

MEMORANDUM

Agenda Item No. 11(A)(7)


TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 5, 2018

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution authorizing conveyance, pursuant to section 125.379(2), Florida statutes, of four County-owned properties to J.L. Brown Development Corporation, a Florida 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 enforce the provisions set forth in such County Deed and to ensure placement of appropriate signage

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Dennis C. Moss.



Abigail Price-Williams
County Attorney

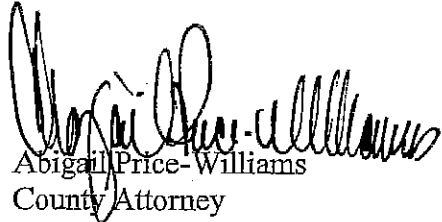
APW/smm



MEMORANDUM
(Revised)

TO: Honorable Chairman Esteban L. Bovo, Jr.
and Members, Board of County Commissioners

DATE: June 5, 2018

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 11(A)(7)

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. 11(A)(7)

6-5-18

RESOLUTION NO. _____

RESOLUTION AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF FOUR COUNTY-OWNED PROPERTIES TO J.L. BROWN DEVELOPMENT CORPORATION, A FLORIDA 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 ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, J.L. Brown Development Corporation ("J.L. Brown") is a Florida corporation, which specializes in providing new affordable single family homes and townhomes for low to moderate income families; and

WHEREAS, J.L. Brown has designed and constructed over 130 affordable housing units for first time homebuyers participating in Miami Dade County Housing First Time Homebuyers Programs; and

WHEREAS, J.L. Brown provides an array of services to assist buyers with the home buying process including credit repair and counseling, budget preparation, loan packaging for the bank, monthly workshops to educate buyers on homeowner's insurance, maintain the home after closing, career services and resume writing and a variety of other topics; and

WHEREAS, J.L. Brown's goal is to assist homebuyers step-by-step through the home buying process and prevention of foreclosure after purchase of the home; and

WHEREAS, on April 16, 2018, J.L. Brown submitted an application to the County Commissioner of District 9, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, requesting that the County convey four County-owned vacant properties ("County Properties") located in the district to J.L. Brown; and

WHEREAS, the County Properties that the County is willing to convey to J.L. Brown are more fully described in Attachments "B," "C," "D," and "E," attached hereto and incorporated herein by reference; and

WHEREAS, J.L. Brown proposes to develop the County Properties with affordable housing to be sold to very low-, low- or moderate income households in accordance with the Miami-Dade County Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade Internal Services Department previously announced the availability of the County Properties to all County departments and determined there was no interest in the County Properties; and

WHEREAS, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the County Properties is attached hereto in Attachment "F," which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment "F," and this Board is satisfied; and

WHEREAS, Section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real County 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 County Properties, among other, as surplus and 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 County Properties will be conveyed to J.L. Brown, subject to a reverter, on the condition that J.L. Brown develops each of the County 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 County 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 County Properties to J.L. Brown for a price of \$10.00, for the purpose of developing such County 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 take all actions necessary to effectuate the conveyance of the County Properties, including the execution of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment "G."

Section 4. This Board further authorizes the County Mayor or the 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 exercising the County's option to enforce its reversionary interest after conducting all due diligence, including but not limited to 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 Record 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 J.L. Brown, after conducting all due diligence, including but not limited to title searches and environmental reviews, a deed(s) which conveys the County Properties back to the County in the event J.L. Brown is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from J.L. Brown, 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 homes described 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 County 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 appoint staff to monitor compliance with the terms of the conveyance.

