

# MEMORANDUM

Agenda Item No. 11(A)(12)

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

**DATE:** October 3, 2019

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

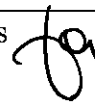
**SUBJECT:** Resolution authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of five County-owned properties to Habitat for Humanity of Greater Miami, Inc., a not-for-profit 501(c)(3) corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be sold to very low- low- or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; and authorizing the County Mayor to take all action necessary to effectuate the conveyance, to enforce the provisions set forth in such County Deed, to provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the Property Appraiser, and to ensure placement of appropriate signage

Resolution No. R-1082-19

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Jean Monestime.



Abigail Price-Williams  
County Attorney



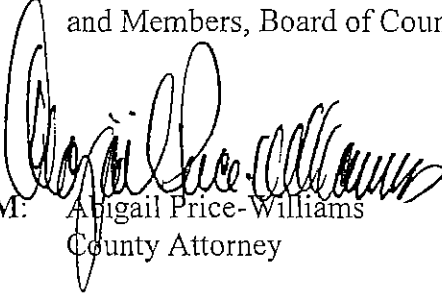
APW/smm



**MEMORANDUM**  
(Revised)

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

DATE: October 3, 2019

FROM:   
Abigail Price-Williams  
County Attorney

SUBJECT: Agenda Item No. 11(A)(12)

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. 11(A)(12)  
10-3-19

RESOLUTION NO. R-1082-19

RESOLUTION AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF FIVE COUNTY-OWNED PROPERTIES TO HABITAT FOR HUMANITY OF GREATER MIAMI, INC., A NOT-FOR-PROFIT 501(C)(3) CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW-LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO EFFECTUATE THE CONVEYANCE, TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, TO PROVIDE COPIES OF THE RECORDED COUNTY DEED AND THE RESTRICTIVE COVENANTS REQUIRED BY THE COUNTY DEED TO THE PROPERTY APPRAISER, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

**WHEREAS**, Habitat for Humanity of Greater Miami, Inc. ("Habitat") is a not-for-profit 501(c)(3) corporation, which promotes, develops and provides safe and affordable housing to persons with limited financial resources in Miami-Dade County; and

**WHEREAS**, on October 3, 2018, Habitat submitted an application to the County Commissioner of District 2, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, requesting that the County convey 11 County-owned vacant properties located in the district to Habitat; and

**WHEREAS**, notwithstanding Habitat's request to be conveyed 11 properties, this Board would like to convey five properties ("Properties"), which are more fully described in Attachments "B," "C," "D," "E," and "F" attached hereto and incorporated herein by reference; and

**WHEREAS**, Habitat proposes to develop the Properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Infill Housing Program; 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 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 property without competitive bidding under section 125.379, Florida Statutes; and

**WHEREAS**, on August 7, 2019, Habitat complied with the requirements of Resolution No. R-407-19 by posting signs on each of 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 "G," which is attached hereto and incorporated herein by reference; and

**WHEREAS**, this Board has reviewed the information in Attachment "G," 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**, on November 7, 2017, this Board adopted Resolution No. R-979-17, which declared the Properties, among others, as surplus and, after a public hearing, added such properties to the County's inventory list of affordable housing sites as required by section 125.379(1), Florida Statutes; and

**WHEREAS**, the Properties will be conveyed to Habitat, subject to a reverter, on the condition that Habitat 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.** Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the Properties to Habitat 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 in accordance with the Infill Housing Program.

**Section 3.** Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to execute the County Deed, in substantially the form attached hereto as Attachment "H" and incorporated herein by reference.

**Section 4.** This Board further authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate the conveyance, and 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 Habitat, 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 Habitat is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from Habitat, 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 5.** This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on the Properties identifying the County's name and the name of the district commissioner.

**Section 6.** This Board directs the County Mayor or the County Mayor's designee to provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the Property Appraiser.

**Section 7.** This Board directs the County Mayor or the County Mayor's designee to appoint staff to monitor compliance with the terms of the conveyance.

