-2
26	30-3115-005-0380	1778 NW 70 ST	2	3,640	40 X 91	RU-2
27	30-3115-005-1470	1760 NW 68 ST	2	3,600	40 X 90	RU-2
28	30-3115-005-1530	Adj (east) of 1730 NW 68 St	2	3,600	40 X 90	RU-2
29	30-3115-005-2310	1778 NW 65 ST	2	3,600	40 X 90	RU-2
30	30-3115-005-2510	1781 NW 64 ST	2	3,600	40 X 90	RU-2
31	30-3115-005-3420	18XX NW 62 TERR	2	3,640	40 X 91	RU-2
32	30-3115-005-3720	1866 NW 63 ST	2	3,600	40 X 90	RU-2
33	30-3115-005-5100	Adjacent (West) of 6606 NW 18 Ave	2	3,600	40 X 90	RU-2
34	30-3115-005-5880	Adjacent (East) of 1872 NW 69 St	2	3,600	40 X 90	RU-2
35	30-3115-005-5910	1844 NW 69 St	2	3,600	40 X 90	RU-2
36	30-3115-005-3100	1761 NW 62 TERR	2	3,600	40 X 90	RU-2

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Miami-Dade County
Affordable Housing Review Committee
Approved

No.	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
37	30-3115-008-0300	2488 NW 65 St	2	8,797	67.67 X 130	RU-3M
38	30-3122-021-0013	2245 NW 51 TE	3	Approx. 9510	Irregular	RU-2
39	30-3122-010-0110	4290 NW 21 AVE	3	6,549	59 X 111	R-2
40	30-3122-030-0161	2320 NW 53 ST	3	5,250	50 X 105	R-2
41	30-3115-034-0560	2373 NW 59 St	3	5,600	40 X 140	RU-1
42	30-3115-040-0100	2376 NW 58 ST	3	4,280	40 X 107	RU-1
43	30-3121-019-0520	3363 NW 48 TERR	3	5,500	50 X 110	RU-1
44	30-3121-019-0950	3360 NW 48 TERR	3	5,450	N/A	RU-1
45	30-3122-007-0370	5010 NW 21 Avenue	3	5,414	49.22 X 110	RU-1
46	30-3115-028-0410	2472 NW 56 St	3	6,540	60 X 109	RU-2
47	30-3121-000-0100	Adj S of 4780 NW 31 CT	3	7,200	80 X 90	RU-2
48	30-3121-000-0400	Adjacent (east) of 3160 NW 48 St	3	7,200	80 X 90	RU-2
49	30-3121-033-0430	4401 NW 32 AVE	3	3,960	40 X 99	RU-2
50	30-3121-033-0760	4230 NW 31 Ave	3	4,400	40 X 110	RU-2
51	30-3122-006-0160	2280 NW 49 ST	3	5,720	40 X 143	RU-2
52	30-3122-016-0440	Adj W of 2126 NW 44 St	3	5,450	50 X 109	RU-2
53	30-3122-018-0160	NW 24 PL and NW 54 ST	3	4,320	40 X 108	RU-2
54	30-3122-020-0200	Adj W 2341 NW 50 Street	3	9,727	66.62 X 146	RU-2
55	30-3122-020-0240	Adj E 2341 NW 50 Street	3	9,960	60 X 166	RU-2
56	30-3122-060-0010	2600 02 NW 48 Terrace	3	11,025	105 X 105	RU-2
57	30-3122-060-0020	2601 03 NW 48 Street	3	11,130	105 X 105.9	RU-2
58	30-3122-001-0130	5245 NW 26 Avenue	3	9,175	75 X 129	RU-4L
59	30-3122-001-0140	Adj S 2575 NW 52 Street	3	9,175	irregular	RU-4L
60	30-7904-004-0140	29120 Alabama Rd	8	15,180	115 X 132	RU-1
61	30-6018-003-0960	Adjacent (south) of 21831 SW 111 Ave	9	8,750	87.5 X 100	RU-1
62	30-6018-003-0970	3 lots adjacent (west) of 10995 SW 219 St	9	10,900	109 X 100	RU-1
63	30-6913-005-0030	Adjacent (north) of 21725 SW 124 Ave	9	8,208	N/A	RU-1
64	30-5032-010-1750	Adjacent (west) of 10341-43 SW 176 St	9	5,550	50 X 111	RU-2
65	30-5032-012-0770	10450 SW 181 St	9	22,386	82 X 273	RU-2
66	30-5032-015-0220	Adj East of 10220 SW 183 ST	9	5,800	40 X145	RU-2
67	30-6007-000-0090	11543 SW 216 St	9	6,970	irregular	RU-2
68	30-6912-004-0240	Corner of SW 213 St & 120 Ave	9	6,240	irregular	RU-2
69	30-6007-000-0141	11251 SW 216 ST	9	9,375	irregular	RU-4L