Section 7. This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

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

- | | |
|-------------------------------------|-------------------|
| Esteban L. Bovo, Jr., Chairman | |
| Audrey M. Edmonson, Vice Chairwoman | |
| Daniella Levine Cava | Jose "Pepe" Diaz |
| Sally A. Heyman | Barbara J. Jordan |
| Joe A. Martinez | Jean Monestime |
| Dennis C. Moss | Rebeca Sosa |
| Sen. Javier D. Souto | Xavier L. Suarez |
| District 5 - Vacant | |

The Chairperson thereupon declared the resolution duly passed and adopted this 5th day of June, 2018. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Terrence A. Smith

J.L BROWN DEVELOPMENT CORPORATION

13645 OLD CUTLER ROAD: PALMETTO BAY, FLORIDA 33158

EMAIL: JLBROWNDEVELOPMENT@HOTMAIL.COM PHONE 786-586-6931

REVISED REQUEST April 16, 2018

April 16, 2018

Commissioner Dennis Moss, District 9
Miami Dade County
111 NW 1ST STREET, SUITE 320
Miami, Florida 33128

Dear Commissioner Moss

We are requesting that Miami Dade County convey the following infill and surplus lots to J,L, Brown Development Corporation for the development of affordable housing. All of the parcel will be developed within the next 12 to 18 months from the date of conveyance.

Parcel 1 - Folio Number 30-5019-001-6670
14210 Madison Street

=====

Parcel 2- Folio Number 30-5019-003-1150
10700 SW 151 Street

=====

Parcel 3 - Folio Number 30-6007-000-0141
11251 SW 216 Street

=====

Parcel 4 - Folio Number 30-6913-000-0521
SW 122nd Court (across from 22140 SW 122nd ct)

=====

Please let me know if you have any questions. I can be reached at 786-586-6931

Sincerely,
James L Brown Sr.



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	30-5019-001-6670
Property Address:	14210 MADISON ST Miami, FL 33176-6328
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0100 SINGLE FAMILY - 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	7,810 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$61,240	\$38,275	\$30,620
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$61,240	\$38,275	\$30,620
Assessed Value	\$61,240	\$38,275	\$14,007

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction			\$16,613
County	Exemption	\$61,240	\$38,275	

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

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$61,240	\$38,275	\$0
Taxable Value	\$0	\$0	\$14,007
School Board			
Exemption Value	\$61,240	\$38,275	\$0
Taxable Value	\$0	\$0	\$30,620
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$61,240	\$38,275	\$0
Taxable Value	\$0	\$0	\$14,007

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 : 3/5/2018

Property Information

Folio: 30-5019-001-6670

Property Address: 14210 MADISON ST

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	7,500.00	\$60,000
GENERAL	RU-1	0100	Square Ft.	310.00	\$1,240

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 : 3/5/2018

Property Information

Folio: 30-5019-001-6670

Property Address: 14210 MADISON ST

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	7,500.00	\$37,500
GENERAL	RU-1	0100	Square Ft.	310.00	\$775

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

Extra Features			
Description	Year Built	Units	Calc Value

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 : 3/5/2018

Property Information

Folio: 30-5019-001-6670

Property Address: 14210 MADISON ST Miami, FL 33176-6328

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	7,500.00	\$30,000
GENERAL	RU-1	0100	Square Ft.	310.00	\$620

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 : 3/5/2018

Property Information

Folio: 30-5019-001-6670

Property Address: 14210 MADISON ST

Full Legal Description
RICHMOND HEIGHTS
LOT 12 BLK 52 PB 50-19
LOT SIZE 71.480 X 110
OR 22117-4492 032004 4
COC 26486-1029 07 2007 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/04/2016	\$0	29989-1677	Corrective, tax or QCD; min consideration
07/01/2007	\$0	25790-4365	Sales which are disqualified as a result of examination of the deed
07/01/2007	\$0	26486-1029	Sales which are disqualified as a result of examination of the deed
04/01/1998	\$0	18189-4116	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 : 3/5/2018

Property Information	
Folio:	30-5019-003-1150
Property Address:	10700 SW 151 ST Miami, FL 33176-7610
Owner	MIAMI DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	0100 SINGLE FAMILY - 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	9,240 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$66,960	\$41,850	\$33,480
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$66,960	\$41,850	\$33,480
Assessed Value	\$66,960	\$41,850	\$20,255

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction			\$13,225
County	Exemption	\$66,960	\$41,850	\$13,209

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

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$66,960	\$41,850	\$13,209
Taxable Value	\$0	\$0	\$7,046
School Board			
Exemption Value	\$66,960	\$41,850	\$21,833
Taxable Value	\$0	\$0	\$11,647
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$66,960	\$41,850	\$13,209
Taxable Value	\$0	\$0	\$7,046