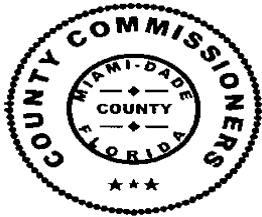
**Section 8.** This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to

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 Jean Monestime. It was offered by Commissioner **Esteban L. Bovo, Jr.**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 3<sup>rd</sup> day of October, 2019. 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

**Linda L. Cave**  
By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "TAS", written over a horizontal line.

Terrence A. Smith



**Habitat**  
for Humanity®  
of Greater Miami

October 3, 2018

Hon. Jean Monestime  
Miami-Dade County Board of Commissioners  
111 NW 1<sup>st</sup> Street, Suite 220  
Miami, Fl 33130

Dear Commissioner Monestime:

As you know, Habitat for Humanity of Greater Miami is a homebuilder for low income families. Since our inception, we have built and sold more than 1100 homes throughout Miami Dade County, many in District 2.

We are currently planning our construction schedules for the next two years, and given that we have not built in District 2 for quite some time, we are very interested in reversing that trend. We have identified a number of parcels of land that would be perfect for Habitat single family homes.

Habitat is seeking your assistance is sponsoring an item for the BCC granting these lots from the Infill program to Habitat so we may build single family homes in partnership with low income families.

I have attached the list of properties we are seeking. The property listed first is our main priority as it would yield several homes and is contiguous to existing Habitat projects.

Thank you in advance for your consideration and look forward to hearing back from your office on this request. In the meantime, if I can provide any further information, please do not hesitate to ask.

Sincerely,

Mario J Artecona  
Chief Executive Officer.

Cc: Michael Liu, PHCD  
Alan Eson, PHCD



Habitat for Humanity of Greater Miami  
Districts 2 Land request  
October 3, 2018

Address	Folio
Various	30-3110-063-0015
3109 NW 55 ST	30-3116-009-1700
5801 NW 32 AVE	30-3116-009-1050
31 Ave NW 58 ST	30-3116-009-1020
2967 NW 59 ST	30-3116-009-4740
2948 NW 60 ST	30-3116-009-4600
2315 NW 66 ST	30-3115-018-0090
500 NW 83 ST	30-3112-023-0320
415 NW 82 TER	30-3112-023-0180
341 NW 80 ST	30-3112-023-1491
7930(4) NW 10 AVE	30-3111-047-0040



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 7/25/2019

Property Information	
Folio:	30-3116-009-1700
Property Address:	3109 NW 55 ST Miami, FL 33142-2839
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	10,320 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$30,153	\$27,412	\$24,920
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$55,730	\$55,730	\$55,730
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$30,153	\$27,412	\$24,920
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$55,730	\$55,730	\$55,730
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$55,730	\$55,730	\$55,730
Assessed Value	\$30,153	\$27,412	\$24,920

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$25,577	\$28,318	\$30,810
County	Exemption	\$30,153	\$27,412	\$24,920

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

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 : 7/25/2019

**Property Information**

Folio: 30-3116-009-1700

Property Address: 3109 NW 55 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	80.00	\$55,730

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 : 7/25/2019

**Property Information**

Folio: 30-3116-009-1700

Property Address: 3109 NW 55 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	80.00	\$55,730

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 : 7/25/2019

**Property Information**

Folio: 30-3116-009-1700

Property Address: 3109 NW 55 ST Miami, FL 33142-2839

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	80.00	\$55,730

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 : 7/25/2019

## Property Information

Folio: 30-3116-009-1700

Property Address: 3109 NW 55 ST

### Full Legal Description

16 53 41  
 HIALEAH HGTS  
 PB 28-24  
 LOTS 18 & 19 BLK 7  
 LOT SIZE 80.000 X 129  
 OR 20562-4682 0501 4  
 COC 23121-0374 02 2005 4

### Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
11/21/2014	\$0	29400-4609	Corrective, tax or QCD; min consideration
02/01/2005	\$0	23121-0374	Sales which are disqualified as a result of examination of the deed
05/01/2001	\$0	20562-4682	Sales which are disqualified as a result of examination of the deed
01/01/2001	\$12,000	19457-1427	Sales which are qualified
05/01/1996	\$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:

15



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 7/25/2019

Property Information	
Folio:	30-3115-018-0090
Property Address:	2315 NW 66 ST Miami, FL 33147-7233
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	9,035 Sq.Ft
Year Built	0



Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$39,306	\$35,733	\$32,485
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$72,489	\$40,943	\$33,560
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$39,306	\$35,733	\$32,485
Taxable Value	\$0	\$0	\$0

Assessment Information			
Year	2019	2018	2017
Land Value	\$72,489	\$40,943	\$33,560
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$72,489	\$40,943	\$33,560
Assessed Value	\$39,306	\$35,733	\$32,485

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$33,183	\$5,210	\$1,075
County	Exemption	\$39,306	\$35,733	\$32,485

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

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.miamidadegov/info/disclaimer.asp>

Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/25/2019

## Property Information

Folio: 30-3115-018-0090

Property Address: 2315 NW 66 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	65.00	\$72,489

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 : 7/25/2019

**Property Information**

**Folio:** 30-3115-018-0090

**Property Address:** 2315 NW 66 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	65.00	\$40,943

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 : 7/25/2019

**Property Information**

Folio: 30-3115-018-0090

Property Address: 2315 NW 66 ST Miami, FL 33147-7233

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	65.00	\$33,560

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 : 7/25/2019

## Property Information

Folio: 30-3115-018-0090

Property Address: 2315 NW 66 ST

### Full Legal Description

22ND AVE HTS PB 45-3  
 LOT 9 BLK 1  
 LOT SIZE 65.000 X 139  
 OR 22599-4778 0804 3  
 COC 24740-1808 08 2005 5

### Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	\$0	29091-2724	Corrective, tax or QCD; min consideration
08/01/2005	\$0	24740-1808	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 : 7/25/2019

Property Information	
Folio:	30-3112-023-0180
Property Address:	415 NW 82 TER Miami, FL 33150-2814
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	11,100 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$116,713	\$84,548	\$60,654
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$116,713	\$84,548	\$60,654
Assessed Value	\$34,248	\$31,135	\$28,305

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$82,465	\$53,413	\$32,349
County	Exemption	\$34,248	\$31,135	\$28,305

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

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$34,248	\$31,135	\$28,305
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$116,713	\$84,548	\$60,654
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$34,248	\$31,135	\$28,305
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.miamidadegov/info/disclaimer.asp>

Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 7/25/2019

**Property Information**

Folio: 30-3112-023-0180

Property Address: 415 NW 82 TER

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	100.00	\$116,713

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 : 7/25/2019

**Property Information**

Folio: 30-3112-023-0180

Property Address: 415 NW 82 TER

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	100.00	\$84,548

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 : 7/25/2019

**Property Information**

Folio: 30-3112-023-0180

Property Address: 415 NW 82 TER Miami, FL 33150-2814

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	100.00	\$60,654

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 : 7/25/2019

**Property Information**

Folio: 30-3112-023-0180

Property Address: 415 NW 82 TER

**Full Legal Description**

BELLCAMP MANOR PB 11-33

LOTS 3 &amp; 18 BLK 2

LOT SIZE 100.000 X 111

CLERKS #96-391 1196

OR 22111-4650 0204 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:

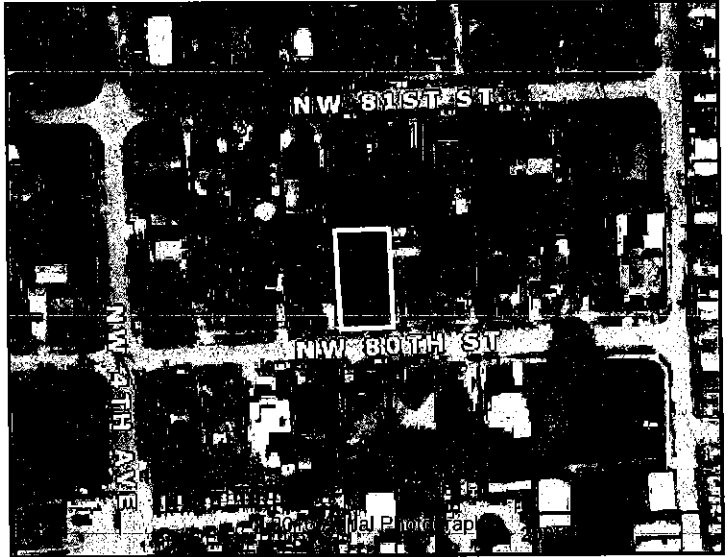


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 7/25/2019

Property Information	
Folio:	30-3112-023-1491
Property Address:	341 NW 80 ST Miami, FL 33150-2944
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$55,188	\$40,176	\$28,698
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$55,188	\$40,176	\$28,698
Assessed Value	\$16,482	\$14,984	\$13,622

