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

# MEMORANDUM

Agenda Item No. 8(F)(2)

**TO:** Honorable Chairwoman Rebeca Sosa and Members, Board of County Commissioners

**DATE:** February 19, 2014

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

**SUBJECT:** Resolution declaring surplus County-owned real properties located at 3749 Oak Avenue, 3604 Percival Avenue, and 3755 Frow Avenue, City of Miami, Florida; authorizing the conveyance of same to the City of Miami in accordance with Florida Statutes, Section 125.38 at no cost

Resolution No. R-168-14

The accompanying resolution was prepared by the Internal Services Department and placed on the agenda at the request of Prime Sponsor Commissioner Xavier L. Suarez.

R. A. Cuevas, Jr.
County Attorney

RAC/smm

# Memorandum

MIAMI-DADE COUNTY

**Date:** February 19, 2014

**To:** Honorable Chairwoman, Rebeca Sosa
and Members, Board of County Commissioners

**From:** Carlos A. Gimenez
Mayor

**Subject:** Resolution Declaring as Surplus Three County-Owned Real Properties Located at 3749 Oak Avenue, 3604 Percival Avenue, and 3755 Frow Avenue, in the City of Miami, Florida

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## Recommendation

It is recommended that the Board of County Commissioners (Board) approve the attached resolution, which authorizes the following actions:

- Declares as surplus a 5,450 square foot County-owned property located at 3749 Oak Avenue (Folio No. 01-4120-006-0800) and per the formal donation request by the City of Miami (attached), authorizes the conveyance of the property to the City of Miami, in accordance with Florida Statute 125.38;
- Declares as surplus a 5,000 square foot County-owned property located at 3604 Percival Avenue (Folio No. 01-4121-007-0780), and per the formal donation request by the City of Miami (attached), authorizes the conveyance of the property to the City of Miami, in accordance with Florida Statute 125.38;
- Declares as surplus a 5,000 square foot County-owned property located at 3755 Frow Avenue Avenue (Folio No. 01-4120-006-0571), and per the formal donation request by the City of Miami (attached), authorizes the conveyance of the property to the City of Miami, in accordance with Florida Statute 125.38; and
- Waives Administrative Order 8-4 as it relates to review by the County's Planning Advisory Board because all the properties are located within the City of Miami.

## Scope

These properties are located in County Commission District 7, which is represented by Commissioner Xavier L. Suarez.

## Fiscal Impact/Funding Source

The conveyance of these properties will eliminate the County's obligation to maintain the properties. The fiscal impact would be as follows:

- 3749 Oak Avenue – eliminates the annual maintenance cost of approximately $372 annually;
- 3604 Percival Avenue – eliminates the annual maintenance cost of approximately $341annually; and
- 3755 Frow Avenue – eliminates the annual maintenance cost of approximately $341 annually.

The City of Miami will not be paying the County for the conveyance of these properties. Additionally, no property tax revenue will be generated because these properties will be owned by the City of Miami until such time that they are conveyed/sold for the purpose of affordable housing. .

## Track Record/Monitoring

Shannon Clark of the Real Estate Development Division in the Internal Services Department is managing the conveyance of these properties.

**Delegation of Authority**

Authorizes the County Mayor or the Mayor's designee to convey the property at no cost, take all actions necessary to accomplish the conveyance of these properties, and authorizes the Chairperson or Vice Chairperson of the Board to execute County Deeds for such purpose.

**Background**

The County received formal requests from the City of Miami for donation of these vacant County-owned properties for the City's affordable housing program. Further to this request, and in light of the statutory requirements described below, the Internal Services Department circulated the properties to all County departments to determine whether the County has a present or future need for the properties, in which none was determined.

Florida Statutes Section 125.38 authorizes the Board to convey property to the City of Miami, a municipal corporation of the State of Florida, when the Board is satisfied that the property is not needed for County purposes and will be utilized for the benefit of the public or community interest and welfare. The County Deeds contain a restriction that states that the properties shall be utilized solely for constructing single family affordable housing for low-income homebuyers. In the event that these properties are not used for this purpose within five years of the conveyance of the properties, they shall automatically revert to Miami-Dade County.