Exhibit "A"

Miami-Dade County
Affordable Housing Review Committee
Conditionally Approved

No.	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
1	30-3103-024-0300	8922 NW 21 Ct	2	3,650	36.5 X 100	RU-1
2	30-3115-005-3070	Adjacent (west) of 1739 NW 62 Terrace	2	3,600	40 X 90	RU-2
3	30-3116-000-0440	31?? NW 69 ST	2	7,280	80 X 91	R-1
4	30-3111-041-0120	7968 NW 14 PI	2	4,650	50 X 93	RU-2
5	30-3103-019-1100	1909 NW 95 ST	2	5,625	45 X 125	RU-3B
6	30-3115-005-6040	1821 NW 68 TE	2	3,600	40 X 90	R-2
7	30-3110-028-1090	Adjacent (East) of 2132 NW 71 St	2	3,770	37.7 X 100	RU-2
8	30-3115-017-0450	2110 NW 69th Terr	2	3,750	50 X 75	RU-2
9	30-2134-000-0350	2610 NW 106 ST	2	8,302	irregular	RU-1
10	30-3111-037-0290	8289 NW 14 Ct	2	9,486	51 X 186	RU-1
11	30-3115-005-1180	1762 NW 68 TERR	2	3,600	40 X 90	RU-2
12	30-3115-005-2450	1741 NW 64 St	2	3,600	40 X 90	RU-2
13	30-3115-005-3730	1864 NW 63 St	2	3,600	40 X 90	RU-2
14	30-3115-005-4021	1874 NW 64 St	2	3,600	40 X 90	RU-2
15	30-3115-005-4230	18XX NW 63 Street	2	3,600	40 x 90	RU-2
16	30-3115-005-4560	1861 NW 64 ST	2	3,600	40 x 90	RU-2
17	30-3116-000-0490	3100 NW 69 ST	2	3,400	40 X 85	RU-1
18	30-3116-000-0500	3114 NW 69 ST	2	3,400	40X85	RU-1
19	30-3116-009-3740	6040 NW 30 AVE	2	3,780	35 X 108	RU-2
20	01-3114-017-0200	1466 NW 71 St	2	4,140	45 X 92	R-1
21	01-3114-017-0230	1465 NW 69 Terrace	2	4,050	45 X 90	R-1
22	01-3114-019-0540	741 NW 69 ST	2	7,900	50 X 158	R-3
23	01-3114-020-1040	1277 NW 70 St	2	5,400	50 X 108	R-1
24	07-2217-018-1940	Adjacent (east) of 1575 NE 152 Terr. (combine with 07-2217-018-1950)	2	2,250	25 X 90	RS-4
25	07-2217-018-1950	Adjacent (east) of 1575 NE 152 Terr. (combine with 07-2217-018-1940)	2	2,250	25 X 90	RS-4
26	30-2124-014-0050	641 S BISCAYNE RIVER DR	2	4,250	irregular	RU-1
27	30-2134-011-1680	1832 NW 112 St	2	5,300	50 X 106	RU-1
28	30-2134-012-0850	2347 NW 103 ST	2	7,650	85 X 90	R-2
29	30-2135-020-0130	1157 NW 106 Street	2	5,200	50 X 104	RU-2
30	30-2135-023-0350	1363 NW 114 St	2	8,175	75 X 109	RU-1
31	30-3102-006-0150	Adjacent (west) of 1200 NW 103 St	2	5,300	50 X 106	RU-2
32	30-3102-010-0630	Adjacent (east) of 1438 NW 99 St	2	9,997	70.40 X 142	RU-1
33	30-3102-013-0110	707 NW 95 TERR	2	7,000	50 X 140	RU-3B
34	30-3102-013-0830	745 NW 97 ST	2	7,000	50 X 140	RU-3B
35	30-3102-013-0850	Adjacent (West) of 810 NW 98 St	2	14,500	irregular	RU-3B
36	30-3102-013-0930	adj 820 NW 99 St	2	7,000	50 X 140	RU-3B
37	30-3103-008-0260	2120 NW 98 ST	2	5,250	50 X 105	RU-3B