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$38,706	\$25,192	\$15,076
County	Exemption	\$16,482	\$14,984	\$13,622

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

Taxable Value Information			
	2019	2018	2017
<b>County</b>			
Exemption Value	\$16,482	\$14,984	\$13,622
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$55,188	\$40,176	\$28,698
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$16,482	\$14,984	\$13,622
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 : 7/25/2019

**Property Information**

Folio: 30-3112-023-1491

Property Address: 341 NW 80 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$55,188

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 : 7/25/2019

## Property Information

Folio: 30-3112-023-1491

Property Address: 341 NW 80 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$40,176

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 : 7/25/2019

**Property Information**

Folio: 30-3112-023-1491

Property Address: 341 NW 80 ST Miami, FL 33150-2944

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	50.00	\$28,698

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 : 7/25/2019

## Property Information

Folio: 30-3112-023-1491

Property Address: 341 NW 80 ST

Full Legal Description
12 53 41
BELLCAMP MANOR PB 11-33
LOT 16 BLK 10
LOT SIZE 50,000 X 105
OR 24261-4624 0206 3
COC 24436-2905 02 2006 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2014	\$0	29024-2873	Corrective, tax or QCD; min consideration
07/05/2008	\$100	28175-3998	Sales which are disqualified as a result of examination of the deed
05/28/2006	\$100	26612-0703	Sales which are disqualified as a result of examination of the deed
02/01/2006	\$0	24261-4624	Sales which are disqualified as a result of examination of the deed
02/01/2006	\$0	24436-2905	Sales which are disqualified as a result of examination of the deed
06/01/2000	\$0	19171-4594	Sales which are disqualified as a result of examination of the deed
12/01/1996	\$0	17468-0351	Sales which are disqualified as a result of examination of the deed
07/01/1996	\$0	17259-1198	Sales which are disqualified as a result of examination of the deed
09/01/1986	\$20,000	13023-3278	Sales which are qualified
11/01/1985	\$22,300	12711-2668	Sales which are qualified

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

Version:

30



# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report

Generated On : 7/25/2019

Property Information	
Folio:	30-3111-047-0040
Property Address:	7930 NW 10 AVE Miami, FL 33150-3117
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST ST STE 2460 MIAMI, FL 33150-3117
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	1 / 1 / 0
Floors	1
Living Units	2
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	831 Sq.Ft
Lot Size	13,500 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information				
Year	2019	2018	2017	
Land Value	\$59,128	\$59,128	\$59,128	
Building Value	\$26,925	\$26,925	\$26,925	
XF Value	\$2,909	\$2,949	\$2,988	
Market Value	\$88,962	\$89,002	\$89,041	
Assessed Value	\$88,962	\$89,002	\$83,151	

Taxable Value Information				
	2019	2018	2017	
<b>County</b>				
Exemption Value	\$88,962	\$89,002	\$83,151	
Taxable Value	\$0	\$0	\$0	
<b>School Board</b>				
Exemption Value	\$88,962	\$89,002	\$89,041	
Taxable Value	\$0	\$0	\$0	
<b>City</b>				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
<b>Regional</b>				
Exemption Value	\$88,962	\$89,002	\$83,151	
Taxable Value	\$0	\$0	\$0	

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction			\$5,890
County	Exemption	\$88,962	\$89,002	\$83,151

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

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 : 7/25/2019

## Property Information

Folio: 30-3111-047-0040

Property Address: 7930 NW 10 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	125.00	\$59,128

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	1	1955			222	\$7,193
3	1	1953			609	\$19,732

Extra Features			
Description	Year Built	Units	Calc Value
Wood Fence	2009	100	\$1,488
Chain-link Fence 4-5 ft high	1977	233	\$1,421