Given that the County has no identified use for the properties being requested, that these conveyances to the City are consistent with Florida Statutes, and, that the development of additional affordable housing throughout Miami-Dade County promotes community interest and welfare, it is in the best interest of the County to convey these properties at no cost. Additional property details are as follows and shown in the attached property maps.

3749 Oak Avenue (Folio No. 01-4120-006-0800)
The County acquired this property through Tax Deed escheatment on February 26, 2002.

3604 Percival Avenue (Folio No. 01-4121-007-0780)
The County acquired this property through Tax Deed escheatment on February 26, 2002.

3755 Frow Avenue (Folio No. 01-4120-006-0571)
The County acquired this property through Tax Deed escheatment on October 23, 2013.

Attachments

Edward Marquez
Deputy Mayor

# MEMORANDUM

**(Revised)**

**TO:** Honorable Chairwoman Rebeca Sosa
and Members, Board of County Commissioners

**DATE:** February 19, 2014

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

**SUBJECT:** Agenda Item No. 8(F)(2)

**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** |
| _____ | **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. 8(F)(2)
2-19-14

RESOLUTION NO. R-168-14

RESOLUTION DECLARING SURPLUS COUNTY-OWNED REAL PROPERTIES LOCATED AT 3749 OAK AVENUE, 3604 PERCIVAL AVENUE, AND 3755 FROW AVENUE, CITY OF MIAMI, FLORIDA; AUTHORIZING THE CONVEYANCE OF SAME TO THE CITY OF MIAMI IN ACCORDANCE WITH FLORIDA STATUTES, SECTION 125.38 AT NO COST; WAIVING ADMINISTRATIVE ORDER 8-4 AS IT RELATES TO REVIEW BY THE PLANNING ADVISORY BOARD; AUTHORIZING THE COUNTY MAYOR OR THE MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF SAID PROPERTIES; AND AUTHORIZING THE CHAIRWOMAN OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE A COUNTY DEED FOR SUCH PURPOSES

**WHEREAS,** this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

**WHEREAS,** pursuant to Section 125.38 of the Florida Statutes, the Board has determined that it is in the best interest of the County to convey the County-owned real properties located at 3749 Oak Avenue, 3604 Percival Avenue, and 3755 Frow Avenue, Miami, Florida, to the City of Miami, for the development of new construction single family homes for low-income homebuyers, and has applied to the County for the conveyance of these properties at no cost; and

**WHEREAS,** the Board finds that pursuant to Section 125.38 of the Florida Statutes, said properties are required and can be used for such purposes, are not needed for County purposes, and will be utilized for the benefit of the public and community interest, and welfare; and

**WHEREAS,** the properties will be conveyed pursuant to a reverter requiring the completion of low income housing within five years to ensure compliance with the intent of this Board,

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

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

**Section 2.** Pursuant to Section 125.38 of the Florida Statutes, this Board hereby declares surplus County-owned real properties located at 3749 Oak Avenue, 3604 Percival Avenue, and 3755 Frow Avenue, Miami, Florida, approves the conveyances at no cost to the City of Miami subject to the restriction that said properties be used for the construction of single family homes for low-income homebuyers; authorizes the County Mayor or the Mayor's designee to take all actions necessary to accomplish the conveyance of said real properties, legally described in the aforementioned County Deeds; authorizes waiving Administrative Order 8-4 as it pertains to review by the Planning Advisory Board, and authorizes the execution of said County Deeds by the Board of County Commissioners acting by the Chairwoman or Vice-Chairperson of the Board.

**Section 3.** Pursuant to Resolution No. R-974-09, the Board directs the County Mayor or the Mayor's designee to record the instruments of conveyance accepted herein in the Public Records of Miami-Dade County, Florida; and to provide recorded copies of the instruments to the Clerk of the Board within thirty (30) days of execution of said instruments; and directs the Clerk of the Board to attach and permanently store recorded copies together with this resolution.

