

# MEMORANDUM

Agenda Item No. 5(J)

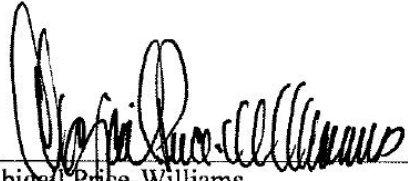
**TO:** Honorable Chairwoman Audrey M. Edmonson  
and Members, Board of County Commissioners

**DATE:** October 20, 2020

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

**SUBJECT:** Resolution declaring surplus one County-owned property (Folio No. 30-6913-000-0860); revising the inventory list of real properties, after a public hearing, to include such property and an additional four County owned properties (Folio Nos. 30-6007-003-0090, 10-7813-004-0880, 10-7813-004-0930, and 10-7813-052-0400) in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of the five County-owned properties to Elite Equity Development, Inc., a Florida for-profit corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be rented or sold to very low- low- or moderate income households in accordance with sections 125.379, Florida Statutes; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; and authorizing the County Mayor to effectuate the conveyance, to take all action necessary to enforce the provisions set forth in such County Deed, to execute a rental regulatory agreement and enforce the provisions therein, to provide copies of the recorded County Deed and the rental regulatory agreement required by the County Deed to the Property Appraiser, and to ensure placement of appropriate signage; and waiving the requirement of Resolution No. R-130-06

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/uw

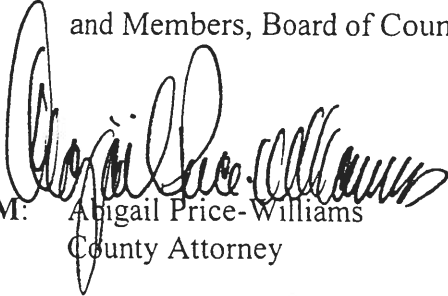


# MEMORANDUM

(Revised)

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

DATE: October 20, 2020

FROM:   
Abigail Price-Williams  
County Attorney

SUBJECT: Agenda Item No. 5(J)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☒ No committee review
- ☐ Applicable legislation requires more than a majority vote (i.e., 2/3's present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5's \_\_\_\_, unanimous \_\_\_\_, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) \_\_\_\_, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) \_\_\_\_ to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Agenda Item No. 5(J)  
10-20-20

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING SURPLUS ONE COUNTY-OWNED PROPERTY (FOLIO NO. 30-6913-000-0860); REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTY AND AN ADDITIONAL FOUR COUNTY OWNED PROPERTIES (FOLIO NOS. 30-6007-003-0090, 10-7813-004-0880, 10-7813-004-0930, AND 10-7813-052-0400) IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF THE FIVE COUNTY-OWNED PROPERTIES TO ELITE EQUITY DEVELOPMENT, INC., A FLORIDA FOR-PROFIT CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE RENTED OR SOLD TO VERY LOW- LOW- OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH SECTIONS 125.379, FLORIDA STATUTES; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO EFFECTUATE THE CONVEYANCE, TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, TO EXECUTE A RENTAL REGULATORY AGREEMENT AND ENFORCE THE PROVISIONS THEREIN, TO PROVIDE COPIES OF THE RECORDED COUNTY DEED AND THE RENTAL REGULATORY AGREEMENT REQUIRED BY THE COUNTY DEED TO THE PROPERTY APPRAISER, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AND WAIVING THE REQUIREMENT OF RESOLUTION NO. R-130-06

**WHEREAS**, Elite Equity Development, Inc., a Florida for-profit company ("Elite") promotes, develops and provides safe and affordable housing to persons with limited financial resources in Miami-Dade County; and

**WHEREAS**, on February 28, 2020, Elite 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 five County-owned vacant properties (Folio Nos. 30-6007-003-0090, 30-6913-000-0860, 10-7813-004-0880, 10-7813-004-0930, and 10-7813-052-0400) (the “properties”) located in Commission District 9; and

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

**WHEREAS**, Elite proposes to have the properties developed with affordable housing to be rented or sold to very low, low- or moderate income households in accordance with section 125.279, Florida Statutes; and

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

**WHEREAS**, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the properties is attached hereto 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**, one of the properties has not been declared surplus and none have been added to the County's affordable inventory list in accordance with section 125.379(1), Florida Statutes; and

**WHEREAS**, this Board finds that the before-mentioned properties are appropriate for use as affordable housing, and desires to declare the properties surplus and revise the County's affordable inventory list; 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 properties without competitive bidding under section 125.379, Florida Statutes; and

**WHEREAS**, on July 31, 2020, Elite complied with the requirements of Resolution No. R-407-19 by posting signs on the properties, at their sole cost, which such signs were posted for a period of four weeks; and

**WHEREAS**, the properties will be conveyed to Elite, subject to a reverter, on the condition that Elite 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; and

**WHEREAS**, the conveyance of the Property will also be subject to the execution and recording of a rental regulatory agreement, approved by the County in its sole discretion,

**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 one of the County properties (Folio No. 30-6913-000-0860 as surplus, and, after a public hearing, revises the County's affordable housing inventory list to include such property and four additional County properties (Folio Nos. 30-6007-003-0090, 10-7813-004-0880, 10-7813-004-0930, and 10-7813-052-0400) in accordance with section 125.379(1), Florida Statutes.

**Section 3.** Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the properties described in Section 2 of this resolution to Elite for a price of \$10.00 for the purpose of developing such properties with affordable housing to be rented or sold to very low, low- or moderate income households whose income do not exceed 120 percent of area median income in accordance with sections 125.379 and 420.0004, Florida Statutes

**Section 4.** Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to execute of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment "H."

