

MEMORANDUM

Agenda Item No. 5(D)

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

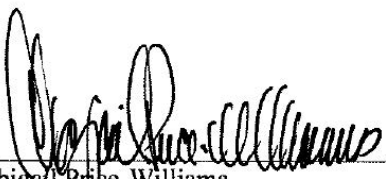
DATE: August 31, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution declaring surplus 11 County-owned properties located in Miami-Dade County, Florida, and revising the Inventory List of real properties, after a public hearing, to include such properties in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of such County-owned properties to Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation, at a price of \$10.00, for the purpose of developing such properties with affordable housing to be either sold to very low-, low- to moderate-income households in accordance with Miami-Dade County's Infill Housing Initiative Program or rented to very low-, low- to moderate-income households in accordance with section 125.379, Florida Statutes and the terms of Rental Regulatory Agreements; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; authorizing the County Mayor to negotiate Rental Regulatory Agreements and enforce the provisions therein, to take all action necessary to enforce the provisions set forth in the County Deed, to provide copies of County Deed and Rental Regulatory Agreements to the Property Appraiser's Office, and to ensure placement of appropriate signage; and waiving the four-week notice requirement set forth in Resolution No. R-407-19

Resolution No. R-821-20

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Barbara J. Jordan.



Abigail Price-Williams
County Attorney

APW/uw

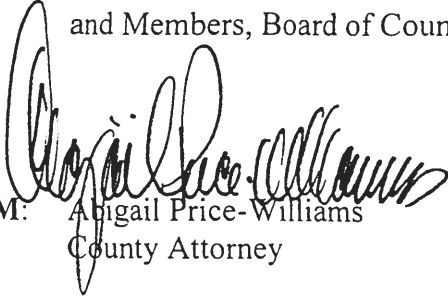


MEMORANDUM

(Revised)

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

DATE: August 31, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 5(D)

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(D)
8-31-20

RESOLUTION NO. _____ R-821-20

RESOLUTION DECLARING SURPLUS 11 COUNTY-OWNED PROPERTIES LOCATED IN MIAMI-DADE COUNTY, FLORIDA, AND REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF SUCH COUNTY-OWNED PROPERTIES TO PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES WITH AFFORDABLE HOUSING TO BE EITHER SOLD TO VERY LOW-, LOW- TO MODERATE-INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM OR RENTED TO VERY LOW-, LOW- TO MODERATE-INCOME HOUSEHOLDS IN ACCORDANCE WITH SECTION 125.379, FLORIDA STATUTES AND THE TERMS OF RENTAL REGULATORY AGREEMENTS; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO NEGOTIATE RENTAL REGULATORY AGREEMENTS AND ENFORCE THE PROVISIONS THEREIN, TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN THE COUNTY DEED, TO PROVIDE COPIES OF COUNTY DEED AND RENTAL REGULATORY AGREEMENTS TO THE PROPERTY APPRAISER'S OFFICE, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; AND WAIVING THE FOUR-WEEK NOTICE REQUIREMENT SET FORTH IN RESOLUTION NO. R-407-19

WHEREAS, Palmetto Homes Urban Development Group, Inc. is a Florida not-for-profit corporation ("Palmetto Homes") and an experienced developer of affordable housing through the Miami-Dade County Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, Palmetto Homes has applied to the Commissioner of Commission District 1, which such application is attached hereto as Attachment “A” and incorporated herein by reference, for the conveyance to it of 15 County-owned properties located throughout Miami-Dade County with folio numbers 08-2122-000-0310, 08-2122-003-1080, 08-2122-003-1850, 34-2105-016-5240, 34-1134-006-0300, 34-2108-020-0760, 34-2108-020-0770, 34-2108-020-0780, 34-2109-004-0290, 34-2108-020-0800, 34-2108-020-0750, 34-2108-019-0760, 34-2108-019-0750, 30-2107-012-0840, 34-1132-012-0410 (“County Properties”); and