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 : 7/25/2019

**Property Information**

Folio: 30-3111-047-0040

Property Address: 7930 NW 10 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	125.00	\$59,128

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	1	1955			222	\$7,193
3	1	1953			609	\$19,732

Extra Features			
Description	Year Built	Units	Calc Value
Wood Fence	2009	100	\$1,504
Chain-link Fence 4-5 ft high	1977	233	\$1,445

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 : 7/25/2019

**Property Information**

Folio: 30-3111-047-0040

Property Address: 7930 NW 10 AVE Miami, FL 33150-3117

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	125.00	\$59,128

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
2	1	1955			222	\$7,193
3	1	1953			609	\$19,732

Extra Features			
Description	Year Built	Units	Calc Value
Wood Fence	2009	100	\$1,520
Chain-link Fence 4-5 ft high	1977	233	\$1,468

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 : 7/25/2019

**Property Information**

Folio: 30-3111-047-0040

Property Address: 7930 NW 10 AVE

Full Legal Description
PL OF LITTLE RIVER GARDENS
PB 11-19
LOTS 5 TO 9 INC BLK 36
LOT SIZE 125.000 X 108
OR 11278-1580 1181 5

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
11/07/2014	\$0	29401-2331	Corrective, tax or QCD; min consideration
09/01/1977	\$30,000	09811-2257	Sales which are qualified

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

Version:

# Attachment "G"

## LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 - Habitat for Humanity of Greater Miami

Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm District	2019 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type
1 <del>3031160091700</del>	\$1,025.00	10,320 SQ FT	2	\$55,730.00	16 53 41 HIALEAH HGTS PB 28-24 LOTS 18 & 19 BLK 7	RU-2	\$456	3109 NW 55 ST	YES 4-25-2017	YES R-979-17	TAX DEED 11/07/2014
2 <del>3031150180090</del>	\$1,277.00	9,035 SQ FT	2	\$72,489.00	22ND AVE HTS PB 45-3 LOT 9 BLK 1	RU-2	\$399	2315 NW 66 ST	YES 4-25-2017	YES R-979-17	TAX DEED 3/21/2014
3 <del>3031120230180</del>	\$2,039.00	11,100 SQ FT	2	\$116,713.00	BELLCAMP MANOR PB 11-33 LOTS 3 & 18 BLK 2	RU-2	\$494	415 NW 82 TER	YES 4-25-2017	YES R-979-17	TAX DEED 2/17/2004
4 <del>3031120231491</del>	\$969.00	5,250 SQ FT	2	\$55,188.00	12 53 41 BELLCAMP MANOR PB 11-33 LOT 16 BLK 10	RU-2	\$228	341 NW 80 ST	YES 4-25-2017	YES R-979-17	TAX DEED 1/13/2014
5 <del>3031110470040</del>	\$2,139.00	13,500 SQ FT	2	\$88,962.00	PL OF LITTLE RIVER GARDENS PB 11-19 LOTS 5 TO 9 INC BLK 36	RU-2	\$589	7930 NW 10 AVE 7934 NW 10 AVE	YES 4-25-2017	YES R-979-17	TAX DEED 11/07/2014

36

## ATTACHMENT "H"

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

Folio No: See Exhibit "A" attached.

### COUNTY DEED

**THIS DEED**, made this \_\_\_\_ day of \_\_\_\_\_, 2019 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 **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 corporation (the "Habitat"), whose address is 3800 NW 22 Avenue, Miami, Florida 33142, 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 Habitat, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Habitat, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

*As legally described in Exhibit "A" attached hereto and made a part hereof*

**THIS CONVEYANCE IS SUBJECT TO** all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Properties shall be developed by Habitat 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. Habitat shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners finding it necessary to extend the

timeframe in which Habitat must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:

- a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
  - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Habitat must complete the Dwelling Units. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Units developed on the Properties shall be sold to a qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed Two Hundred and Five Thousand and 00/100 (\$205,000.00). In the event Habitat fails to sell the home to a qualified household or sells the home above Two Hundred and Five Thousand and 00/100 (\$205,000.00) and Habitat, upon written notification from the County, fails to cure such default, then title to the subject properties shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, Habitat 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"), Habitat 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 Habitat to notify these residents of the availability of homeownership opportunities.
  5. That Habitat 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 Habitat shall require that the qualified households purchasing the Dwelling Units to execute and record simultaneously with the deed of conveyance from Habitat 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 Habitat 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 Habitat shall pay real estate taxes and assessments on the Properties or any part thereof when due. Habitat 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 Habitat 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 penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the “successors heirs and assigns” of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term “Institutional lender” shall be deemed to include Miami-Dade County and its

respective successors and assigns.