**Section 5.** This Board further authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate the conveyance, to exercise all rights set forth in the County Deed, other than those reserved to this Board therein, including, but not limited to, exercising the County's option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews. In the event, the County Mayor or the County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or the County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County

Mayor or the County Mayor's designee to receive on behalf of the County from Elite, after conducting all due diligence, including, but not limited to, title searches, and environmental reviews, a deed which conveys the properties back to the County in the event Elite is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deeds from Elite, the County Mayor or the County Mayor's designee shall record such deeds 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 development contemplated herein shall be subject to this Board's approval.

**Section 6.** This Board authorizes the County Mayor or County Mayor's designee to execute on behalf of the County a rental regulatory agreement following approval by the County Attorney's Office, in generally the form attached hereto as Attachment "I" and incorporated herein. The County Mayor or County Mayor's designee is authorized to negotiate rents and sale prices for each of the units constructed on the properties with Elite; however such rents and sales prices shall be based upon no more than 120 percent of area median income as determined for Miami-Dade County by the United States Department of Housing and Urban Development. The County Mayor or County Mayor's designee is further authorized to take all steps necessary to enforce the terms of the rental regulatory agreement. This Board authorizes the County Mayor or County Mayor's designee or Elite to record the rental regulatory agreement in the public records of Miami-Dade County, in accordance with Resolution No. R-791-14, provide the County Property Appraiser with a copy of the rental regulatory agreement.

**Section 7.** This Board directs the County Mayor or the County Mayor's designee to (i) ensure that proper signage is placed on the properties identifying the County's name and the name of the district commissioner; (ii) provide copies of the recorded County Deed and the restrictive covenants required by the County Deed to the County Property Appraiser; and (iii) 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, rental regulatory agreement, reverters and mortgages creating or reserving a real properties interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

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

Audrey M. Edmonson, Chairwoman

Rebeca Sosa, Vice Chairwoman

Esteban L. Bovo, Jr.

Jose "Pepe" Diaz

Eileen Higgins

Joe A. Martinez

Dennis C. Moss

Xavier L. Suarez

Daniella Levine Cava

Sally A. Heyman

Barbara J. Jordan

Jean Monestime

Sen. Javier D. Souto



The Chairperson thereupon declared this resolution duly passed and adopted this 20<sup>th</sup> day of October, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Shannon D. Summerset-Williams

## ELITE EQUITY DEVELOPMENT, INC.

7942 NW 164 Terrace  
Miami Lakes, FL 33016  
(305) 335-1469  
Roosevelt.bradley@hotmail.com

February 28, 2020

The Honorable Dennis C. Moss  
District 9 Commissioner Dennis C. Moss  
10710 S.W. 211<sup>th</sup> Street Suite 206  
Miami, Florida 33189

Re: Three Bedroom/Two Bathrooms Residential, Multi-Family and Rental Homes

Dear Honorable Dennis C. Moss:


We would like to take this opportunity to introduce you to Elite Equity Development, Inc. Company that is very interested in developing the land presented and owned by the County.

Elite Equity Development, Inc. is managed by Mr. Roosevelt Bradley and his business partner, Ms. Nicole Bradley. Elite Equity Development, Inc. has partnered with Palmetto Homes of Miami, Inc. to develop three bedrooms/two bathrooms residential, multi-family and rental homes (approximately 1425 Sq. ft.) that will be in compliance with the United States Green Building Council (USGBC). Through this partnership we will maximize the density allowable by Florida Building Green Standards. We are requesting to acquire the parcels outlined on Page 2. This project will create desperately needed housing and homeownership within the County. Additionally, this project will create a plethora of jobs and an apprenticeship program for the residents and businesses by hiring small and community based contractors and small businesses within the County.

We are ready to fund these projects to develop the three bedrooms/two bathrooms residential, multi-family and rental homes (approximately 1425 Sq. ft.). This project will ultimately create livable wages, home ownership and rentals, skill trades and a better quality of life in the County.

If you have any questions, please do not hesitate to contact us at (305) 335-1469.

Sincerely,

  
Roosevelt Bradley  
President and CEO

Page 1 of 2

1. 30-6007-003-0090: ADJACENT EAST OF 11470 SW 215 STREET
2. 30-6913-000-0860: ADJACENT SOUTH OF 22935 SW 122 AVENUE
3. 10-7813-004-0880: 625 SW 7 STREET
4. 10-7813-004-0930: 710 SW 7 STREET
5. 10-7813-052-0400: NE CORNER OF SW 8 STREET (W LUCY ST) AND NW 4 AVENUE

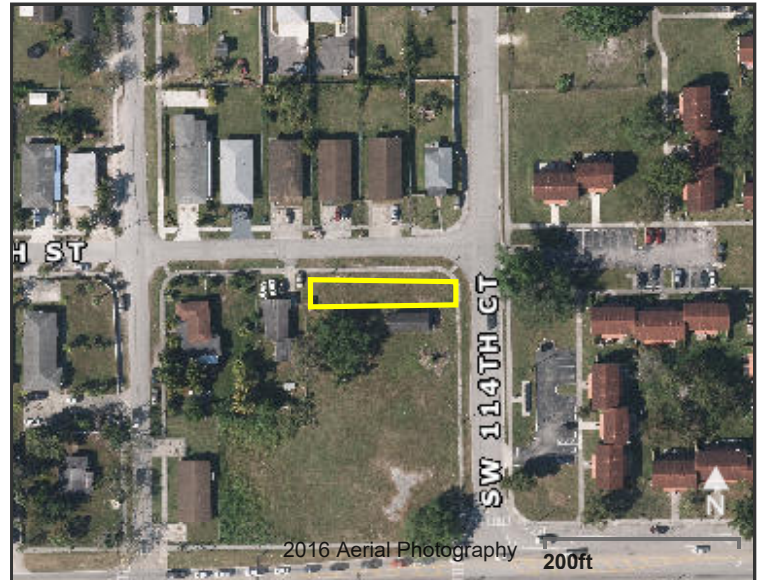


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report ATTACHMENT B

Generated On : 6/8/2020

Property Information	
Folio:	30-6007-003-0090
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	3160 UC CENTER - RESIDENTIAL MODIFIED (RM) 2 MAX HT
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	4,740 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$35,550	\$35,550	\$35,550
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$35,550	\$35,550	\$35,550
Assessed Value	\$13,878	\$12,617	\$11,470