WHEREAS, the County Properties are more fully described in Attachments “B”, “C”, “D”, “E”, “F,” “G”, “H”, “I”, “J”, “K”, “L”, “M”, “N”, “O” and “P” attached hereto and incorporated herein by reference; and

WHEREAS, Palmetto Homes and its related company Palmetto Homes of Miami, Inc. proposes to develop all of the County Properties, with affordable housing, which will include single-family homes, townhouses, or multi-family structures comprised of three-bedroom and two-bedroom residential units to be rented or purchased by very-low, low-, or moderate-income households with incomes not greater than 120 percent of area median income (“AMI”) in accordance with the Infill Housing Program, where applicable, section 125.379, Florida Statutes, and such other terms as set forth herein; and

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

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

WHEREAS, this Board has reviewed the information in Attachment “Q,” 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, the County Properties have not been included on the County’s inventory list of affordable housing sites (“Affordable Housing Inventory List”) as required by section 125.379(1), Florida Statutes; and

WHEREAS, this Board has already declared as surplus four of the County Properties (Folio Nos. 08-2122-003-1080, 08-2122-003-1850, 34-2105-016-5240, and 34-1132-012-0410) upon the adoption of Resolution No. R-450-15; and

WHEREAS, however, this Board has not previously declared as surplus the remaining 11 County Properties (Folio Nos. 08-2122-000-0310, 34-1134-006-0300, 34-2108-020-0760, 34-2108-020-0770, 34-2108-020-0780, 34-2109-004-0290, 34-2108-020-0800, 34-2108-020-0750, 34-2108-019-0760, 34-2108-019-0750, 30-2107-012-0840); and

WHEREAS, accordingly, this Board desires to declare the 11 County Properties as surplus, and revise the Affordable Housing Inventory List to include all of the County Properties, which this Board finds are appropriate for use as affordable housing in accordance with section 125.379, Florida Statutes; and

WHEREAS, the County Properties will be conveyed to Palmetto Homes, subject to a reverter, on the condition that Palmetto Homes develops them with affordable housing to be sold or rented to very low-, low- or moderate-income households with incomes not exceeding 120 percent of AMI within two years of the effective date of the conveyance of the County Properties, unless such time is extended at the discretion of this Board; and

WHEREAS, for the County Properties to be developed as rental affordable housing, Palmetto Homes will execute and record a rental regulatory agreement against those properties to ensure continued affordability for a period of 20 years from the date of construction completion; and

WHEREAS, for the Properties to be developed as single-family affordable housing to be sold to very-low, low-, or moderate income households, Palmetto Homes will require each homebuyer to execute and record a restrictive covenant against the Properties to ensure continued affordability for a period of 20 years from the date of construction completion in accordance with the Infill Housing Program; and

WHEREAS, although Palmetto Homes posted signs on the County Properties on June 21, 2020, in accordance with Resolution No. R-407-19, which requires at least four weeks' written notice to the public prior to consideration by this Board or a committee of this Board of any proposed conveyance or lease of County-owned properties without competitive bidding, in an effort to expedite the conveyance of the Properties, it is recommended that the Board waive the four-week notice period required by such resolution; and

WHEREAS, accordingly, this Board finds that a waiver of the four-week notice period is appropriate,

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 as surplus¹¹ of the County Properties (Folio Nos. 08-2122-000-0310, 34-1134-006-0300, 34-2108-020-0760, 34-2108-020-0770, 34-2108-020-0780, 34-2109-004-0290, 34-2108-020-0800, 34-2108-020-0750, 34-2108-019-0760, 34-2108-019-0750, 30-2107-012-0840). Further, this Board, after a public hearing, revises the Affordable Housing Inventory List to include the before-mentioned properties and the remaining four County Properties (Folio Nos. 08-2122-003-1080, 08-2122-003-1850, 34-2105-016-5240, and 34-1132-012-0410) 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 County Properties identified in section 2 of this resolution to Palmetto Homes for a price of \$10.00, for the purpose of developing the County Properties with affordable housing to be sold or rented to very low-, low- or moderate-income households with continuing affordability for a period of 20 years. If the housing that is developed on the County Properties is sold, such housing shall be sold to very-low, low- or moderate income households whose incomes do not exceed 120 percent of AMI, at a sales price that shall not exceed \$205,000.00, and a restrictive covenant shall be executed by the homebuyers and recorded against the property in favor of the County in accordance with the Infill Housing Program and section 125.379, Florida Statutes. If the housing that is developed on the County Properties is to be rented, such housing shall be rented to very-low, low- or moderate income households whose incomes do not exceed 120 percent of AMI, in accordance with the Rental Regulatory Agreement executed as set forth in section 6 of this resolution and section 125.379, Florida Statutes.