9. If in the sole discretion of the County, the Properties ceases to be used solely for the purpose set forth in paragraph 1 herein by Habitat, or if Habitat fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in Paragraph 2 herein, or if Habitat ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, Habitat 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 Habitat 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, Habitat 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 Habitat. 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 Habitat 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- -19 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the    day of    , 2019.

IN WITNESS WHEREOF, the representative of HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a Florida not-for-profit 501(c)3 corporation, has caused this document to be executed by their respective and duly authorized representative on this 31<sup>st</sup> day of July, 2019, and it is hereby approved and accepted.

[Signature]  
Witness/Attest

By: [Signature]  
Name: MARIO ARTECANA  
Title: CEO

[Signature]  
Witness/Attest

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2019, by Mario Artecana, as CEO of HABITAT FOR HUMANITY OF GREATER MIAMI, INC., a Florida not-for-profit 501(c)3 corporation, and s/he ( ) has produced \_\_\_\_\_ as identification or (  ) is personally known to me.



Lissette Gomez  
Commission # GG17287  
Expires: November 27, 2020  
Bonded thru Aaron Notary

(SEAL)  
[Signature]  
Lissette Gomez  
Notary of- State of Florida  
Commission Number: GG17287

**EXHIBIT A**

**FOLIO NUMBERS**

**LEGAL DESCRIPTIONS**

30-3116-009-1700	HIALEAH HGTS PB 28-24 LOTS 18 & 19 BLK 7
30-3115-018-0090	22ND AVE HTS PB 45-3 LOT 9 BLK 1
30-3112-023-0180	BELLCAMP MANOR PB 11-33 LOTS 3 & 18 BLK 2
30-3112-023-1491	BELLCAMP MANOR PB 11-33 LOT 16 BLK 10
30-3111-047-0040	PL OF LITTLE RIVER GARDENS PB 11-19 LOTS 5 TO 9 INC BLK 36

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



CFN 2019R0698929  
OR BK 31679 Pgs 2919-2925 (7Pgs)  
RECORDED 11/06/2019 10:47:43  
DEED DOC TAX \$0.60  
SURTAX \$0.45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Folio No: See Exhibit "A" attached.

**COUNTY DEED**

**THIS DEED**, made this 31<sup>st</sup> day of Oct, 2019 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 **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 corporation (the "Habitat"), whose address is 3800 NW 22 Avenue, Miami, Florida 33142, 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 Habitat, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Habitat, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

*As legally described in Exhibit "A" attached hereto and made a part hereof*

**THIS CONVEYANCE IS SUBJECT TO** all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the Properties; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions:

1. That the Properties shall be developed by Habitat 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. Habitat shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Miami-Dade Board of County Commissioners finding it necessary to extend the timeframe in which Habitat must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:





- a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
  - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Habitat must complete the Dwelling Units. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Units developed on the Properties shall be sold to a qualified household, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed Two Hundred and Five Thousand and 00/100 (\$205,000.00). In the event Habitat fails to sell the home to a qualified household or sells the home above Two Hundred and Five Thousand and 00/100 (\$205,000.00) and Habitat, upon written notification from the County, fails to cure such default, then title to the subject properties shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, Habitat 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"), Habitat 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 Habitat to notify these residents of the availability of homeownership opportunities.
  5. That Habitat 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 Habitat shall require that the qualified households purchasing the Dwelling Units execute and record simultaneously with the deed of conveyance from Habitat to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

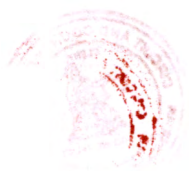
"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from Habitat 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 Habitat shall pay real estate taxes and assessments on the Properties or any part thereof when due. Habitat 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 Habitat 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 penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the “successors heirs and assigns” of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term “institutional lender” shall be deemed to include Miami-Dade County and its respective successors and assigns.
9. If in the sole discretion of the County, the Properties ceases to be used solely





for the purpose set forth in paragraph 1 herein by Habitat, or if Habitat fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in Paragraph 2 herein, or if Habitat ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, Habitat 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 Habitat 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, Habitat 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 Habitat. 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 Habitat 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.