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$21,672	\$22,933	\$24,080
County	Exemption	\$13,878	\$12,617	\$11,470
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$13,878	\$12,617	\$11,470
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$35,550	\$35,550	\$35,550
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$13,878	\$12,617	\$11,470
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 : 6/8/2020

## Property Information

Folio: 30-6007-003-0090

Property Address:

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.	4,740.00	\$35,550

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 : 6/8/2020

## Property Information

Folio: 30-6007-003-0090

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.	4,740.00	\$35,550

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

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## Property Information

Folio: 30-6007-003-0090

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.	4,740.00	\$35,550

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:** 30-6007-003-0090

**Property Address:**

Full Legal Description
LA-GREE SUB PB 38-37
LOT 13
LOT SIZE 30.000 X 158
OR 20543-1458 0702 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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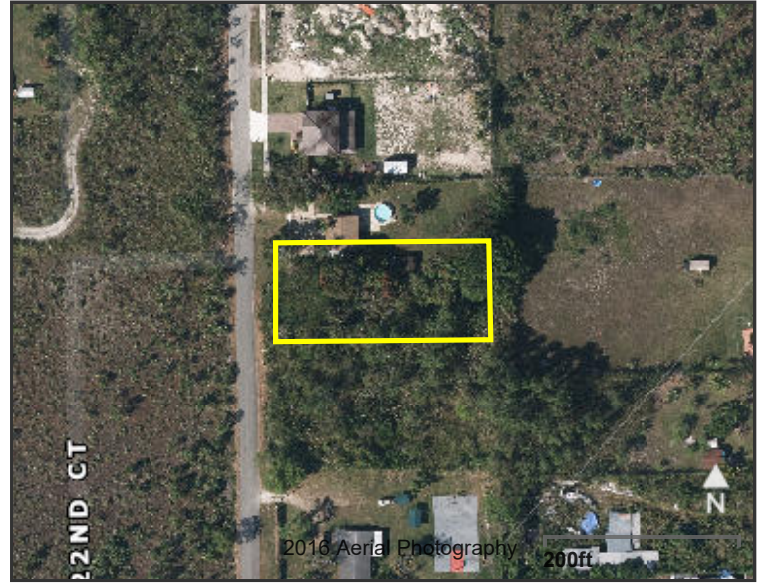


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report ATTACHMENT C

Generated On : 6/8/2020

Property Information	
Folio:	30-6913-000-0860
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
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	21,780 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$70,704	\$70,704	\$65,000	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$70,704	\$70,704	\$65,000	
Assessed Value	\$51,243	\$46,585	\$42,350	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$19,461	\$24,119	\$22,650
County	Exemption	\$51,243	\$46,585	\$42,350
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$51,243	\$46,585	\$42,350
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$70,704	\$70,704	\$65,000
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$51,243	\$46,585	\$42,350
Taxable Value	\$0	\$0	\$0

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/8/2020

## Property Information

Folio: 30-6913-000-0860

Property Address:

## Roll Year **2020** 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	\$45,000
GENERAL	RU-1	0100	Square Ft.	14,280.00	\$25,704

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 : 6/8/2020

## Property Information

Folio: 30-6913-000-0860

Property Address:

## Roll Year **2019** 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	\$45,000
GENERAL	RU-1	0100	Square Ft.	14,280.00	\$25,704

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 : 6/8/2020

## Property Information

Folio: 30-6913-000-0860

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Acres	0.50	\$65,000

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

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/8/2020

## Property Information

**Folio:** 30-6913-000-0860

**Property Address:**

Full Legal Description
13 56 39 .50 AC
N100FT OF S565FT OF SW1/4 OF
SW1/4 OF SE1/4 LESS E415FT & W
35FT
LOT SIZE IRREGULAR
OR 20157-0926 122001 2 (3)
COC 24622-4093 06 2006 2

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/11/2015	\$0	29621-2350	Corrective, tax or QCD; min consideration
06/01/2006	\$300,000	24622-4093	Deeds that include more than one parcel
12/01/2001	\$150,000	20157-0926	Deeds that include more than one parcel

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# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report ATTACHMENT D

Generated On : 6/8/2020

Property Information	
Folio:	10-7813-004-0880
Property Address:	652 SW 7 ST Homestead, FL 33030-6933
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	9301 MULTI-FAM PLANNED RES
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	5,160 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$22,860	\$22,860	\$20,320
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$22,860	\$22,860	\$20,320
Assessed Value	\$18,593	\$16,903	\$15,367

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$4,267	\$5,957	\$4,953
County	Exemption	\$18,593	\$16,903	\$15,367
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$18,593	\$16,903	\$15,367
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$22,860	\$22,860	\$20,320
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$18,593	\$16,903	\$15,367
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$18,593	\$16,903	\$15,367
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 : 6/8/2020

## Property Information

**Folio:** 10-7813-004-0880

**Property Address:** 652 SW 7 ST

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-TMF	9301	Square Ft.	5,000.00	\$22,500
GENERAL	SWPUN-TMF	9301	Square Ft.	160.00	\$360

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 : 6/8/2020

## Property Information

**Folio:** 10-7813-004-0880

**Property Address:** 652 SW 7 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-TMF	9301	Square Ft.	5,000.00	\$22,500
GENERAL	SWPUN-TMF	9301	Square Ft.	160.00	\$360

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 : 6/8/2020

## Property Information

**Folio:** 10-7813-004-0880

**Property Address:** 652 SW 7 ST Homestead, FL 33030-6933

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-TMF	9301	Square Ft.	5,000.00	\$20,000
GENERAL	SWPUN-TMF	9301	Square Ft.	160.00	\$320