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

Section 5. This Board further authorizes the County Mayor or the County Mayor’s designee to take all actions necessary to exercise any and all rights set forth in the County Deed, other than the rights reserved by this Board, including, but not limited to, exercising the County’s option to enforce its reversionary interest after conducting all due diligence, including, but not limited to, title searches and environmental reviews. In the event the County Mayor or the County Mayor’s designee should exercise the County’s reversionary interest, then the County Mayor or the County Mayor’s designee shall execute and record an instrument approved by the County Attorney’s Office in the Public Record of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or the County Mayor’s designee to receive on behalf of the County from Palmetto Homes, after conducting all due diligence, including, but not limited to, title searches and environmental reviews, a deed(s) which conveys the County Properties back to the County in the event Palmetto Homes is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from Palmetto Homes, the County Mayor or the County Mayor’s designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction of the housing described 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 “S” and incorporated

herein. The County Mayor or County Mayor's designee is authorized to negotiate rents for each of the units constructed on the Property with Palmetto Homes; however, such rents 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 Florida Housing Finance Corporation or such other applicable agency. 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 Palmetto Homes to record the rental regulatory agreement in the Public Records of Miami-Dade County and, in accordance with Resolution No. R-791-14, provide the Miami-Dade 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 County Properties identifying the County's name and the name of the district commissioner; (ii) to provide copies of the County Deed, rental regulatory agreements, and restrictive covenants required herein to the Property Appraiser's Office; and (iii) appoint staff to monitor compliance with the terms of the conveyance, including the terms of the County Deeds, restrictive covenants and rental regulatory agreements.

Section 8. This Board waives the four-week notice requirement set forth in Resolution No. R-407-19, which requires at least four weeks' written notice to the public prior to consideration by this Board or a committee of this Board of any proposed conveyance or lease of County-owned properties without competitive bidding.

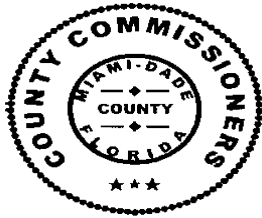
Section 9. This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, covenants, rental regulatory agreements, and any instrument creating or reserving a real property interest in

favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Barbara J. Jordan. It was offered by Commissioner **Sally A. Heyman**, who moved its adoption. The motion was seconded by Commissioner **Barbara J. Jordan** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 31st day of August, 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: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to read "BKN", is written over a horizontal line.

Brenda Kuhns Neuman

Palmetto Homes Urban Development Group Inc.

4952 NW 7th Ave

Miami, Florida 33127

Phone: (305)467-2847

Palmettohomesurbandevelopment@yahoo.com

February 13, 2020

The Honorable Barbara Jordan

District 1 Commissioner Barbara Jordan

111 NW 1st Street, Suite 220

Miami, Florida 33128

Dear Honorable Barbara Jordan:

Palmetto Homes Urban Development Group, Inc.

Palmetto Homes Urban Development Group, Inc. is 501 (3)C Nonprofit has partner with Palmetto Homes of Miami Inc. to develop three bedroom/ two bathrooms residential, multi-family and rental homes (approximately 1400 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 with the County. Additionally, this project will create a plethora of jobs and apprenticeship program for the residents and business by hiring small and community based contractors and small businesses within the County. The affordability period for non-infill rental units is 20 years.