The foregoing resolution was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and being put to a vote, the vote was as follows:

| | | | |
|---|---|---|---|
| Rebeca Sosa, Chairwoman | **aye** | | |
| Lynda Bell, Vice Chair | **aye** | | |
| Bruno A. Barreiro | **aye** | Esteban L. Bovo, Jr. | **aye** |
| Jose "Pepe" Diaz | **aye** | Audrey M. Edmonson | **aye** |
| Sally A. Heyman | **aye** | Barbara J. Jordan | **aye** |
| Jean Monestime | **aye** | Dennis C. Moss | **aye** |
| Sen. Javier D. Souto | **aye** | Xavier L. Suarez | **absent** |
| Juan C. Zapata | **aye** | | |

The Chairperson thereupon declared the resolution duly passed and adopted this 19th day of February, 2014. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

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

HARVEY RUVIN, CLERK

By: **Christopher Agrippa**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Debra Herman

# City of Miami

JOHNNY MARTINEZ, P.E.
City Manager

November 1, 2013

Miami-Dade County Mayor Carlos A. Gimenez
Office of the Mayor
Stephen P. Clark Center
111 NW 1st Street
Miami, FL 33128

Re: County Surplus-3755 Frow Avenue

Dear Mr. Mayor:

The City of Miami's Department of Community and Economic Development coordinates programs funded through federal, state and local sources to assist Miami's most economically disadvantaged residents and neighborhoods. Through cooperative partnerships with the public and private sectors, the Department is responsible for overseeing the creation, implementation and monitoring of programs in the areas of affordable/public housing, social service, and economic development, public facility improvement and planning and administration. A major category of the functions within the Department consists of Affordable Housing; this includes the planning, development, management, and monitoring of a wide range of programs that support the implementation of an affordable housing strategy in the City.

The City of Miami's Housing and Commercial Loan Committee has awarded Neighborhood Housing Services of South Florida, Inc ("NHSSF") with HOME Investment Partnership funds and Community Development Block Grant funding for the Village West Homes project. The project consists of providing affordable housing opportunities to current and future residents of the City's West Grove area. NHSSF has been actively identifying lots in the West grove area for the potential acquisition and development of new construction single family homes for low-income homebuyers. From the time of acquisition, the properties must be developed and sold to an eligible low income home buyer within twenty-four (24) months.

This letter serves as a formal request to Miami Dade County for the donation of one property in the West Grove of which the County holds ownership, 3755 Frow Avenue, to the City of Miami. This property will be utilized for the Village West Homes project, developed by NHSSF and sold to an eligible low income homebuyer within the twenty-four month timeframe.

Should you need any additional information regarding this request, please feel free to contact Community and Economic Development Director George Mensah at 305-416-1978. We appreciate your consideration of our request and look forward to hearing from you.

Sincerely,

for Johnny Martinez, P.E.
City Manager

# City of Miami, Florida

JOHNNY MARTINEZ, P.E.
CITY MANAGER

P.O. BOX 330708
MIAMI, FLORIDA 33233-0708
(305) 250-5400
FAX (305) 250-5410

RECEIVED
2013 AUG 27 A 11:01
OFFICE OF THE MAYOR

July 31, 2013

Miami-Dade County Mayor Carlos A. Gimenez
Office of the Mayor
Stephen P. Clark Center
111 NW 1st Street
Miami, FL 33128

Re: County Surplus-3749 Oak Avenue and 3604 Percival Avenue

Dear Mr. Mayor:

The City of Miami's Department of Community and Economic Development coordinates programs funded through federal, state and local sources to assist Miami's most economically disadvantaged residents and neighborhoods. Through cooperative partnerships with the public and private sectors, the Department is responsible for overseeing the creation, implementation and monitoring of programs in the areas of affordable/public housing, social service, and economic development, public facility improvement and planning and administration. A major category of the functions within the Department consists of Affordable Housing; this includes the planning, development, management, and monitoring of a wide range of programs that support the implementation of an affordable housing strategy in the City.

The City of Miami's Housing and Commercial Loan Committee has awarded Neighborhood Housing Services of South Florida, Inc ("NHSSF") with HOME Investment Partnership funds and Community Development Block Grant funding for the Village West Homes project. The project consists of providing affordable housing opportunities to current and future residents of the City's West Grove area. NHSSF has been actively identifying lots in the West grove area for the potential acquisition and development of new construction single family homes for low-income homebuyers. From the time of acquisition, the properties must be developed and sold to an eligible low income home buyer within twenty-four (24) months.

