OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 5(A)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: December 1, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring surplus four County-owned properties and revising the inventory list of real property, after a public hearing, to include the properties in accordance with Section 125.379(1), Florida Statutes; waiving Administrative Order 8-4 as it relates to review by the Planning Advisory Board; authorizing the conveyance of the four 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 pursuant to Section 125.379(2), Florida Statutes

Resolution No. R-1059-15

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Audrey M. Edmonson.

Abigail Price-Williams
County Attorney

APW/smm

/

MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: December 1, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(A)

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 ____, 3/5's ____, unanimous _____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(A)
12-1-15

RESOLUTION NO. R-1059-15

RESOLUTION DECLARING SURPLUS FOUR COUNTY-OWNED PROPERTIES AND REVISING THE INVENTORY LIST OF REAL PROPERTY, AFTER A PUBLIC HEARING, TO INCLUDE THE PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE CONVEYANCE OF THE FOUR 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 PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEED; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED

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, initially Habitat submitted to this Board an application, dated October 1, 2015, a copy of which is attached hereto as Attachment A, and incorporated herein by reference, requesting that the County convey five parcels of land to them for the purpose of developing the such parcels as affordable housing through the County's Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, only four of the five parcels, which are more fully described in Attachments B, C, D and E attached hereto and incorporated by reference ("the Properties"), are available to be conveyed to Habitat; and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department has announced the availability of the Properties to all County departments to determine if they are interested in the Properties, and no County departments have expressed an interest in the Properties; and

WHEREAS, the Board has reviewed and is satisfied with the information regarding the Properties, which is attached hereto as Attachment F and incorporated by reference; and

WHEREAS, Section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real property that is 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, the Properties have not yet been included on the County's inventory list of affordable housing sites ("Affordable Housing Inventory List") as required by Section 125.379(1), Florida Statutes; and

WHEREAS, the Board desires to declare the Properties surplus and also desires to revise the Affordable Housing Inventory List to include the Properties, and also finds that the Properties are appropriate for use as affordable housing; and

WHEREAS, the Properties will be conveyed to Habitat pursuant to a reverter requiring the completion of the construction of the affordable housing project for qualified homebuyers in accordance with the Infill Housing Program within one year of the effective date of the conveyance, unless extended at the discretion of the County Mayor or County Mayor's designee, to ensure compliance with the intent of this Board,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. The foregoing recitals are incorporated in this resolution and are approved.

Section 2. This Board declares the Properties as surplus and, after a public hearing, revises the Affordable Housing Inventory List to include the Properties in accordance with Section 125.379(1), Florida Statutes.

Section 3. This Board waives the requirements of Administrative Order 8-4 as it relates to review by the Planning Advisory Board.

Section 4. This Board hereby approves the conveyance of the Properties to Habitat at a price of $10.00 pursuant to Section 125.379(2), Florida Statutes.

Section 5. This Board directs the County Mayor or County Mayor's designee to ensure that proper signage is placed on properties identifying the County's name and the name of the district commissioner.

Section 6. Pursuant to Section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to take all actions necessary to effectuate the conveyance of the Property, including the execution of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment G. This Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the County Deed, including but not limited to granting extensions to complete the construction of the affordable housing project.

Section 7. The County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the public record all deeds, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final

acceptance. The 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 Audrey M. Edmonson. It was offered by Commissioner **Audrey M. Edmonson**, who moved its adoption. The motion was seconded by Commissioner **Rebeca Sosa** and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman **aye**
Esteban L. Bovo, Jr., Vice Chairman **absent**

Bruno A. Barreiro	**absent**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Audrey M. Edmonson	**aye**
Sally A. Heyman	**aye**	Barbara J. Jordan	**aye**
Dennis C. Moss	**aye**	Rebeca Sosa	**aye**
Sen. Javier D. Souto	**aye**	Xavier L. Suarez	**aye**
Juan C. Zapata	**absent**		

The Chairperson thereupon declared the resolution duly passed and adopted this 1st day of December, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

By: Christopher Agrippa
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Terrence A. Smith

ATTACHMENT A

Habitat for Humanity®
of Greater Miami

building houses in partnership with God's people in need

October 1, 2015

Hon. Audrey Edmonson
Miami Dade County District 3 Commissioner
111 NW 1st Street
Suite 220
Miami, FL 33130

Dear Commissioner Edmonson:

As you know, Habitat for Humanity of Greater Miami is a single family home builder dedicated to creating home ownership opportunities for our community's low income families. To date, Miami Habitat has built more than 1000 homes in Miami Dade, a record we are very proud of. We are equally proud of a very successful partnership with Miami Dade County, in particular the Infill Housing program, which makes land available to organizations such as ours in exchange for delivery of a low income family home. Habitat has built well over 350 homes taking advantage of this fantastic program.