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 : 6/8/2020

## Property Information

**Folio:** 10-7813-004-0880

**Property Address:** 652 SW 7 ST

## Full Legal Description

CENTRAL COMMERCIAL HOMESTEAD

PB 41-83

LOT 10 BLK 3

LOT SIZE 40.000 X 129

COC 24007-1083 11 2005 4

## Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/11/2015	\$0	29621-2861	Corrective, tax or QCD; min consideration
11/01/2005	\$0	24007-1083	Sales which are disqualified as a result of examination of the deed
09/01/2004	\$0	22805-4506	Sales which are disqualified as a result of examination of the deed
04/01/1996	\$0	17187-2394	Sales which are disqualified as a result of examination of the deed

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# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report ATTACHMENT E

Generated On : 6/8/2020

Property Information	
Folio:	10-7813-004-0930
Property Address:	710 SW 7 ST Homestead, FL 33030-6995
Owner	MIAMI DADE COUNTY GSA-R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	9301 MULTI-FAM PLANNED RES
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	5,160 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$22,860	\$22,860	\$20,320
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$22,860	\$22,860	\$20,320
Assessed Value	\$18,593	\$16,903	\$15,367

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$4,267	\$5,957	\$4,953
County	Exemption	\$18,593	\$16,903	\$15,367
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
<b>County</b>			
Exemption Value	\$18,593	\$16,903	\$15,367
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$22,860	\$22,860	\$20,320
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$18,593	\$16,903	\$15,367
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$18,593	\$16,903	\$15,367
Taxable Value	\$0	\$0	\$0

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Version:



# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/8/2020

## Property Information

**Folio:** 10-7813-004-0930

**Property Address:** 710 SW 7 ST

## Roll Year **2020** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-TMF	9301	Square Ft.	5,000.00	\$22,500
GENERAL	SWPUN-TMF	9301	Square Ft.	160.00	\$360

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 : 6/8/2020

## Property Information

**Folio:** 10-7813-004-0930

**Property Address:** 710 SW 7 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-TMF	9301	Square Ft.	5,000.00	\$22,500
GENERAL	SWPUN-TMF	9301	Square Ft.	160.00	\$360

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 : 6/8/2020

## Property Information

**Folio:** 10-7813-004-0930

**Property Address:** 710 SW 7 ST Homestead, FL 33030-6995

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-TMF	9301	Square Ft.	5,000.00	\$20,000
GENERAL	SWPUN-TMF	9301	Square Ft.	160.00	\$320

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 : 6/8/2020

## Property Information

**Folio:** 10-7813-004-0930

**Property Address:** 710 SW 7 ST

Full Legal Description
CENTRAL COMMERCIAL HOMESTEAD
PB 41-83
LOT 15 BLK 3
OR 26134-3637 122007 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/2004	\$10,500	25357-1661	Sales which are qualified
12/01/2003	\$0	21870-4038	Sales which are disqualified as a result of examination of the deed
12/01/1994	\$0	16640-4609	Sales which are disqualified as a result of examination of the deed

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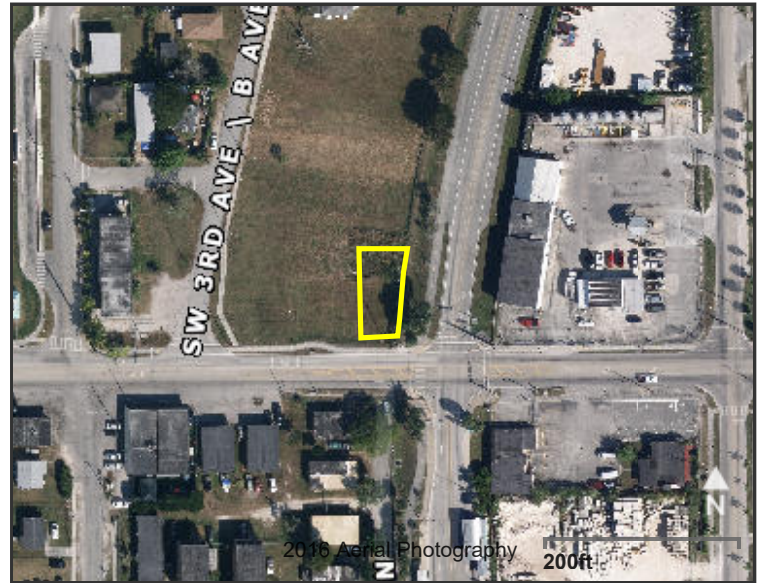


# OFFICE OF THE PROPERTY APPRAISER

## Detailed Report ATTACHMENT F

Generated On : 6/8/2020

Property Information	
Folio:	10-7813-052-0400
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,450 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$26,700	\$22,250	\$22,250
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$26,700	\$22,250	\$22,250
Assessed Value	\$23,691	\$21,538	\$19,580

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$3,009	\$712	\$2,670
County	Exemption	\$23,691	\$21,538	\$19,580
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	\$23,691	\$21,538	\$19,580
Taxable Value	\$0	\$0	\$0
<b>School Board</b>			
Exemption Value	\$26,700	\$22,250	\$22,250
Taxable Value	\$0	\$0	\$0
<b>City</b>			
Exemption Value	\$23,691	\$21,538	\$19,580
Taxable Value	\$0	\$0	\$0
<b>Regional</b>			
Exemption Value	\$23,691	\$21,538	\$19,580
Taxable Value	\$0	\$0	\$0

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/8/2020

## Property Information

Folio: 10-7813-052-0400

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	4,450.00	\$26,700

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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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/8/2020

## Property Information

Folio: 10-7813-052-0400

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	4,450.00	\$22,250

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

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/8/2020

## Property Information

Folio: 10-7813-052-0400

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	SWPUN-NMU	9400	Square Ft.	4,450.00	\$22,250

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

Extra Features			
Description	Year Built	Units	Calc Value

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# OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/8/2020