This letter serves as a formal request to Miami-Dade County for the donation of two properties in the West Grove of which the County holds ownership, 3749 Oak Avenue and 3604 Percival Avenue, to the City of Miami. These properties will be utilized for the Village West Homes project, developed by NHSSF and sold to an eligible low income homebuyer within the twenty-four month timeframe.

Should you need any additional information regarding this request, please feel free to contact Community and Economic Development Director George Mensah at 305-416-1978. We appreciate your consideration of our request and look forward to hearing from you.

Sincerely,

for

Johnny Martinez, P.E.
City Manager

Instrument prepared by and returned to:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 01-4120-006-0800

# COUNTY DEED

THIS DEED, made this day of , 20__ A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and CITY OF MIAMI, FLORIDA, a municipal corporation of the State of Florida, party of the second part, whose address is P.O. Box 330708, 444 SW 2 Avenue, 2nd Floor, Miami, Florida 33130.

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida, (the "Property"):

**LEGAL DESCRIPTION**

LOT 5 BLK 4 MACFARLANE HOMESTEAD, PB 5-81
according to Public Records of Miami-Dade County, Florida

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

1. That the Property shall be developed with affordable single family housing within five (5) years of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy.

2. That the affordable housing developed on the Property shall be occupied solely by low income households whose income does not exceed 80% of the area median income as determined by the US Department of Housing and Urban Development for the Metropolitan Area of Miami-Dade County for a period of no less than twenty (20) years commencing on the date of the issuance of the final Certificate of Occupancy.

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

This grant conveys only the interest of 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.

**[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]**
**[ONLY THE SIGNATURE PAGE FOLLOWS)**

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency. _____

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 20__.

Instrument prepared by and returned to:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 01-4121-007-0780

# COUNTY DEED

THIS DEED, made this day of , 20__ A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and CITY OF MIAMI, FLORIDA, a municipal corporation of the State of Florida, party of the second part, whose address is P.O. Box 330708, 444 SW 2 Avenue, 2nd Floor, Miami, Florida 33130.

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida, (the "Property"):

**LEGAL DESCRIPTION**

LOT 1 BLK 6 FROW HOMESTEAD PB 5-106
according to Public Records of Miami-Dade County, Florida

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

1. That the Property shall be developed with affordable single family housing within five (5) years of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy.

2. That the affordable housing developed on the Property shall be occupied solely by low income households whose income does not exceed 80% of the area median income as determined by the US Department of Housing and Urban Development for the Metropolitan Area of Miami-Dade County for a period of no less than twenty (20) years commencing on the date of the issuance of the final Certificate of Occupancy.

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

This grant conveys only the interest of 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.

**[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]**
**[ONLY THE SIGNATURE PAGE FOLLOWS)**

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency. _____

The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 20__.

Instrument prepared by and returned to:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 01-4120-006-0571

# COUNTY DEED

THIS DEED, made this day of , 20__ A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and CITY OF MIAMI, FLORIDA, a municipal corporation of the State of Florida, party of the second part, whose address is P.O. Box 330708, 444 SW 2 Avenue, 2nd Floor, Miami, Florida 33130.

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida, (the "Property"):

**LEGAL DESCRIPTION**

MACFARLANE HOMESTEAD PB 5-81 LOT 8 BLK 3 LOT SIZE 50.00 X 100.00
according to Public Records of Miami-Dade County, Florida

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

1. That the Property shall be developed with affordable single family housing within five (5) years of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy.

2. That the affordable housing developed on the Property shall be occupied solely by low income households whose income does not exceed 80% of the area median income as determined by the US Department of Housing and Urban Development for the Metropolitan Area of Miami-Dade County for a period of no less than twenty (20) years commencing on the date of the issuance of the final Certificate of Occupancy.

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

This grant conveys only the interest of 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.