As we are looking towards our construction needs for the next year, we have identified several parcels of land within the boundaries of District 3 which we are seeking your assistance in acquiring. With your sponsorship and support, the Public Housing and Community Development Department could prepare the item for a future BCC meeting, and launch us on our way towards helping even more low income families achieve their goals. We are seeking your assistance is acquiring the following five county controlled properties, which would yield 7 new Habitat homes. These are:

- 1498 NW 59 Street —Folio 01-3114-035-0990
- 1606 NW 58 Terr —Folio 01-3114-035-2810 (would yield three homes)
- 505 NW 47 Street —Folio 01-3124-001-3040
- 798 NW 35 Street —Folio 01-3126-008-0010
- 2120 NW 68 Street —Folio 30-3115-020-0301

Thank you for your consideration of this item. I am available to answer any questions you may have to expedite this process so we can include these properties in our next fiscal year's offerings.

I look forward to working with your office in helping some of our community's neediest.

Sincerely,

Mario J Artecona
Chief Executive Officer

Cc: Michael Liu, Director, PHCD

Habitat for Humanity of Greater Miami, Inc.
3800 NW 22nd Avenue • Miami, Florida 33142 • Tel: 305.634.3628 • Fax: 305.638.4917 • www.miamihabitat.org

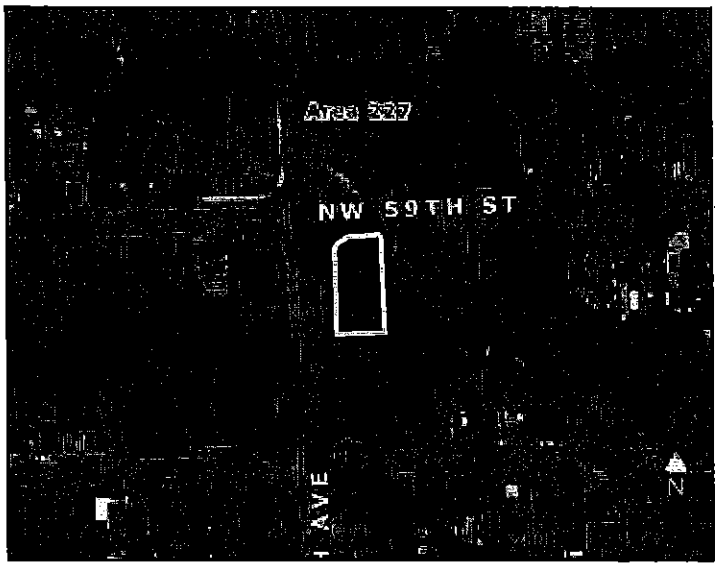
ATTACHMENT B

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/14/2015

Property Information	
Folio:	01-3114-035-0990
Property Address:	1498 NW 59 ST
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI , FL 33128
Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	5,300 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$10,202	$10,202	$7,557
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$10,202	$10,202	$7,557
Assessed Value	$10,202	$8,312	$7,557

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$10,202	$8,312	$7,557
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$10,202	$10,202	$7,557
Taxable Value	$0	$0	$0
City			
Exemption Value	$10,202	$8,312	$7,557
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$10,202	$8,312	$7,557
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		$1,890	
County	Exemption	$10,202	$8,312	$7,557

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

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Generated On : 10/14/2015

Property Information

Folio: 01-3114-035-0990

Property Address: 1498 NW 59 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	$10,202

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 10/14/2015

Property Information

Folio: 01-3114-035-0990

Property Address: 1498 NW 59 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	$10,202

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 10/14/2015

Property Information

Folio: 01-3114-035-0990

Property Address: 1498 NW 59 ST

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	50.00	$7,557

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 10/14/2015

Property Information

Folio: 01-3114-035-0990

Property Address: 1498 NW 59 ST

Full Legal Description
14 53 41
ORANGE HEIGHTS PB 14-62
LOT 1 BLK 7
LOT SIZE 50.000 X 106
OR 17863-3685 1197 5
COC 26531-4323 08 2008 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/19/2014	$0	29171-1197	Corrective, tax or QCD; min consideration
08/01/2008	$0	26531-4323	Qual by exam of deed
06/27/2008	$10	26718-1743	Qual by exam of deed
09/01/2004	$15,000	22961-4249	2008 and prior year sales; Qual by exam of deed
11/01/1997	$0	17863-3685	Qual by exam of deed
10/01/1996	$0	17463-1685	Qual by exam of deed
07/01/1996	$8,000	17287-1743	2008 and prior year sales; Qual by exam of deed
04/01/1992	$0	00000-00000	Qual by exam of deed