## Property Information

**Folio:** 10-7813-052-0400

**Property Address:**

Full Legal Description
TATUMS COLORED TOWN ADD TO HMST
E44 1/2FT OF LOTS 21 TO 24 INC
BLK 5 PB 9-62
LOT SIZE 44.500 X 100
OR 16863-863 0795 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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# Attachment "G"

## LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 Elite Equity Development, Inc.

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 <b>3060070030090</b>	\$680.64	4,740 SQ FT	9	\$35,550.00	LA-GREE SUB PB 38-37 LOT 13	UC-RM	\$177	ADJACENT EAST OF 11470 SW 215 STREET	YES 4/7/2017	YES R-1004-17 11/17/2017	ESCHEATMENT TAX DEED 7/15/2002
2 <b>3069130000860</b>	\$1,251.84	21,780 SQ FT	9	\$70,704.00	13 56 39 .50 AC N100FT OF S565FT OF SW1/4 OF SW1/4 OF SE1/4 LESS E415FT & W 35FT	RU-1	\$810	ADJACENT SOUTH OF 22935 SW 122 AVENUE	YES 6/29/2020	NO	ESCHEATMENT TAX DEED 5/11/2015
3 <b>1078130040880</b>	\$507.00	5,160 SQ FT	9	\$22,860.00	CENTRAL COMMERCIAL HOMESTEAD PB 41-83 LOT 10 BLK 3	SWPUN-TMF	\$192	652 SW 7 STREET	YES 8/25/2017	YES R-976-11 11/7/2017	ESCHEATMENT TAX DEED 5/11/2015
4 <b>1078130040930</b>	\$507.00	5,160 SQ FT	9	\$22,860.00	CENTRAL COMMERCIAL HOMESTEAD PB 41-83 LOT 15 BLK 3	SWPUN-TMF	\$192	710 SW 7 STREET	YES 8/14/2014	YES R-450-15 5/9/2015	QUIT CLAIM DEED 12/14/2007
5 <b>1078130520400</b>	\$592.17	4,450 SQ FT	9	\$26,700.00	TATUMS COLORED TOWN ADD TO HMST E44 1/2FT OF LOTS 21 TO 24 INC BLK 5 PB 9-62	SWPUN-NMU	\$166	NE CORNER OF W LUCY AND SW 8TH STREET	YES 4/7/2017	YES R-1004-17 11/17/2017	ESCHEATMENT TAX DEED 7/7/1995

## ATTACHMENT "H"

Instrument prepared by and returned to:  
Shannon D. Summerset-Williams  
Assistant County Attorney  
Miami-Dade County Attorney's Office  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

### COUNTY DEED

**THIS COUNTY DEED** (the "Deed"), made this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by MIAMI-DADE COUNTY, a political subdivision of the State of Florida (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1<sup>st</sup> Street, Miami, Florida 33128-1963, and **ELITE EQUITY DEVELOPMENT, INC.**, a Florida for profit company, ("**Elite**"), whose address 7942 NW 164th Terrace, Miami Lakes, FL 33016, 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 ELITE, receipt whereof is hereby acknowledged, has granted, bargained, and sold to ELITE, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

*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 Property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing and subsequent years and the following restrictions (collectively the "deed restrictions"):

1. That the Properties shall be developed by ELITE as affordable and workforce housing with approximately 56 affordable rental units. That the Property is being sold with a restriction requiring the development of the Property as affordable and workforce housing as set forth in section 125.379, Florida Statutes, to be rented to very-low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income ("Qualified Renters"). In addition to the affordable and workforce housing, the Property may also be developed with some supporting community space for youth and family programs.
2. Upon issuance of a final Certificate of Occupancy for the development ELITE shall

execute and record in the Public Records of Miami Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Property.

3. That the Property shall be developed within forty-eight (48) months 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 3, the County may, in its sole discretion, waive this requirement upon the Miami-Dade County Board of County Commissioners finding it necessary to extend the timeframe in which ELITE must complete the housing required herein. 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 and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which the ELITE must complete the housing. 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 forty-eight (48) months 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.
4. That ELITE shall not assign or transfer its interest in the Property or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of: any such assignment, transfer, or leasehold interest to an entity owned or controlled by ELITE, or any subsidiary or affiliate thereof.
5. That ELITE shall pay real estate taxes and assessments on the Property or any part thereof when due. ELITE 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 ELITE may encumber the Property with:
  - a. Any leasehold interest in accordance with paragraph 4 or mortgages including any leasehold mortgage(s) in favor of any institutional or government lender or any investor or 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 Dwelling Units, landscaping, and other site improvements, all as provided in a site plan to be provided by ELITE (together, the "Improvements") as determined by an appraiser selected by ELITE; and
  - b. Any mortgage(s) or leasehold mortgages in favor of any institutional lender or investor 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 selected by ELITE.

- c. Any mortgage(s) or leasehold mortgages in favor of any lender that may go into default, lis pendens, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order.

Notwithstanding the foregoing, the deed restrictions set forth herein, including but not limited to the rental regulatory agreement, remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions, including the rental regulatory agreement, shall continue to run with the land notwithstanding the encumbrances permitted under this paragraph or any change in ownership, and shall apply to the “successors heirs and assigns” of ELITE.

6. The recordation, together with any mortgage purporting to meet the requirements of Paragraph 5(a) or 5(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) selected by ELITE, stating the value of the Property is equal to or greater than the amount of such mortgage(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, subject to the deed restrictions. 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.
7. If in the sole discretion of the County, if (a) ELITE ceases to exist prior to rental of the Dwelling Units to the Qualified Renters; (b) ELITE fails to rent the Dwelling Units within the rent limits described herein; (c) ELITE fails to close on its financing for the project contemplated herein within three (3) years of the date this Deed is recorded; (d) ELITE fails to construct the project contemplated herein within 48 months of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, ELITE shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If ELITE fails to remedy such default within sixty (60) days, title to the subject Property shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. Notwithstanding the foregoing, the County agrees, but shall have no obligation, to give any mortgagee or the ELITE's investor member(s) or partners, as applicable, notice of any default under this Deed, and such persons shall be extended an opportunity to cure such default, which cure period shall be a period of sixty (60) calendar days longer than the period to cure which is otherwise extended to ELITE. In the event of such reverter, ELITE shall immediately deed the Property 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 such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by ELITE. The County retains such reversionary interest in the Property, 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. Should the Property revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

8. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.
9. 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 ELITE 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 Property 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: \_\_\_\_\_  
Shannon D. Summerset-Williams  
Assistant County Attorney

The foregoing was authorized by Resolution No. \_\_\_\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_ day of \_\_\_\_\_, 2020.