Exhibit "A"

Miami-Dade County
Affordable Housing Review Committee
Conditionally Approved

No.	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
38	30-3103-018-0430	Adj (West of) 1774 NW 94 St	2	4,200	40 X 105	RU-3B
39	30-3103-019-0530	Adjacent (east) of 9941 NW 21 Ave	2	14,000	100 X 140	RU-3B
40	30-3103-019-1090	1907 NW 95 ST	2	6,875	55 X 125	RU-3B
41	30-3103-022-0050	2153 NW 94 ST	2	13,358	97.5 X 137	R-1
42	30-3103-023-0110	9010 NW 21 AVE	2	4,000	40 X 100	RU-1
43	30-3103-025-0040	8723 NW 21 Ct	2	6,038	52.5 X 115	RU-1
44	30-3104-003-3701	Adjacent (East) of 3033 NW 93 St	2	7,000	50 X 140	RU-3B
45	30-3104-007-0320	8749 NW 29 Ave	2	5,093	47.6 X 107	RU-2
46	30-3110-028-0740	7128 NW 20 Avenue	2	21,000	140 X 150	RU-2
47	30-3110-057-0480	1895 NW 81 Terr	2	10,680	120 X 89	RU-1
48	30-3111-025-0090	Adjacent (east) of 8001 NW 11 Ct	2	10,000	50 X 100	RU-2
49	30-3111-032-0080	7429 NW 13 Ave	2	6,975	75 X 93	RU-1
50	30-3111-038-0030	7302 NW 14 AVE	2	3,572	47 X 76	RU-1
51	30-3111-038-0031	Adjacent (south) of 1400 NW 74 St	2	3,572	47 X 76	RU-1
52	30-3111-039-0150	1494 NW 73 ST	2	2,500	25.00 X 100	RU-1
53	30-3111-039-0160	1500 NW 73 ST	2	5,000	50 X 100	R-1
54	30-3111-039-0170	1508 NW 73 ST	2	2,500	25 X 100	RU-1
55	30-3111-047-0120	8032 NW 10 Ave	2	7,679	71.10 X 108	RU-2
56	30-3111-047-0530	7944 NW 11 Ave	2	5,850	50 X 117	RU-2
57	30-3111-050-0140	Adj w of 1550 NW 85 ST	2	8,580	60 X 143	RU-1
58	30-3112-023-0180	415 NW 82 Terr	2	11,100	100X111	RU-2
59	30-3112-023-1000	Adj (West) 450 NW 82 St	2	6,631	irregular	RU-2
60	30-3115-010-0080	Adjacent (south) of 6300 NW 19th Ct	2	3,500	50 X 70	RU-2
61	30-3115-010-0160	Adjacent (north) of 6219 NW 20 Ave	2	3,500	50 X 70	RU-2
62	30-3115-017-0310	2030 NW 70 ST	2	7,000	50 X 140	RU-2
63	30-3115-043-0470	Adjacent (east) of 2488 NW 67 St	2	7,000	50 X 140	RU-2
64	30-3116-001-0060	3111 NW 68 ST	2	6,160	80 X 77	RU-1
65	30-3122-029-0380	2263 NW 43 ST	3	3,696	42 X 88	RU-2
66	01-3112-014-0050	Adjacent (N) 7817 NE 1 Ave	3	5,690	approx 40 X 140	C-1
67	01-3113-024-2510	6747 NW 4 CT	3	4,000	40 X 100	R-2
68	01-3113-065-0170	360 NE 58 St	3	5,000	50 x 100	C-1
69	30-3121-026-0700	2948 NW 45 St	3	4,959	57 X 87	RU-2
70	30-3121-026-0710	2956 NW 45 ST	3	2,871	33 X 87	RU-2
71	30-3121-026-1010	Adj West of 2736 NW 45 ST	3	2,460	30 X 82	RU-2
72	30-3121-026-1020	2756 NW 45 ST	3	2,610	30 X 87	RU-2
73	30-3121-028-0600	3055 NW 44 St	3	3,915	45 X 87	RU-2
74	30-3122-015-0050	26XX NW 49 ST	3	3,150	30 X 105	BU-2
75	30-3122-015-0060	26XX NW 49 ST	3	3,150	30 X 105	RU-2