Palmetto Homes of Miami Inc. has built over 30 single family homes throughout Miami Dade County within the infill program and Co-Developer with Atlantic Pacific on Island Living development. This mix-use building has 70-80 units in the over town area.

We are ready to fund these projects to develop the three bedrooms/two bathrooms residential, multi-family and rental homes (approximately 1400 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 contact Ms. Tashala Knowles at (305)467-2847.

Sincerely,

Tashala Knowles



Palmetto Homes Urban Development Group Inc.

<i>Folio</i>	<i>Address</i>	<i>Infill Homeownership</i>
1. 08-2122-000-0310	About 1770 Ali Baba Avenue	(Multi-Family)
2. 08-2122-003-1080	About 2150 Washington Avenue	(Multi-Family)
3. 08-2122-003-1850	1760 NW 151 Street	(Multi-Family)
4. 34-2105-016-5240	4640 NW 185 Street	(Rental)
5. 34-1134-006-0300	20832 NW 23 RD Court	(Rental)
6. 34-2108-020-0760	About 39Ct South of 3925 NW 180 Street	(Rental)
7. 34-2108-020-0770	About 3925 NW 180 Street	(Multi-Family)
8. 34-2108-020-0780	About 3925 NW 180 Street	(Multi-Family)
9. 34-2109-004-0290	About 2768 NW 168 Terrance	(Single-Family)
10. 34-210-802-00800	18081 NW 40 th Place	(Single-Family)
11. 34-210-802-00750	18071 NW 40 th Place	(Single-Family)
12. 34-210-801-90760	About 182 nd Lane NW 139 th Court	(Single-Family)
13. 34-210-801-90750	About 3940 NW 182 nd Lane	(Rental)
14. 30-210-701-20840	5446 NW 169 th Terrance	(Single-Family)
15. 34-113-201-20410	20928 NW 39 th Ave	(Rental)



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/31/2020

Property Information	
Folio:	08-2122-000-0310
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	6800 COMMERCIAL - PROFESS OFFI
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	7,000 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$19,600	\$19,600	\$14,700
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$19,600	\$19,600	\$14,700
Assessed Value	\$17,787	\$16,170	\$14,700

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$1,813	\$3,430	
County	Exemption	\$17,787	\$16,170	\$14,700
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$17,787	\$16,170	\$14,700
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$19,600	\$19,600	\$14,700
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$17,787	\$16,170	\$14,700
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$17,787	\$16,170	\$14,700
Taxable Value	\$0	\$0	\$0

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 08-2122-000-0310

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	B-O	6800	Square Ft.	7,000.00	\$19,600

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

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 08-2122-000-0310

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	B-O	6800	Square Ft.	7,000.00	\$19,600

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

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 08-2122-000-0310

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	B-O	6800	Square Ft.	7,000.00	\$14,700

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 : 3/31/2020

Property Information

Folio: 08-2122-000-0310

Property Address:

Full Legal Description

22 52 41 .14 AC

NE50FT OF SW150FT OF N1/2 OF

NE1/4 OF NE1/4 BETWEEN ALI BABA

AVE & SAF R/W

LOT SIZE 50,000 X 140

COC 25548-2003 02 2007 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
11/13/2015	\$0	29876-4336	Corrective, tax or QCD; min consideration
02/01/2007	\$40,000	25548-2003	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/31/2020

Property Information	
Folio:	08-2122-003-1080
Property Address:	
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2460 MIAMI, FL 33128
PA Primary Zone	6300 COMMERCIAL - RESTRICTED
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	4,800 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$38,400	\$33,600	\$33,600
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$38,400	\$33,600	\$33,600
Assessed Value	\$35,138	\$31,944	\$29,040

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$3,262	\$1,656	\$4,560
County	Exemption	\$35,138	\$31,944	\$29,040
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$35,138	\$31,944	\$29,040
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$38,400	\$33,600	\$33,600
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$35,138	\$31,944	\$29,040
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$35,138	\$31,944	\$29,040
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 08-2122-003-1080

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	B-1	6300	Square Ft.	4,800.00	\$38,400