**IN WITNESS WHEREOF, ELITE EQUITY DEVELOPMENT, INC.**, a Florida for profit company, has caused this document to be executed by its respective and duly authorized representative on this \_\_\_\_\_ day of \_\_\_\_\_, 2020, and it is hereby approved and accepted.

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

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

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

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_ as \_\_\_\_\_, on behalf of **ELITE EQUITY DEVELOPMENT, INC.**, a Florida for profit company. S/he is personally known to me or has produced a Florida Driver's License No. \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

**EXHIBIT A****FOLIO NUMBERS****LEGAL DESCRIPTIONS**

30-6007-003-0090	LA-GREE SUB PB 38-37 LOT 13
30-6913-000-0860	13 56 39 .50 AC N100FT OF S565FT OF SW1/4 OF SW1/4 OF SE1/4 LESS E415FT & W 35FT
10-7813-004-0880:	CENTRAL COMMERCIAL HOMESTEAD PB 41-83 LOT 10 BLK 3
10-7813-004-0930	CENTRAL COMMERCIAL HOMESTEAD PB 41-83 LOT 15 BLK 3
10-7813-052-0400	TATUMS COLORED TOWN ADD TO HMST E44 1/2FT OF LOTS 21 TO 24 INC BLK 5 PB 9-62

## ATTACHMENT "I"

This Instrument Was Prepared By:  
Shannon Summerset-Williams  
Assistant County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Record and Return to:

\_\_\_\_\_

### **MIAMI-DADE COUNTY** **RENTAL REGULATORY AGREEMENT**

**WHEREAS**, pursuant to Resolution No. \_\_\_\_\_ adopted by the Miami-Dade County Board of County Commissioners, on \_\_\_\_\_, **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the "County"), whose address is 111 N.W. 1<sup>st</sup> Street, Miami, Florida 33128, is authorized to convey certain properties to **ELITE EQUITY DEVELOPMENT, INC., a Florida for profit company, ("Elite")**, its heirs, successors and assigns (hereinafter referred to as the "Owner"), whose address 7942 NW 164th Terrace, Miami Lakes, FL 33016 for the purposes outlined in that certain County Deed, dated \_\_\_\_\_, 2020 and recorded in Official Records Book \_\_\_\_\_, Page \_\_\_\_\_ of the Public Records of Miami-Dade County, Florida, executed simultaneously with this Rental Regulatory Agreement (the "Agreement"); and

**WHEREAS**, in connection with receipt of the County Deed, the Owner agrees to maintain the rents at certain prescribed rates, as set forth in this Agreement,

**NOW, THEREFORE**, for and in consideration of Ten dollars (\$10.00), the promises and covenants contained in this Agreement and for other good and valuable consideration received and acknowledged this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the Owner and the County hereby agree as follows:

**PROPERTY ADDRESS:**

**LEGAL DESCRIPTION**

**OF PROPERTY:** The real property legally described and attached hereto in Exhibit A and located in Miami-Dade County (hereinafter referred to as the "Property")

**DWELLING UNITS:** \_\_\_\_\_ units

**WITNESSETH:**

- I. Owner agrees with respect to the Property for the period beginning on the date of recordation of the Loan Documents, and ending on the last day of the thirtieth (30th) year after the year in which the Project is completed, that:
- a) Regardless of any maximum rent allowed, all the units must have rents which are equal to or less than \_\_\_\_\_% of annual incomes for households at \_\_\_\_\_% of median income adjusted for family size, minus tenant-paid utilities. Accordingly, the maximum initial approved rental rates for this property are indicated in Exhibit B attached hereto.
  - b) This Agreement shall be a recorded restrictive covenant on the Property, and all buildings and other improvements constructed or to be constructed thereon (collectively, the "Project"). The subject matter of this Agreement and the covenants set forth herein touch and concern the Property. It is the intent of the parties that this Agreement and the covenants set forth herein run with the Property. This Agreement shall be binding on the Property, the Project, and all portions thereof, and upon any purchaser, grantee, transferee, owner or lessee or any portion thereof, and on the heirs, executors, administrators, devisees, successors and assigns of any purchaser, grantee, owner or lessee and on any other person or entity having any right, title or interest in the Property, the Project, or any portion thereof, for the length of time that this Agreement shall be in force. Owner hereby makes and declares these restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for the period stated in the preamble above, without regard to payment or satisfaction of any debt owed by Owner to the County or the expiration of any Contract between the Owner and the County.
  - c) The above rentals will include the following services to each unit: **[INSERT TERMS]**
  - d) Owner agrees that upon any violation of the provisions of this agreement, the County, through its agent, the County may give written notice thereof to the Owner, by registered mail, at the address stated in this agreement, or such other address or addresses as may subsequently be designated by the Owner in writing to the County, and in the event Owner does not cure such default (or take measures reasonably satisfactory to the County to cure such default), within thirty (30) days after the date of notice, or within such further time as the County may determine is necessary for correction, the County may, without further notice, declare a default under the Mortgage and/or this Agreement, and effective upon the date of such default, the County may:

- i) Apply to any court, County, State or Federal, for any specific performance of this agreement; for an injunction against the violation of this agreement; or for such relief as may be appropriate since the injury to the County arising from a default remaining uncured under any of the terms of this agreement would be irreparable, and the amount of damage would be difficult to ascertain.
  - e) Owner further agrees that it will, during the term of this Agreement: furnish each resident at the time of initial occupancy, a written notice that the rents to be charged for the purposes and services included in the rents are approved by the County pursuant to this Agreement; that they will maintain a file copy of such notice with a signed acknowledgment of receipt by each resident; and, that such notices will be made available for inspection by the County during regular business hours.
  - f) Owner agrees that all residential tenant leases of the Units shall (a) be for an initial term of not less than one year, (b) be renewed at the end of each term except for good cause or mutual agreement of Owner and residential tenant.
- II. The County and Owner agree that rents may increase as median income increases as published by HUD. Any other adjustments to rents will be made only if the County, in its sole and absolute discretion, find any adjustments necessary to support the continued financial viability of the project and only by an amount that the County determines is necessary to maintain continued financial viability of the project.

Owner will provide documentation to justify a rental increase request not attributable to increases in median income. Within thirty (30) days of receipt of such documentation, the County will approve or deny, as the case may be, in its sole and absolute discretion, all or a portion of the rental increase in excess of the amount that is directly proportional to the most recent increase in Median Annual Income. In no event, however, will any increase directly proportional to an increase in Median Annual Income be denied.
- III. Except as otherwise noted, all parties expressly acknowledge that the County shall perform all actions required to be taken by Miami-Dade County pursuant to Paragraphs 4, 5, 6 and 7, hereof for the purpose of monitoring and implementing all the actions required under this Agreement. In addition, thirty (30) days prior to the effective date of any rental increase, the Owner shall furnish the County with notification provided to tenants advising them of the increase.
- I. Occupancy Reports.

The Owner shall, on an annual basis, furnish PHCD with an occupancy report, which provides the following information:

  - A) At the end date of each reporting period, a list of all occupied apartments to include but not limited to the following:
    - 1. Composition of each resident family,

2. Families moving into, already living in, or who have recently lived in Public Housing; or the Section 8 Rental Certificate, Rental Voucher, or Moderate Rehabilitation Programs,
  3. Income requirements,
  4. Eligibility factors, e.g. credit history, criminal background, etc.
  5. Demographic information to include racial and ethnic makeup of the tenants, and
  6. Steps taken to make the Property accessible to the disabled, including but not limited to the steps taken by the Owner to comply with all applicable laws and regulations such as the federal, state and local fair housing laws, the Americans with Disabilities Act and the Uniform Federal Accessibility Standards requirements.
- B) A list of all vacant apartments, as of the end date of the reporting period.
  - C) The total number of vacancies that occurred during the reporting period.
  - D) The total number of units that were re-rented during the reporting period, stating family size and income.
  - E) The Owner shall upon written request of PHCD allow representatives of PHCD to review and copy any and all of tenant files, including but not limited to executed leases and tenant income information.

## II. Inspections

Pursuant to 42 U.S.C. § 12755, the Owner shall maintain the Property in compliance with all applicable federal housing quality standards, receipt of which is acknowledged by the Owner, and contained in Sec. 17-1, et seq., Code of Miami-Dade County, pertaining to minimum housing standards (collectively, "Housing Standards").

- A) PHCD shall annually inspect the Property, including all dwelling units and common areas, to determine if the Property is being maintained in compliance with federal Housing Quality Standards and any applicable Miami-Dade County Minimum Housing Codes. Annual inspections shall be at the rates and for the activities noted in the Rental Regulatory Agreement, Compliance, and Monitoring Unit Per Unit Cost Schedule attached as Exhibit C . Should the Owner be awarded funds through PHCD's request for application (RFA) process, said per unit cost in Exhibit C, shall be waived. The Owner will be furnished a copy of the results of the inspection within thirty (30) days, and will be given thirty (30) days from receipt to correct any deficiencies or violations of the property standards of the Miami-Dade County Minimum Housing Codes or Housing Standards.
- B) At other times, at the request of the Owner or of any tenant, PHCD may inspect any unit for violations to the property standards of any applicable Miami-Dade County Minimum Housing Codes or Housing Standards. The tenant and the Owner will be provided with



the results of the inspection and the time and method of compliance and corrective action that must be taken.

### III. Lease Agreement, Selection Policy and Management Plan

Prior to initial rent-up and occupancy, the Owner will submit the following documents to PHCD:

- A) Proposed form of resident application.
- B) Proposed form of occupancy agreement.
- C) Applicant screening and tenant selection policies.
- D) Maintenance and management plan which shall include the following information:
  - 1. A schedule for the performance of routine maintenance such as up-keep of common areas, extermination services, etc.
  - 2. A schedule for the performance of non-routine maintenance such as painting and reconditioning of dwelling units, painting of building exteriors, etc.
  - 3. A list of equipment to be provided in each dwelling unit.
  - 4. A proposed schedule for replacement of dwelling equipment.
  - 5. A list of tenant services, if any, to be provided to residents.
- E) At any time (monthly, quarterly, annually), the Owner agrees that the County has the right to:
  - 1. Evaluate and test the Waiting List Policies.
  - 2. Pull records to review and assess any and all abnormalities relative to the demographic mix. Ensure fair and equal access to the units were offered by the Owner and its agents.

The Owner agrees that the County has the right to refer eligible applicants for housing. The Owner shall not deny housing opportunities to eligible, qualified families, including those with Section 8 Housing Choice Vouchers, unless the Owner is able to demonstrate a good cause basis for denying the housing as determined by PHCD in its sole and absolute discretion.

Pursuant to the Miami-Dade Board of County Commissioners' Resolution No. R-34-15, the Owner, its agents and/or representatives, shall provide written notice to the County related to the availability of rental opportunities, including, but not limited to, the number of available units, bedroom size, and rental prices of such rental units at the start of any leasing activity, and after issuance of certificate of occupancy. The Owner, its agents and/or representatives shall also provide the County with the contact information for the Owner, its, agents and/or representatives.