Exhibit "A"

Miami-Dade County
Affordable Housing Review Committee
Conditionally Approved

No.	Folio Number	Location	Commission District	Property Size	Dimensions	Zoning
76	30-3122-015-0070	26XX NW 49 ST	3	2,511	23.91 X 105	RU-2
77	30-3122-020-0170	23XX NW 51 ST	3	20,121	133.25 X 151	RU-2
78	30-3122-020-0180	23XX NW 51 ST	3	9,327	66.62 X 140	RU-3
79	30-3122-020-0210	23XX NW 51 ST	3	14,329	irregular	RU-2
80	30-3122-020-0220	23XX NW 51 ST	3	15,042	irregular	RU-2
81	30-3122-020-0120	2380 NW 51 Street	3	6,709	44.43X151	RU-2
82	30-5032-000-0420	102XX SW 178 ST	8	3,998	29.4 X 136	RU-2
83	30-6018-004-0490	2 lots adjacent (east) of 10720 SW 218 St	9	10,696	76.95 X 139	RU-1
84	30-6912-008-0640	Corner of SW 122 Ave & 218 St	9	7,050	50 X 141	RU-2
85	30-6913-000-0522	22180 SW 122 AVE	9	5,706	irregular	RU-2
86	30-6913-001-0461	22225 SW 119 AVE	9	5,223	57.4 X 91	RU-1
87	30-6913-005-0050	NW corner of SW 218 St & 123 Ave	9	14,200	100 X 142	RU-1
88	10-7813-004-0720	853-55 SW 7 ST (Homestead)	9	5,160	40 X 129	R-3
89	10-7813-036-0810	548 SW 6 Terrace	9	5,044	52 X 97	R-3
90	10-7813-054-0880	705 SW 11 AVE	9	5,450	50 X 109	RU-1
91	30-3111-015-0350	8079 NW 12 PL	9	6,230	70 X 89	RU-2
92	30-5019-003-1150	10700 SW 151 ST	9	9,273	88.310 X 105	RU-1
93	30-5032-000-0930	10254 SW 178 St	9	11,138	irregular	RU-2
94	30-6017-002-0920	SW 102 Ave & Ingraham Ave rd.	9	7,955	79.55 X 100	RU-1
95	30-6018-003-1100	Corner of SW 220 & 109 Ave	9	7,950	75 x 106	RU-1
96	30-6912-004-0170	3 lots adjacent (east) of 11936 SW 212 St	9	7,200	50 X 144	RU-2
97	30-6912-004-0980	3 lots adjacent (west) of 11927 SW 218 St	9	3,675	25 X 147	RU-2
98	30-6912-004-0990	2 lots adjacent west of 11927 SW 218 St	9	3,675	25 X 147	RU-2
99	30-6912-005-0100	11975 SW 216 St	9	7,200	50 X 144	RU-2
100	30-6912-008-0850	Corner of SW 217 St & 122 Ave	9	7,100	50 x 142	RU-2
101	30-6912-008-1040	2 Lots adjacent (east) of 12045 SW 218 St	9	7,100	50 X 142	RU-2
102	30-6912-008-1550	Approx SW 213 St & 120 Ave	9	10,700	100 X 107	RU-2
103	30-6912-008-1594	Adjacent (south) of 21201 SW 122 Ave	9	11,742	108.72 X 108	RU-2
104	30-6912-008-1640	Adjacent (west) of 12055 SW 213 St	9	5,400	irregular	RU-2
105	30-6912-008-1660	3 lots adjacent (west) of 12055 SW 213 St	9	5,400	50 X 108	RU-2
106	30-6913-000-0521	2 lots south of 22101 SW 122 Ct	9	14,157	irregular	RU-2
107	30-6913-005-0250	12233 SW 218 St	9	7,100	50 X 142	RU-1