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 : 3/31/2020

Property Information

Folio: 08-2122-003-1080

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	B-1	6300	Square Ft.	4,800.00	\$33,600

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 08-2122-003-1080

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	B-1	6300	Square Ft.	4,800.00	\$33,600

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

Extra Features			
Description	Year Built	Units	Calc Value

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 08-2122-003-1080

Property Address:

Full Legal Description

MAGNOLIA SUB PB 40-80

LOTS 10 & 11 BLK 8

LOT SIZE 50.000 X 96

OR 15162-2417 0891 4

COC 25350-2526 02 2007 3

CASE #09-A00429

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/13/2013	\$0	28835-4581	Corrective, tax or QCD; min consideration
02/01/2007	\$0	25350-2526	Sales which are disqualified as a result of examination of the deed
08/01/1991	\$0	15162-2417	Sales which are disqualified as a result of examination of the deed
05/01/1987	\$5,000	13292-0008	Sales which are qualified
09/01/1978	\$4,000	10174-0363	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/31/2020

Property Information	
Folio:	08-2122-003-1850
Property Address:	1760 NW 151 ST Opa-locka, FL 33054-2877
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	6300 COMMERCIAL - RESTRICTED
Primary Land Use	8066 VACANT GOVERNMENTAL : EXTRA FEA OTHER THAN PARKING
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	4,100 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$32,800	\$28,700	\$28,700
Building Value	\$0	\$0	\$0
XF Value	\$1,960	\$0	\$0
Market Value	\$34,760	\$28,700	\$28,700
Assessed Value	\$18,008	\$16,371	\$14,883

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$16,752	\$12,329	\$13,817
County	Exemption	\$18,008	\$16,371	\$14,883
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$18,008	\$16,371	\$14,883
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$34,760	\$28,700	\$28,700
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$18,008	\$16,371	\$14,883
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$18,008	\$16,371	\$14,883
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 08-2122-003-1850

Property Address: 1760 NW 151 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	B-1	6300	Square Ft.	4,100.00	\$32,800

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

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	2014	200	\$1,960

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 08-2122-003-1850

Property Address: 1760 NW 151 ST

Roll Year 2018 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	B-1	6300	Square Ft.	4,100.00	\$28,700

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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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 08-2122-003-1850

Property Address: 1760 NW 151 ST Opa-locka, FL 33054-2877

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	B-1	6300	Square Ft.	4,100.00	\$28,700

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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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 08-2122-003-1850

Property Address: 1760 NW 151 ST

Full Legal Description

22 52 41

MAGNOLIA SUB PB 40-80

LOTS 5 & 6 BLK 11

LOT SIZE 50.000 X 82

OR 21049-4648 0203 2 (2)

COC 25676-0895 05 2007 6

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/19/2014	\$0	29171-1068	Corrective, tax or QCD; min consideration
05/01/2007	\$20,000	25676-0895	Other disqualified
02/01/2003	\$70,000	21049-4648	Deeds that include more than one parcel
10/01/2002	\$0	20712-1204	Sales which are disqualified as a result of examination of the deed
06/01/1983	\$75,000	11829-1066	Other disqualified
12/01/1976	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/31/2020

Property Information	
Folio:	34-2105-016-5240
Property Address:	4640 NW 185 ST Miami Gardens, FL 33055-3085
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	8610 COUNTY : TOWNHOUSE
Beds / Baths / Half	3 / 1 / 1
Floors	2
Living Units	1
Actual Area	1,436 Sq.Ft
Living Area	1,436 Sq.Ft
Adjusted Area	1,436 Sq.Ft
Lot Size	4,606 Sq.Ft
Year Built	1977



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$124,386	\$110,606	\$89,606
Assessed Value	\$100,122	\$91,020	\$82,746

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$24,264	\$19,586	\$6,860
County	Exemption	\$100,122	\$91,020	\$82,746
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$100,122	\$91,020	\$82,746
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$124,386	\$110,606	\$89,606
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$100,122	\$91,020	\$82,746
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$100,122	\$91,020	\$82,746
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 34-2105-016-5240