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Version:

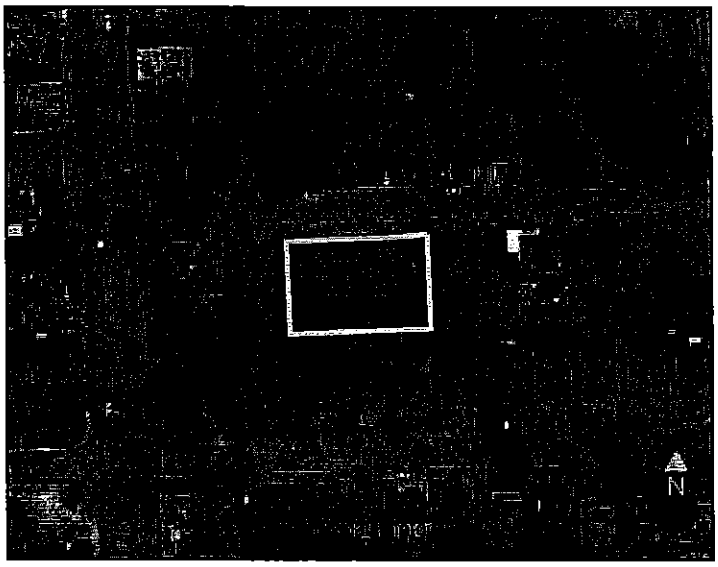
ATTACHMENT C

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/14/2015

Property Information	
Folio:	01-3114-035-2810
Property Address:	1606 NW 58 TER
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2460 MIAMI , FL 33128
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	15,900 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$36,004	$36,004	$26,670
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$36,004	$36,004	$26,670
Assessed Value	$36,004	$29,337	$26,670

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction		$6,667	
County	Exemption	$36,004	$29,337	$26,670

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

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$36,004	$29,337	$26,670
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$36,004	$36,004	$26,670
Taxable Value	$0	$0	$0
City			
Exemption Value	$36,004	$29,337	$26,670
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$36,004	$29,337	$26,670
Taxable Value	$0	$0	$0

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Generated On : 10/14/2015

Property Information

Folio: 01-3114-035-2810

Property Address: 1606 NW 58 TER

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	150.00	$36,004

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 10/14/2015

Property Information

Folio: 01-3114-035-2810

Property Address: 1606 NW 58 TER

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	150.00	$36,004

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Property Information

Folio: 01-3114-035-2810

Property Address: 1606 NW 58 TER

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 O	5700	Front Ft.	150.00	$26,670

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/14/2015

Property Information

Folio: 01-3114-035-2810

Property Address: 1606 NW 58 TER

Full Legal Description
ORANGE HGTS PB 14-62
LOTS 10 TO 12 INC BLK 15
LOT SIZE 150.000 X 106
COC 24977-1745 25415-2299 1006 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	$0	29021-4096	Corrective, tax or QCD; min consideration
10/01/2010	$100	27449-0687	Corrective, tax or QCD; min consideration
10/01/2006	$0	24977-1745	Qual by exam of deed
03/01/1992	$767,000	15439-0965	Qual by verifiable & documented evidence
12/01/1987	$133,800	13520-0899	2008 and prior year sales; Qual by exam of deed

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Version:

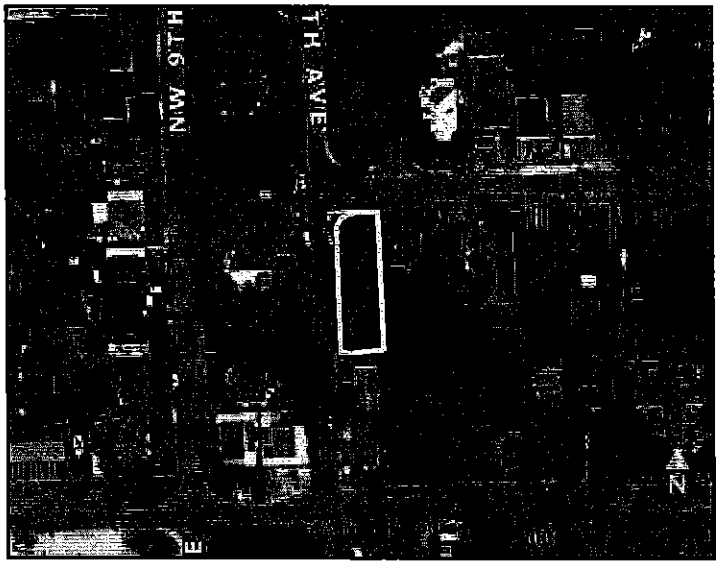
ATTACHMENT D

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/14/2015

Property Information	
Folio:	01-3126-008-0010
Property Address:	798 NW 35 ST
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET SUITE 2460 MIAMI , FL 33128
Primary Zone	3900 MULTI-FAMILY - 38-62 U/A
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,950 Sq.Ft
Year Built	0



Assessment Information			
Year	2015	2014	2013
Land Value	$55,600	$41,700	$27,800
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$55,600	$41,700	$27,800
Assessed Value	$33,638	$30,580	$27,800

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$33,638	$30,580	$27,800
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$55,600	$41,700	$27,800
Taxable Value	$0	$0	$0
City			
Exemption Value	$33,638	$30,580	$27,800
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$33,638	$30,580	$27,800
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2015	2014	2013
Non-Homestead Cap	Assessment Reduction	$21,962	$11,120	
County	Exemption	$33,638	$30,580	$27,800

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/14/2015

Property Information

Folio: 01-3126-008-0010

Property Address: 798 NW 35 ST

Roll Year **2015** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 R	3900	Square Ft.	6,950.00	$55,600

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/14/2015

Property Information

Folio: 01-3126-008-0010

Property Address: 798 NW 35 ST

Roll Year **2014** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 R	3900	Square Ft.	6,950.00	$41,700

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 10/14/2015

Property Information

Folio: 01-3126-008-0010

Property Address: 798 NW 35 ST

Roll Year **2013** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T4 R	3900	Square Ft.	6,950.00	$27,800

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/14/2015

Property Information

Folio: 01-3126-008-0010

Property Address: 798 NW 35 ST

Full Legal Description
SUWANNEE PARK PB 12-69
LOT 1 LESS ST BLK 1
LOT SIZE 6950 SQUARE FEET
OR 18951-3686 01 2000 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
10/11/2012	$0	28309-2686	Corrective, tax or QCD; min consideration
01/01/2000	$0	18951-3686	Qual by exam of deed
06/01/1999	$35,000	18674-3220	Qual on DOS, but significant phy change since time of transfer
03/01/1999	$68,000	18571-0911	Qual on DOS, but significant phy change since time of transfer
04/01/1998	$85,000	18089-2292	Qual on DOS, but significant phy change since time of transfer
03/01/1998	$15,500	18016-3705	Qual on DOS, but significant phy change since time of transfer
10/01/1996	$0	17407-1651	Qual by exam of deed
08/01/1982	$26,500	11528-0991	2008 and prior year sales; Qual by exam of deed

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Version:

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/14/2015

Property Information	
Folio:	30-3115-020-0301
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI , FL 33128
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	6,950 Sq.Ft
Year Built	0

Assessment Information			
Year	2015	2014	2013
Land Value	$20,652	$13,940	$14,043
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$20,652	$13,940	$14,043
Assessed Value	$20,652	$13,940	$14,043

Benefits Information				
Benefit	Type	2015	2014	2013
County	Exemption	$20,652	$13,940	$14,043

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

Taxable Value Information			
	2015	2014	2013
County			
Exemption Value	$20,652	$13,940	$14,043
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$20,652	$13,940	$14,043
Taxable Value	$0	$0	$0
City			
Exemption Value	$0	$0	$0
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$20,652	$13,940	$14,043
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/14/2015

Property Information

Folio: 30-3115-020-0301

Property Address:

Roll Year **2015** 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	$20,652

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/14/2015

Property Information

Folio: 30-3115-020-0301

Property Address:

Roll Year **2014** 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	$13,940

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/14/2015

Property Information

Folio: 30-3115-020-0301

Property Address:

Roll Year **2013** 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	$14,043

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/14/2015

Property Information

Folio: 30-3115-020-0301

Property Address:

Full Legal Description
15 53 41
ORANGE RIDGE
PB 4-129
LOT 2 BLK 10
LOT SIZE 50.000 X 139
F/A/U 30-3115-020-0300
OR 17897-1404 & 17948-3757 1197 1
COC 25624-4418 05 2007 5

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	$0	29021-1490	Corrective, tax or QCD; min consideration
05/01/2007	$0	25624-4418	Qual by exam of deed

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Version:

ATTACHMENT F

EXHIBIT "A"

RECONVEYED LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 and R-333-15											
Folio	Vacant	Lot Size	Comm. District	2015 Assessment Value	Legal Description	Zoning	Estimated Annual Lawn Care Costs	Address	Tax Deed Date	Remarks /Recommendation	Type of Deed County Acquired Parcel
01-3114-035-0990	Yes	5300	3	$10,202	ORANGE HEIGHTS, PB 14-62,LOT 1 BLK 7	RU-1	$367	1498 NW 59 Street	5/30/2014	Convey	Tax Deed
01-3114-035-2810	Yes	15900	3	$36,004	ORANGE HEIGHTS, PB 14-62,LOT 10 to 12 INC BLK 15	RU-2	$1,102	1606 NW 58 Terr.	2/6/2014	Convey	Tax Deed
01-3124-001-3040	Yes	5000	3	$23,856	BAY VISTA PARK AMD, PB 10-5, LOT 22 BLK 16	RU-1	$347	505 NW 47 Street	2/6/2014	Convey	Tax Deed
01-3126-008-0010	Yes	6950	3	$33,638	SUWANNEE PARK PB 12-69 LOT 1 LESS ST BLK 1	T4R	$482	798 NW 35 Street	10/11/2012	Convey	Tax Deed
01-3115-020-0301	Yes	6950	3	$20,652	ORANGE HEIGHTS, PB 4-129,LOT 2 BLK 10	RU-2	$482	2120 NW 68 Street	2/6/2014	Convey	Tax Deed
				$124,352			$2,780 (Annual)				

ATTACHMENT G

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS DEED, made this _____day of _____, 2015 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 (hereinafter "Developer"), whose address is 3800 NW 22 Avenue, Miami, Florida 33142.

***WITNESSETH*:**

That the County, for and in consideration of the sum of Ten Dollars and No/100 ($10.00) to it in hand paid by the Developer, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Developer, their heirs 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 with affordable housing, as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. The Developer shall sell such affordable housing to qualified homebuyers whose income range is established up to 140% of the most recent median family income for the County 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 one (1) year 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 County Mayor or the County Mayor's designee finding it necessary to extend the time frame in which the Developer must complete the homes. In order for such waiver by the County to be effective, the County Mayor or the County Mayor's designee:

   a. Be given prior to the event of the reverter; and

   b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which the Developer must complete the homes. 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 one (1) year 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 affordable housing 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 One Hundred and Forty-Nine Thousand and 00/100 ($149,000.00). In the event the Developer fails to sell the home to a qualified household or sells the home above One Hundred and Forty-Nine Thousand and 00/100 ($124,000.00) and the Developer, upon written notification from the County, fails to cure such default, then title to the subject Properties reverts to the County, at the option of the County, as set forth in paragraph 7, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), the Developer shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for the Developer to notify these residents of the availability of homeownership opportunities.

5. That Developer shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.

6. The Developer 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 Properties shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

7. That Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. Developer shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Developer may encumber the Properties with:

   a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and

   b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

   c) Any mortgage(s) in favor of any lender that may go into default, lis 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 clauses 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, one or more of the Properties ceases to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, the Developer shall correct or cure the default/violation within (30) days of notification of the default by the County as determined in the sole discretion of the County. If the Developer fails to remedy the default within thirty (30) days, title to the subject Properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, the Developer shall immediately deed such Properties back to the County, and the County shall have the right to immediate possession of such Properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Developer. The County retains a reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.

10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

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

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

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

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Jean Monestime, Chairman

Approved for legal sufficiency:

By:_____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R-_____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2015.

EXHIBIT "A"

1. **01-3114-035-0990**

   ORANGE HEIGHTS, PB 14-62, LOT 1 BLK 7

2. **01-3114-035-2810**

   ORANGE HEIGHTS, PB 14-62, LOTS 10 TO 12 INC BLK 15

3. **01-3126-008-0010**

   SUWANNEE PARK, PB 12-69, LOT 1 LESS ST, BLK 1

4. **30-3115-020-0301**

   ORANGE RIDGE, PB 4-129, LOT 2 BLK 10