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 : 3/5/2018

Property Information

Folio: 30-5019-003-1150

Property Address: 10700 SW 151 ST

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	7,500.00	\$60,000
GENERAL	RU-1	0100	Square Ft.	1,740.00	\$6,960

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 : 3/5/2018

Property Information

Folio: 30-5019-003-1150

Property Address: 10700 SW 151 ST

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	7,500.00	\$37,500
GENERAL	RU-1	0100	Square Ft.	1,740.00	\$4,350

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 : 3/5/2018

Property Information

Folio: 30-5019-003-1150

Property Address: 10700 SW 151 ST Miami, FL 33176-7610

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	7,500.00	\$30,000
GENERAL	RU-1	0100	Square Ft.	1,740.00	\$3,480

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 : 3/5/2018

Property Information

Folio: 30-5019-003-1150

Property Address: 10700 SW 151 ST

Full Legal Description
19 55 40
RICHMOND HEIGHTS ESTS PB 60-89
LOT 8 BLK 8
LOT SIZE 88.310 X 105
OR 18737-711 0899 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/25/2017	\$0	30399-4355	Corrective, tax or QCD; min consideration
05/08/2015	\$0	29614-4917	Corrective, tax or QCD; min consideration
10/23/2012	\$100	28325-1976	Federal, state or local government agency

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:

18

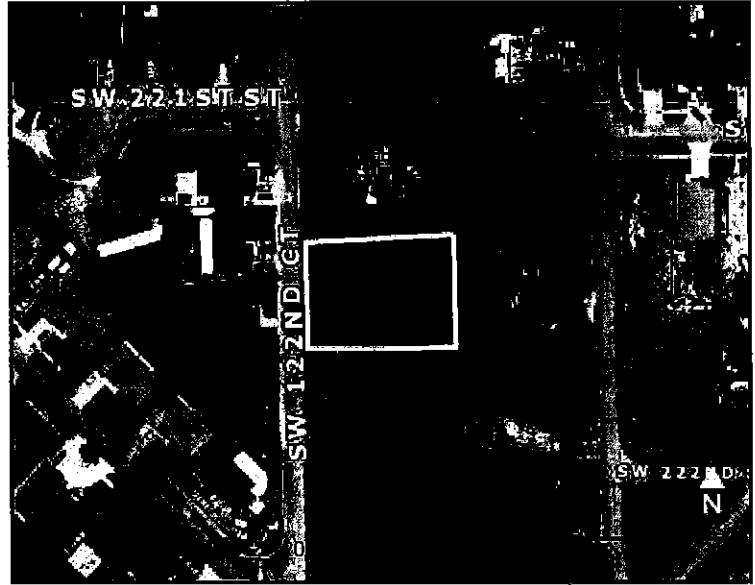


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	30-6913-000-0521
Property Address:	
Owner	MIAMI DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
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	14,157 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$35,750	\$22,750	\$22,750
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$35,750	\$22,750	\$22,750
Assessed Value	\$25,025	\$22,750	\$22,750

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$10,725		
County	Exemption	\$25,025	\$22,750	\$14,836

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

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$25,025	\$22,750	\$14,836
Taxable Value	\$0	\$0	\$7,914
School Board			
Exemption Value	\$35,750	\$22,750	\$14,836
Taxable Value	\$0	\$0	\$7,914
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$25,025	\$22,750	\$14,836
Taxable Value	\$0	\$0	\$7,914

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 : 3/5/2018

Property Information

Folio: 30-6913-000-0521

Property Address:

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	Acres	0.33	\$35,750

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

Extra Features				
Description	Year Built	Units	Calc Value	

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6913-000-0521

Property Address:

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Acres	0.33	\$22,750

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

Extra Features			
Description	Year Built	Units	Calc Value

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6913-000-0521

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	Acres	0.33	\$22,750

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

Extra Features				
Description	Year Built	Units	Calc Value	

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6913-000-0521

Property Address:

Full Legal Description
13 56 39 .325 AC M/L
BEG 500FTS & 162.50FTW OF NE COR
OF SE1/4 OF NW1/4 TH N124.33FT
W137.50FT S121.66FT M/L E137.5FT
TO POB
OR 22059-0018 0204 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/25/2017	\$0	30399-4355	Corrective, tax or QCD; min consideration
05/30/2015	\$0	29614-4917	Corrective, tax or QCD; min consideration
10/23/2012	\$100	28325-1980	Federal, state or local government agency
01/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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

Version:

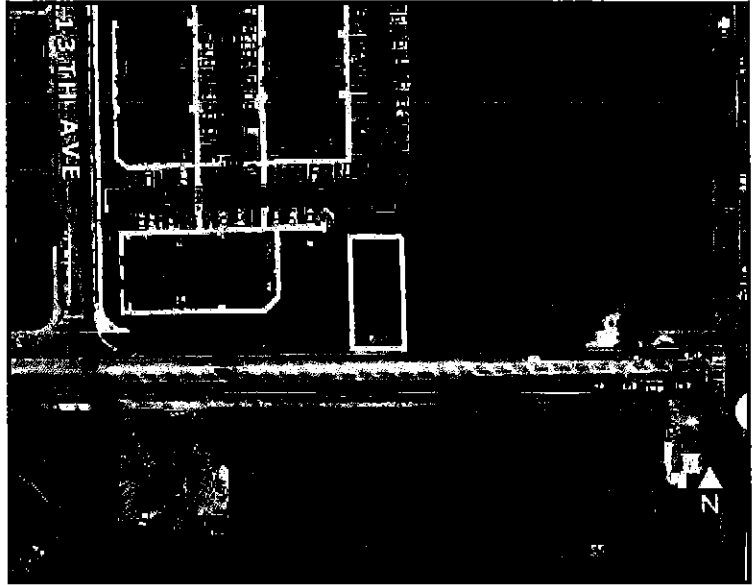


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/5/2018

Property Information	
Folio:	30-6007-000-0141
Property Address:	11251 SW 216 ST Miami, FL 33189-0000
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	3800 MULTI-FAMILY - 22-37 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	9,375 Sq.Ft
Year Built	0



Assessment Information			
Year	2017	2016	2015
Land Value	\$75,000	\$33,750	\$33,750
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$75,000	\$33,750	\$33,750
Assessed Value	\$37,125	\$33,750	\$33,750

Benefits Information				
Benefit	Type	2017	2016	2015
Non-Homestead Cap	Assessment Reduction	\$37,875		
County	Exemption	\$37,125	\$33,750	\$33,750

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

Taxable Value Information			
	2017	2016	2015
County			
Exemption Value	\$37,125	\$33,750	\$33,750
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$75,000	\$33,750	\$33,750
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$37,125	\$33,750	\$33,750
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 : 3/5/2018

Property Information

Folio: 30-6007-000-0141

Property Address: 11251 SW 216 ST

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-4L	3800	Square Ft.	9,375.00	\$75,000

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

Extra Features			
Description	Year Built	Units	Calc Value

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6007-000-0141

Property Address: 11251 SW 216 ST

Roll Year 2016 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-4L	3800	Square Ft.	9,375.00	\$33,750

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

Extra Features			
Description	Year Built	Units	Calc Value

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6007-000-0141

Property Address: 11251 SW 216 ST Miami, FL 33189-0000

Roll Year 2015 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-4L	3800	Square Ft.	9,375.00	\$33,750

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

Extra Features			
Description	Year Built	Units	Calc Value

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/5/2018

Property Information

Folio: 30-6007-000-0141

Property Address: 11251 SW 216 ST

Full Legal Description
7 56 40 .22 AC M/L
E75FT OF S160FT OF W1/2 OF SE1/4
OF SE1/4 OF SW1/4 LESS S35FT
PR ADD 11251 SW 216 ST
LOT SIZE 9375 SQ FT
OR 20543-1471 0702 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1977	\$10,000	09615-2155	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 "F"