Property Address: 4640 NW 185 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-2105-016-5240

Property Address: 4640 NW 185 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-2105-016-5240

Property Address: 4640 NW 185 ST Miami Gardens, FL 33055-3085

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-2105-016-5240

Property Address: 4640 NW 185 ST

Full Legal Description

KINGS GARDENS SECTION THREE

PB 95-30

LOT 21 BLK 34

AND PROP INT IN & TO COMMON

ELEMENTS

LOT SIZE IRREGULAR

F/A/U 30-2105-016-5240

COC 24657-4156 06 2006 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	\$0	29116-4227	Corrective, tax or QCD; min consideration
06/01/2006	\$165,000	24657-4156	Sales which are qualified
02/01/2005	\$115,000	23102-4019	Sales which are qualified
08/01/1997	\$50,000	17755-4638	Sales which are qualified
10/01/1988	\$24,400	13890-334	Other disqualified
03/01/1977	\$29,900	00000-00000	Sales which are qualified
03/01/1976	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed
02/01/1976	\$174,600	11110-1010	Deeds that include more than one parcel

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/31/2020

Property Information	
Folio:	34-1134-006-0300
Property Address:	20832 NW 23 CT Miami Gardens, FL 33056-5201
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	8607 COUNTY : CONDOMINIUM - RESIDENTIAL
Beds / Baths / Half	3 / 2 / 0
Floors	1
Living Units	1
Actual Area	1,463 Sq.Ft
Living Area	1,333 Sq.Ft
Adjusted Area	1,333 Sq.Ft
Lot Size	5,600 Sq.Ft
Year Built	1974



Assessment Information				
Year	2019	2018	2017	
Land Value	\$0	\$0	\$0	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$99,000	\$75,000	\$68,180	
Assessed Value	\$82,500	\$75,000	\$68,180	

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$16,500		
County	Exemption	\$82,500	\$75,000	\$68,180
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information				
	2019	2018	2017	
County				
Exemption Value	\$82,500	\$75,000	\$68,180	
Taxable Value	\$0	\$0	\$0	
School Board				
Exemption Value	\$99,000	\$75,000	\$68,180	
Taxable Value	\$0	\$0	\$0	
City				
Exemption Value	\$82,500	\$75,000	\$68,180	
Taxable Value	\$0	\$0	\$0	
Regional				
Exemption Value	\$82,500	\$75,000	\$68,180	
Taxable Value	\$0	\$0	\$0	

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 34-1134-006-0300

Property Address: 20832 NW 23 CT

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-1134-006-0300

Property Address: 20832 NW 23 CT

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-1134-006-0300

Property Address: 20832 NW 23 CT Miami Gardens, FL 33056-5201

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-1134-006-0300

Property Address: 20832 NW 23 CT

Full Legal Description

LAKE LUCERNE ESTS PB 95-90

LOT 25 BLK 2 &

PROP INT IN & TO COMMON ELEMENTS

NOT DEDICATED TO PUBLIC

LOT SIZE IRREGULAR

OR 20868-3536 1202 1

F/A/U 30-1134-006-0300

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
03/07/2017	\$0	30448-1142	Corrective, tax or QCD; min consideration
12/01/2002	\$85,000	20868-3536	Sales which are qualified
05/01/2001	\$50,000	19710-4831	Sales which are qualified
01/01/2001	\$0	19452-4121	Sales which are disqualified as a result of examination of the deed
08/01/1998	\$76,000	18273-2463	Sales which are qualified
12/01/1995	\$1,024,000	17028-3857	Deeds that include more than one parcel
12/01/1995	\$0	17032-2817	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/31/2020

Property Information	
Folio:	34-2108-020-0760
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
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	3,944 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$16,542	\$16,542	\$16,542
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$16,542	\$16,542	\$16,542
Assessed Value	\$16,542	\$16,542	\$16,542

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$16,542	\$16,542	\$16,542

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

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 34-2108-020-0760

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Stub (Condo DOR codes only)	R-15	4400	Square Ft.	2,600.00	\$13,182
TV Size Adjustment (+/-) (Condo DOR codes only)	R-15	4400	Square Ft.	1,344.00	\$3,360