Exhibit "B"

Instrument prepared under the direction of
Thomas Goldstein, Assistant County Attorney
111 N.W. 1 Street, 28 Floor
Miami, Florida 33128-1907

Folio No:

COUNTY DEED

THIS DEED, made this _____day of _____, 200__ AD. by MIAMI-DADE COUNTY, FLORIDA, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____., party of the second part, whose address is _____:

WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten Dollars and No/100 ($10.00) to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said party of the second part, his/her heirs and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the "Property"):

(Insert Legal Description)

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Property; 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 Property shall be developed with affordable housing, in accordance with the requirements of the Infill Housing Initiative established in Sections 17-121 through 128 of the Code of Miami-Dade County and the County's Infill Housing Initiative Guidelines. If the event Party of the Second Part fails to develop the home in accordance with the Infill Housing Initiative Guidelines, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause.

2. That the Property shall be developed with affordable housing within one (1) year of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy. In the event Party of the Second Part fails to complete the construction of the home(s) within one (1) year from the date of this deed, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to

this reverter. Notwithstanding, Party of the First Part may, in its sole discretion, waive this reverter condition if Party of the First Part finds it necessary to extend the time frame in which Party of the Second Part must complete the home. Such waiver by Party of the First Part, to be effective must (i) be given prior to the event of the reverter and (ii) shall be evidenced by the preparation of a letter executed by the County Manager or his designee giving such waiver and specifying the new time frame in which Party of the Second Part must complete the home. The letter by Party of the First Part 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 (1) year from the date of this deed, any party may rely that the condition of the reverter has occurred and that title reverts to Party of the First Part.

3. That the affordable housing developed on the property shall be sold to a qualified household, as defined in Sections 17-122(n) of the Code of Miami-Dade County at or below the County's maximum sales price for affordable housing existing at the time of sale. In the event Party of the Second Part fails to sell the home to a qualified household or fails to the sell the home at or below the County's maximum sales price for affordable housing, title shall automatically revert to the Party of the First Part as a matter of law and pursuant to this reverter clause.

Party of the Second Part shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant;" and include the following language in the deed of conveyance:

"This property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the property shall remain affordable during the "Control Period." The "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 20 years for a maximum of 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."

Party of the Second Part (or Successor in Interest), shall pay real estate taxes and assessments on the property or any part thereof when due. Party of the Second Part 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, except:

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 single family home 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) The recordation, together with any mortgage purporting to meet the requirements of clauses (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), stating the value of the single family home 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 re-entry 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.

Upon receiving proof of compliance with all the deed restrictions listed above, the County shall furnish the Party of the Second Part 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.

In the event the Party of the Second Part, its successors or assigns, shall violate or otherwise fail to comply with any of the restrictions and covenants set forth herein, the Party of the Second Part, its successors or assigns, shall correct or cure the default/violation within (30) days of notification of the default by the county. If the party of the Second Part, its successors or assigns, fails to remedy the default within thirty (30) days, the County shall have the right to re-enter and take possession of the property and to terminate and revest in the County the estate conveyed by this Deed to the Party of the Second Part, its successors or assigns, and by such reverter to the County, shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever; provided, that any such right of re-entry shall always be subjected to and limited by, and shall not defeat, render invalid, or limit any way the lien of any valid mortgage or Deed or Trust permitted by this Deed.

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

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IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said 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: _____
Mayor

Approved for legal sufficiency _____

The foregoing was authorized and approved by Resolution No.____ of the Board of County Commissioners of Miami-Dade County, Florida, on the __ day of ___, 200_

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