**[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]**
**[ONLY THE SIGNATURE PAGE FOLLOWS]**

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency. _____

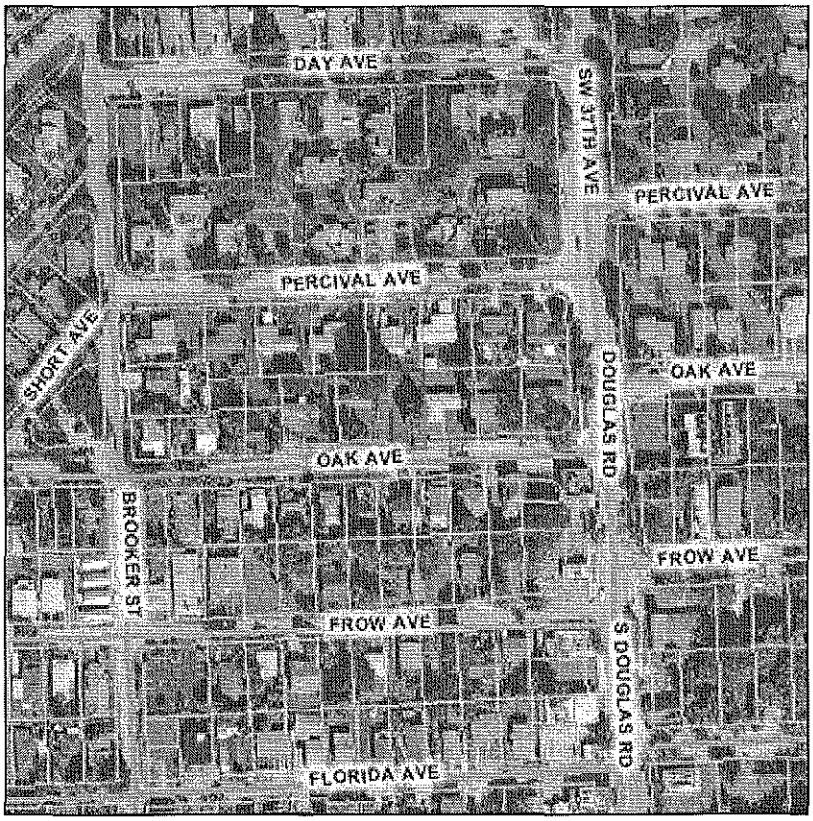
The foregoing was authorized by Resolution No. _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 20__.

# My Home
## Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

### Property Information Map




Aerial Photography - 2012 0 111 ft

This map was created on 1/13/2014 10:52:06 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Close

**Summary Details:**

| | |
|---|---|
| Folio No.: | 01-4120-006-0800 |
| Property: | 3749 OAK AVE |
| Mailing Address: | MIAMI-DADE COUNTY<br>GSA R/E MGMT<br>111 NW 1 ST STE 2460<br>MIAMI FL<br>33128-1929 |

**Property Information:**

| | |
|---|---|
| Primary Zone: | 0100 SINGLE FAMILY - GENERAL |
| CLUC: | 0080 VACANT LAND GOVERNMENT |
| Beds/Baths: | 0/0 |
| Floors: | 0 |
| Living Units: | 0 |
| Adj Sq Footage: | 0 |
| Lot Size: | 5,450 SQ FT |
| Year Built: | 0 |
| Legal Description: | MACFARLANE HOMESTEAD PB 5-81 LOT 5 BLK 4 & S44FT OF LOT 41 OF PERCIVAL PLAT REVD PB 1-140 LOT SIZE 50.000 X 87 OR 20267-1472 02023 |

**Assessment Information:**

| Year: | 2013 |
|---|---|
| Land Value: | $32,700 |
| Building Value: | $0 |
| Market Value: | $32,700 |
| Assessed Value: | $32,700 |

**Taxable Value Information:**

| Year: | 2013 |
|---|---|
| Taxing Authority: | Applied Exemption/ Taxable Value: |
| Regional: | $32,700/$0 |
| County: | $32,700/$0 |
| City: | $32,700/$0 |
| School Board: | $32,700/$0 |

**Sale Information:**

| | |
|---|---|
| Sale Date: | 8/1974 |
| Sale Amount: | $22,700 |
| Sale O/R: | 00000-0000 |
| Sales Qualification Description: | Sales which are qualified |
| View Additional Sales | |