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 : 3/31/2020

Property Information

Folio: 34-2108-020-0760

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Stub (Condo DOR codes only)	R-15	4400	Square Ft.	2,600.00	\$13,182
TV Size Adjustment (+/-) (Condo DOR codes only)	R-15	4400	Square Ft.	1,344.00	\$3,360

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 : 3/31/2020

Property Information

Folio: 34-2108-020-0760

Property Address:

Roll Year 2017 Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Stub (Condo DOR codes only)	R-15	4400	Square Ft.	2,600.00	\$13,182
TV Size Adjustment (+/-) (Condo DOR codes only)	R-15	4400	Square Ft.	1,344.00	\$3,360

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 : 3/31/2020

Property Information

Folio: 34-2108-020-0760

Property Address:

Full Legal Description

DEL PRADO GARDENS SEC 4

PB 132-32

LOT 1 BLK 36

LOT SIZE 3944 SQ FT

& INT IN COMMON AREA

OR 20103-2659 092001 2

F/A/U 30-2108-020-0760

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2001	\$512,500	20103-2659	Deeds that include more than one parcel
01/01/1999	\$0	18651-3109	Sales which are disqualified as a result of examination of the deed
06/01/1998	\$0	18139-1288	Sales which are disqualified as a result of examination of the deed
03/01/1996	\$0	17137-3520	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/31/2020

Property Information	
Folio:	34-2108-020-0770
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	8010 VACANT GOVERNMENTAL : TOWNHOUSE
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	2,610 Sq.Ft
Year Built	0

Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$13,207	\$13,207	\$13,207
Assessed Value	\$13,207	\$13,207	\$13,207

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$13,207	\$13,207	\$13,207
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$13,207	\$13,207	\$13,207
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$13,207	\$13,207	\$13,207
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$13,207	\$13,207	\$13,207
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$13,207	\$13,207	\$13,207
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 34-2108-020-0770

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-2108-020-0770

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-2108-020-0770

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-2108-020-0770

Property Address:

Full Legal Description
DEL PRADO GARDENS SEC 4
PB 132-32
LOT 2 BLK 36
LOT SIZE 2610 SQ FT
& INT IN COMMON AREA
OR 20103-2659 09 2001 2 (41)
F/A/U 30-2108-020-0770

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/04/2015	\$0	29746-2570	Corrective, tax or QCD; min consideration
09/01/2001	\$512,500	20103-2659	Deeds that include more than one parcel
01/01/1999	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1998	\$0	18139-1288	Sales which are disqualified as a result of examination of the deed
03/01/1996	\$0	17137-3520	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/31/2020

Property Information	
Folio:	34-2108-020-0780
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	8010 VACANT GOVERNMENTAL : TOWNHOUSE
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	2,610 Sq.Ft
Year Built	0

Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$13,207	\$13,207	\$13,207
Assessed Value	\$13,207	\$13,207	\$13,207

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$13,207	\$13,207	\$13,207
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$13,207	\$13,207	\$13,207
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$13,207	\$13,207	\$13,207
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$13,207	\$13,207	\$13,207
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$13,207	\$13,207	\$13,207
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 34-2108-020-0780

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-2108-020-0780

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-2108-020-0780

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 3/31/2020

Property Information

Folio: 34-2108-020-0780

Property Address:

Full Legal Description
DEL PRADO GARDENS SEC 4
PB 132-32
LOT 3 BLK 36
LOT SIZE 2610 SQ FT
& INT IN COMMON AREA
OR 20103-2659 09 2001 2
F/A/U 30-2108-020-0780

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
06/19/2015	\$0	29680-0406	Corrective, tax or QCD; min consideration
09/01/2001	\$512,500	20103-2659	Deeds that include more than one parcel
01/01/1999	\$0	18651-3109	Sales which are disqualified as a result of examination of the deed
06/01/1998	\$0	18139-1288	Sales which are disqualified as a result of examination of the deed
03/01/1996	\$0	17137-3520	Sales which are disqualified as a result of examination of the deed