COUNTY PROPERTIES TO BE CONVEYED TO JL BROWN DEVELOPMENT CORPORATION

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-16

Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm. District	2017 Market Value	Legal Description	Department User	Municipal Zoning	Estimated Annual Lawn Maintenance Costs	Address	Surplus	Type of Deed County Acquired Parcel	Circulated to County Departments Date
3050190016670	\$1,113.02	7,810	9	\$61,240	RICHMOND HEIGHTS LOT 12 BLK 52 PB 50-19	Internal Services	RU-1	\$340	14210 MADISON ST	Yes-R-979-17	Escheatment Tax Deed 3/14/16	4/25/17
3050190031150	\$1,243.97	9,240	9	\$66,960	RICHMOND HEIGHTS ESTS PB 60-89 LOT 8 BLK 8	Internal Services	RU-1	\$403	10700 SW 151 ST	Yes-R-979-17	County Notice of Reverter 1/27/17	4/25/17
3069130000521	\$626.01	14,157	9	\$35,750	BEG 500FTS & 162.50FTW OF NE COR OF SE1/4 OF NW1/4 TH N124.33FT W137.50FT S121.66FT M/L E137.5FT TO POB	Internal Services	RU-1	\$617	Adjacent South of 22180 SW 122 Avenue	Yes-R-979-17	County Notice of Reverter 1/27/17	4/25/17
3060070000141	\$1,343.99	9,375	9	\$75,000	E75FT OF S160FT OF W1/2 OF SE1/4 OF SE1/4 OF SW1/4 LESS S35FT For Roads	Internal Services	RU-4L	\$409	11251 SW 216 ST	Yes-R-663-09	Escheatment Tax Deed 7/13/2002	2009

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 _____, 2018 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 **J.L BROWN DEVELOPMENT CORPORATION**, a Florida corporation ("J.L. Brown"), whose address is 13645 Old Cutler Road: Palmetto Bay, Florida 33158, 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 J.L. Brown, receipt whereof is hereby acknowledged, has granted, bargained, and sold to J.L. Brown, 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 J.L. Brown 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. J.L. Brown shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 140% 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 Board finding it necessary to extend the timeframe in which J.L. Brown 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 J.L. Brown 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 J.L. Brown 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 J.L. Brown, 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, J.L. Brown 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"), J.L. Brown 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 J.L. Brown to notify these residents of the availability of homeownership opportunities.
 5. That J.L. Brown 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. J.L. Brown shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from J.L. Brown 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 J.L. Brown 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 J.L. Brown shall pay real estate taxes and assessments on the Properties or any part thereof when due. J.L. Brown 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 J.L. Brown 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 J.L. Brown, or if J.L. Brown fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if J.L. Brown ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, J.L. Brown 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 J.L. Brown 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, J.L. Brown 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 J.L. Brown. 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 J.L. Brown 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: _____
Esteban L. Bovo Jr., Chairman

Approved for legal sufficiency:

By: _____
Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -18 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2018.

IN WITNESS WHEREOF, the representative of **J.L BROWN DEVELOPMENT CORPORATION**, a Florida corporation, has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2018, and it is hereby approved and accepted.

Witness/Attest

By: _____
Name: _____
Title: _____

Witness/Attest

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 2018, by _____, as _____ of **J.L BROWN DEVELOPMENT CORPORATION**, a Florida corporation, and s/he () has produced _____ as identification or () is personally known to me.

(SEAL)

Notary of- State of _____

Commission Number: _____

EXHIBIT A

Folio	Legal Description
30-5019-001-6670	RICHMOND HEIGHTS LOT 12 BLK 52 PB 50-19
30-5019-003-1150	RICHMOND HEIGHTS ESTS PB 60-89 LOT 8 BLK 8
30-6913-000-0521	BEG 500FTS & 162.50FTW OF NE COR OF SE1/4 OF NW1/4 TH N124.33FT W137.50FT S121.66FT M/L E137.5FT TO POB
30-6007-000-0141	E75FT OF S160FT OF W1/2 OF SE1/4 OF SE1/4 OF SW1/4 LESS S35FT PR ADD 11251 SW 216 ST