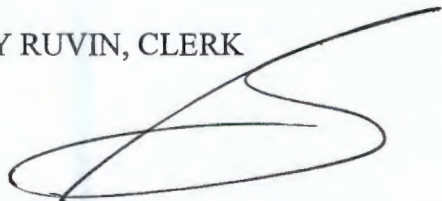


IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

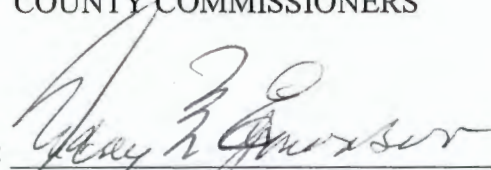
(OFFICIAL SEAL)

ATTEST:

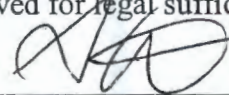
HARVEY RUVIN, CLERK

By:   
Deputy Clerk

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

By:   
Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

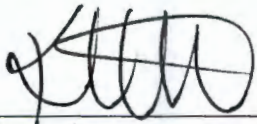
By:   
Terrence A. Smith  
Assistant County Attorney

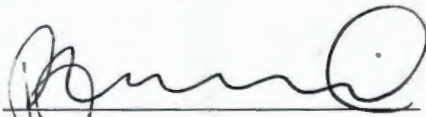


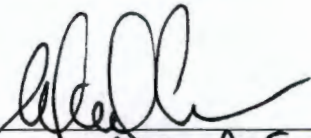
The foregoing was authorized by Resolution No. R- 1082-19 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 3 day of October, 2019.



IN WITNESS WHEREOF, the representative of **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 corporation, has caused this document to be executed by their respective and duly authorized representative on this 31<sup>st</sup> day of July, 2019, and it is hereby approved and accepted.

  
\_\_\_\_\_  
Witness/Attest

  
\_\_\_\_\_  
Witness/Attest

By:   
Name: MARIO ARTECONA  
Title: CEO

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of July, 2019, by Mario Artecona, as CEO of **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit 501(c)3 corporation, and s/he ( ) has produced \_\_\_\_\_ as identification or (  ) is personally known to me.



Lissette Gomez  
Commission # GG17287  
Expires: November 27, 2020  
Bonded thru Aaron Notary

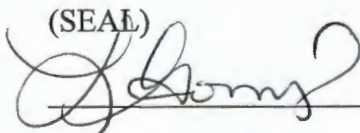
(SEAL)  
  
\_\_\_\_\_  
Lissette Gomez  
Notary of- State of Florida  
Commission Number: GG17287



EXHIBIT A

FOLIO NUMBERS

LEGAL DESCRIPTIONS

30-3116-009-1700	HIALEAH HGTS PB 28-24 LOTS 18 & 19 BLK 7
30-3115-018-0090	22ND AVE HTS PB 45-3 LOT 9 BLK 1
30-3112-023-0180	BELLCAMP MANOR PB 11-33 LOTS 3 & 18 BLK 2
30-3112-023-1491	BELLCAMP MANOR PB 11-33 LOT 16 BLK 10
30-3111-047-0040	PL OF LITTLE RIVER GARDENS PB 11-19 LOTS 5 TO 9 INC BLK 36

STATE OF FLORIDA, COUNTY OF MIAMI-DADE  
I HEREBY CERTIFY that this is a true copy of the  
original filed in this office on NOV 06 2019 day of \_\_\_\_\_ AD 20\_\_\_\_\_  
WITNESS my hand and Official Seal.  
HARVEY ROVIN, Clerk of Circuit and County Courts  
By \_\_\_\_\_ D.C.



**JESSE MERRITT #310229**