# My Home
## Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

### Property Information Map




Aerial Photography - 2012 0 109 ft

This map was created on 1/13/2014 10:53:15 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Close

**Summary Details:**

| | |
|---|---|
| Folio No.: | 01-4121-007-0780 |
| Property: | 3604 PERCIVAL AVE |
| Mailing Address: | MIAMI-DADE COUNTY<br>GSA R/E MGMT<br>111 NW 1 ST STE 2460<br>MIAMI FL<br>33128-1929 |

**Property Information:**

| | |
|---|---|
| Primary Zone: | 0100 SINGLE FAMILY - GENERAL |
| CLUC: | 0080 VACANT LAND GOVERNMENT |
| Beds/Baths: | 0/0 |
| Floors: | 0 |
| Living Units: | 0 |
| Adj Sq Footage: | 0 |
| Lot Size: | 5,000 SQ FT |
| Year Built: | 0 |
| Legal Description: | FROW HOMESTEAD PB B-106 LOT 1 BLK 6 LOT SIZE 50.000 X 100 OR 20274-1624 0202 3 OR 10612-0264 1279 00 |

**Assessment Information:**

| Year: | 2013 |
|---|---|
| Land Value: | $47,500 |
| Building Value: | $0 |
| Market Value: | $47,500 |
| Assessed Value: | $45,375 |

**Taxable Value Information:**

| Year: | 2013 |
|---|---|
| Taxing Authority: | Applied Exemption/ Taxable Value: |
| Regional: | $45,375/$0 |
| County: | $45,375/$0 |
| City: | $45,375/$0 |
| School Board: | $47,500/$0 |

**Sale Information:**

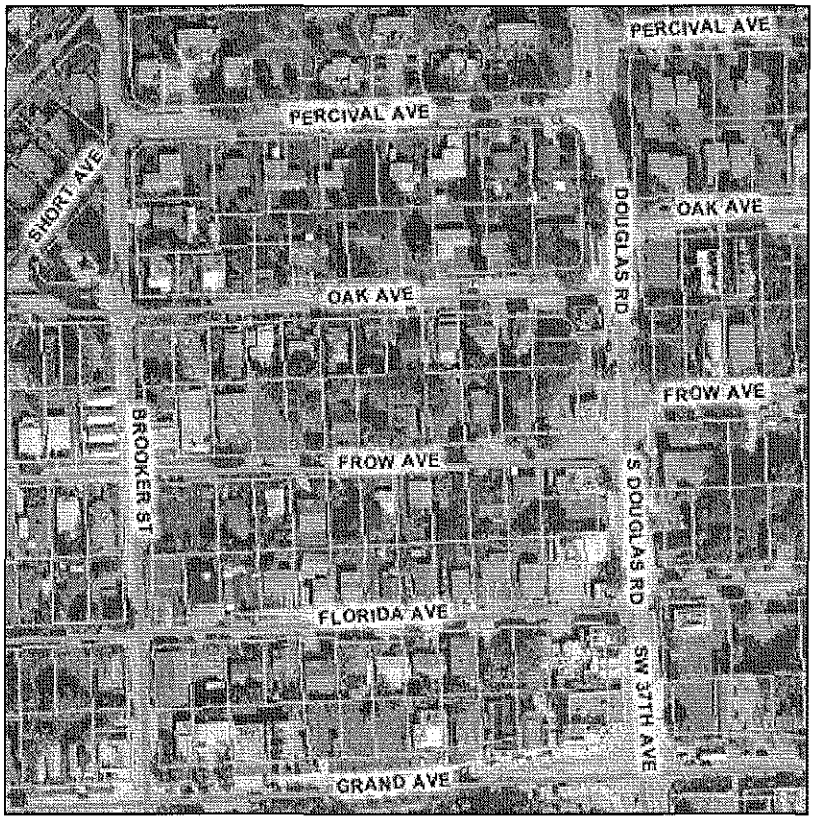
| | |
|---|---|
| Sale Date: | 12/1979 |
| Sale Amount: | $19,000 |
| Sale O/R: | 10612-0264 |
| Sales Qualification Description: | Sales which are qualified |
| View Additional Sales | |

# My Home
## Miami-Dade County, Florida

miamidade.gov

MIAMI-DADE

### Property Information Map




Aerial Photography - 2012 0 110 ft

This map was created on 1/13/2014 10:54:37 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.