### IV. Affirmative Marketing Plan

- A) Owner shall forward to PHCD within fifteen (15) days of execution of this Agreement an Affirmative Marketing Program for PHCD's approval which incorporates the requirements as set forth by the County to attract and identify prospective renters or homebuyers (as applicable), regardless of sex, of all minority and majority groups, to the Project, particularly groups that are not likely to be aware of the Project. The Affirmative Marketing Program should include efforts designed to make such persons/groups aware of the available housing, including, but not limited to the following activities:
1. Annually submit proof of advertising in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons in an effort to afford all ethnic groups the opportunity to obtain affordable housing; and
  2. The Owner shall provide proof of other special marketing efforts including advertising Multiple Listings Service (MLS) through a licensed real estate professional.
- B) The Affirmative Marketing Program shall be submitted to PHCD for approval at least every five (5) years and when there are significant changes in the demographics of the project or the local housing market area.

V. Action By or Notice to the County

Unless specifically provided otherwise herein, any action to be taken by, approvals made by, or notices to or received by the County required by this Agreement shall be taken, made by, given or delivered to:

County Mayor  
Miami-Dade County  
111 NW 1<sup>st</sup> Street, 29<sup>th</sup> Floor  
Miami, Florida 33128  
Attn: County Mayor

Copy to:

Department of Public Housing and Community Development  
701 N. W. 1 Court  
14<sup>th</sup> Floor  
Miami, Florida 33136  
Attn: Director

Copy to:

Miami-Dade County Attorney's Office  
111 N.W. 1 Street  
Suite 2810  
Miami, Florida 33128  
Attn: Shannon Summerset-Williams, Esq.

or any of their successor agencies or departments.

VI. Recourse:

In the event of a default by the Owner under this Agreement, the County shall have all remedies available to it at law and equity.

VII. Rights of Third Parties:

Except as provided herein, all conditions of the County hereunder are imposed solely and exclusively for the benefit of the Count and its successors and assigns, and no other person shall have standing to require satisfaction of such conditions or be entitled to assume that the County will make advances in the absence of strict compliance with any or all conditions of County and no other person shall under any circumstances, be deemed to be a beneficiary of this Agreement or the loan documents associated with this Agreement, any provisions of which may be freely waived in whole or in part by the County at any time if, in their sole discretion, they deem it desirable to do so. In particular, the County make no representations and assume no duties or obligations as to third parties concerning the quality of the construction by the Owner of the Property or the absence therefrom of defects.

**SIGNATURES APPEAR ON FOLLOWING PAGES**

**IN WITNESS WHEREOF**, County and Owner have caused this Agreement to be executed on the date first above written.

By: \_\_\_\_\_  
NAME AND TITLE

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this \_\_\_\_\_ day of \_\_\_\_\_, 2020 by \_\_\_\_\_ as \_\_\_\_\_, on behalf of **ELITE EQUITY DEVELOPMENT, INC.**, a Florida for profit company. S/he is personally known to me or has produced a Florida Driver's License No. \_\_\_\_\_ as identification.

\_\_\_\_\_  
Notary Public  
State of Florida at Large

My Commission Expires:

**MIAMI-DADE COUNTY, FLORIDA**

By: \_\_\_\_\_  
COUNTY MAYOR OR DEPUTY MAYOR

**ATTEST:**

**HARVEY RUVIN, CLERK**

By: \_\_\_\_\_  
DEPUTY CLERK

Approved as to form and legal sufficiency:

By: \_\_\_\_\_  
Shannon D. Summerset-Williams  
Assistant County Attorney

**EXHIBIT A****FOLIO NUMBERS****LEGAL DESCRIPTIONS**

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10-7813-052-0400	TATUMS COLORED TOWN ADD TO HMST E44 1/2FT OF LOTS 21 TO 24 INC BLK 5 PB 9-62

## **EXHIBIT B**

### **Rents:**

Number of Units	Type	Gross Rent	Utility	Net Rent

At the discretion of the County, up to twenty percent (20%) of the rental units, per project, may be designated for Housing Choice Voucher (Section 8) subsidy, either project-based or tenant-based. The Owner shall not deny housing opportunities to eligible, qualified Housing Choice Voucher (Section 8) applicants referred by the County, unless good cause is documented by the Owner and submitted to the County.

#### NOTE:

#### LOAN DOCUMENT INFORMATION TO BE PROVIDED FOLLOWING RECORDING OF MORTGAGE

Mortgage Document No:\_\_\_\_\_

Date Recorded:\_\_\_\_\_

Book Number:\_\_\_\_\_

Page Number:\_\_\_\_\_

County: MIAMI-DADE  
State: FLORIDA



**EXHIBIT C\***

Public Housing and Community Development		
Rental Regulatory Agreement, Compliance, and Monitoring Unit		
Cost Per Unit*		
Fiscal Year 2019-2020		
Activity	Unit Cost**	Comments
Inspection	\$32.45	Housing Quality Standards Review
File Review	\$55.86	Eligibility, Income, and Rental Calculation Review
Administrative	\$32.78	Supervisory Oversight
Travel	\$5.74	Car and Public Transportation Pass
Overhead	\$8.59	Rent, Phone, Supplies
<b>Total Per Unit Cost*</b>	<b>\$135.41</b>	
**Cost shall increase at the rate of 3% each year.		
Examples:		
A: Cost to conduct a 10 Unit Review for a project would be \$1,354.14		
B: Cost to conduct a 30 Unit Review for a project would be \$4,062.42		

*\* The Unit Cost in Exhibit C is a Fiscal Year 2019-20 sample for illustration purposes only. The applicable cost per unit schedule in each Rental Regulatory Agreement will match the amounts set for the respective fiscal year in which the Rental Regulatory Agreement is executed.*

*\*\* The unit cost for each activity will increase by three percent each year.*