Close

### Summary Details:

| | |
|---|---|
| Folio No.: | 01-4120-006-0571 |
| Property: | 3755 FROW AVE |
| Mailing Address: | SAUNDRA YOUNG<br>7452 SW 187 ST CUTLER BAY FL 33157- |

### Property Information:

| | |
|---|---|
| Primary Zone: | 0100 SINGLE FAMILY - GENERAL |
| CLUC: | 0081 VACANT LAND |
| Beds/Baths: | 0/0 |
| Floors: | 0 |
| Living Units: | 0 |
| Adj Sq Footage: | 0 |
| Lot Size: | 5,000 SQ FT |
| Year Built: | 0 |
| Legal Description: | MACFARLANE HOMESTEAD PB 5-81 LOT 8 BLK 3 LOT SIZE 50.00 X 100.00 OR 14552-1998 0590 5 COC 22038-1749 11 2003 4 CASE 09-AO1056 |

### Assessment Information:

| Year: | 2013 |
|---|---|
| Land Value: | $30,000 |
| Building Value: | $0 |
| Market Value: | $30,000 |
| Assessed Value: | $30,000 |

### Taxable Value Information:

| Year: | 2013 |
|---|---|
| Taxing Authority: | Applied Exemption/ Taxable Value: |
| Regional: | $0/$30,000 |
| County: | $0/$30,000 |
| City: | $0/$30,000 |
| School Board: | $0/$30,000 |

### Sale Information:

| | |
|---|---|
| Sale Date: | 11/2003 |
| Sale Amount: | $0 |
| Sale O/R: | 22038-1749 |
| Sales Qualification Description: | Sales which are disqualified as a result of examination of the deed |
| View Additional Sales | |

CFN 2014R0203772
OR Bk 29075 Pgs 3473 - 3475; (3pgs)
RECORDED 03/20/2014 11:27:34
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Instrument prepared by and returned to:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 01-4120-006-0800

# COUNTY DEED

THIS DEED, made this 20th day of March, 2014 A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and CITY OF MIAMI, FLORIDA, a municipal corporation of the State of Florida, party of the second part, whose address is P.O. Box 330708, 444 SW 2 Avenue, 2nd Floor, Miami, Florida 33130.

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida, (the "Property"):

**LEGAL DESCRIPTION**

LOT 5 BLK 4 MACFARLANE HOMESTEAD, PB 5-81
according to Public Records of Miami-Dade County, Florida

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

1. That the Property shall be developed with affordable single family housing within five (5) years of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy.

CIRCUIT & COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

2. That the affordable housing developed on the Property shall be occupied solely by low income households whose income does not exceed 80% of the area median income as determined by the US Department of Housing and Urban Development for the Metropolitan Area of Miami-Dade County for a period of no less than twenty (20) years commencing on the date of the issuance of the final Certificate of Occupancy.

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

This grant conveys only the interest of 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.

**[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]**
**[ONLY THE SIGNATURE PAGE FOLLOWS)**

CIRCUIT & COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency

The foregoing was authorized by Resolution No. R-168-14 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 19th day of February, 2014.

STATE OF FLORIDA, COUNT OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on _____ day of MAR 20 2014, A.D. 20 _____
WITNESS my hand and Official Seal
HARVEY RUVIN, CLERK, of Circuit and County Courts
By _____ D.C.
TANASHIA ARNOLD 1144

CFN 20140R0203771
OR Bk 29075 Pgs 3470 - 3472; (3pgs)
RECORDED 03/20/2014 11:27:34
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Instrument prepared by and returned to:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 01-4120-006-0571

# COUNTY DEED

THIS DEED, made this 20th day of March, 2014 A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and CITY OF MIAMI, FLORIDA, a municipal corporation of the State of Florida, party of the second part, whose address is P.O. Box 330708, 444 SW 2 Avenue, 2nd Floor, Miami, Florida 33130.

## WITNESSETH:

That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida, (the "Property"):

## LEGAL DESCRIPTION

MACFARLANE HOMESTEAD PB 5-81 LOT 8 BLK 3 LOT SIZE 50.00 X 100.00
according to Public Records of Miami-Dade County, Florida

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

1. That the Property shall be developed with affordable single family housing within five (5) years of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy.

CIRCUIT AND COUNTY COURTS CLERK MIAMI-DADE COUNTY, FLORIDA

2. That the affordable housing developed on the Property shall be occupied solely by low income households whose income does not exceed 80% of the area median income as determined by the US Department of Housing and Urban Development for the Metropolitan Area of Miami-Dade County for a period of no less than twenty (20) years commencing on the date of the issuance of the final Certificate of Occupancy.

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

This grant conveys only the interest of 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.

**[THE REMAINDER OF THIS PAGE WAS INTENTIONALLY LEFT BLANK]**
**[ONLY THE SIGNATURE PAGE FOLLOWS)**

CIRCUIT AND COUNTY COURTS
CLERK
AN OATH WE TRUST
MIAMI-DADE COUNTY, FLORIDA

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency. _____

The foregoing was authorized by Resolution No. R-168-14 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 19th day of February, 2014.

STATE OF FLORIDA, COUNT OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on _____ day of MAR 20 2014, AD 20 _____
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By _____ D.C.
TANASHIA ARNOLD 1144

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

CFN 2014R0203773
OR Bk 29075 Pgs 3476 - 3478; (3pgs)
RECORDED 03/20/2014 11:27:34
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Instrument prepared by and returned to:
Miami-Dade County Internal Services Department
Real Estate Development Division
111 N.W. 1 Street, Suite 2460
Miami, Florida 33128-1907

Folio No.: 01-4121-007-0780

# COUNTY DEED

THIS DEED, made this 20th day of March 2014 A.D. by MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida, party of the first part, whose address is: Stephen P. Clark Center, 111 NW 1 Street Suite 17-202, Miami, Florida 33128-1963, and CITY OF MIAMI, FLORIDA, a municipal corporation of the State of Florida, party of the second part, whose address is P.O. Box 330708, 444 SW 2 Avenue, 2nd Floor, Miami, Florida 33130.

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of Ten ($10.00) Dollars, to it in hand paid by the party of the second part, receipt whereof is hereby acknowledged has granted, bargained and sold to the party of the second part, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida, (the "Property"):

**LEGAL DESCRIPTION**

LOT 1 BLK 6 FROW HOMESTEAD PB B-106
according to Public Records of Miami-Dade County, Florida

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

1. That the Property shall be developed with affordable single family housing within five (5) years of the recording of this deed, as evidenced by the issuance of a final Certificate of Occupancy.

CIRCUIT AND COUNTY COURTS CLERK IN GOD WE TRUST MIAMI-DADE COUNTY, FLORIDA

2. That the affordable housing developed on the Property shall be occupied solely by low income households whose income does not exceed 80% of the area median income as determined by the US Department of Housing and Urban Development for the Metropolitan Area of Miami-Dade County for a period of no less than twenty (20) years commencing on the date of the issuance of the final Certificate of Occupancy.

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

This grant conveys only the interest of 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.

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**[ONLY THE SIGNATURE PAGE FOLLOWS)**

CLERK OF THE CIRCUIT AND COUNTY COURTS
MIAMI-DADE COUNTY, FLORIDA

IN WITNESS WHEREOF the said party of the first part has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson or Vice Chairperson of said Board, the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

MIAMI-DADE COUNTY
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Rebeca Sosa, Chairwoman

Approved for legal sufficiency. _____

The foregoing was authorized by Resolution No. R-168-14 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 19th day of February, 2014.

STATE OF FLORIDA, COUNT OF DADE
I HEREBY CERTIFY that this is a true copy of the original filed in this office on _____ day of
MAR 2 0 2014, AD 20 _____
WITNESS my hand and Official Seal.
HARVEY RUVIN, CLERK, of Circuit and County Courts
By _____ D.C.
TANASHIA ARNOLD 1144

CIRCUIT AND COUNTY COURTS
CLERK
IN GOD WE TRUST
MIAMI-DADE COUNTY, FLORIDA