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 3/31/2020

Property Information	
Folio:	34-2109-004-0290
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	5,250 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$36,203	\$31,346	\$31,346
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$36,203	\$31,346	\$31,346
Assessed Value	\$27,911	\$25,374	\$23,068

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$8,292	\$5,972	\$8,278
County	Exemption	\$27,911	\$25,374	\$23,068
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$27,911	\$25,374	\$23,068
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$36,203	\$31,346	\$31,346
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$27,911	\$25,374	\$23,068
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$27,911	\$25,374	\$23,068
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 3/31/2020

Property Information

Folio: 34-2109-004-0290

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	R-1	0100	Front Ft.	50.00	\$36,203

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 : 3/31/2020

Property Information

Folio: 34-2109-004-0290

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	R-1	0100	Front Ft.	50.00	\$31,346

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 : 3/31/2020

Property Information

Folio: 34-2109-004-0290

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	R-1	0100	Front Ft.	50.00	\$31,346

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 : 3/31/2020

Property Information

Folio: 34-2109-004-0290

Property Address:

Full Legal Description

9 52 41 PB 39-83
 GOLDEN GLADES PARK 2ND ADD
 LOTS 3 & 4 BLK 4
 LOT SIZE 50.000 X 105
 OR 17458-2024 1296 1
 F/A/U 30-2109-004-0290
 COC 25196-0699 11 2006 4

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
02/09/2015	\$0	29521-1326	Corrective, tax or QCD; min consideration
11/01/2006	\$0	25196-0699	Sales which are disqualified as a result of examination of the deed
12/01/1996	\$4,500	17458-2024	Sales which are qualified
10/01/1995	\$0	16962-0296	Sales which are disqualified as a result of examination of the deed
09/01/1995	\$0	16917-2182	Sales which are disqualified as a result of examination of the deed

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Version:

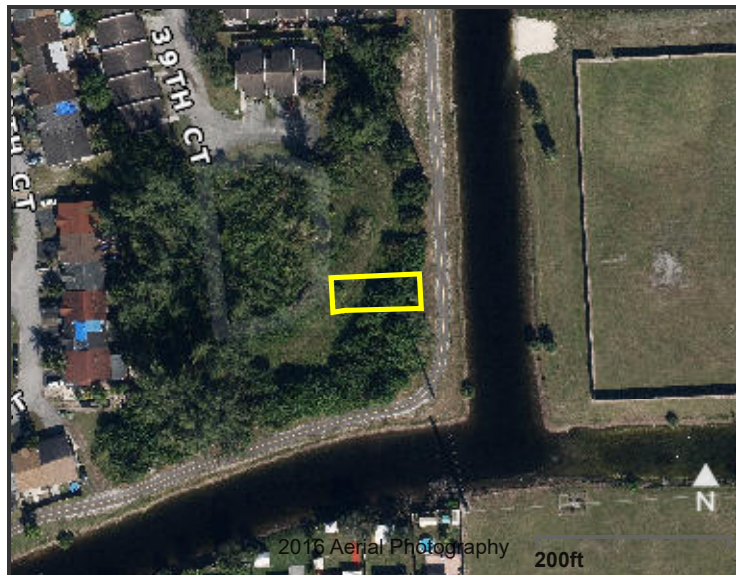


OFFICE OF THE PROPERTY APPRAISER

Detailed Report Summary Report

Generated On : 4/22/2020

Property Information	
Folio:	34-2108-020-0800
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	8010 VACANT GOVERNMENTAL : TOWNHOUSE
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	3,944 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$16,542	\$16,542	\$16,542
Assessed Value	\$16,542	\$16,542	\$16,542

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$16,542	\$16,542	\$16,542

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

Short Legal Description	
DEL PRADO GARDENS SEC 4	
PB 132-32	
LOT 5 BLK 36	
LOT SIZE 3944 SQ FT	
& INT IN COMMON AREA	

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0

Sales Information					
Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1	Previous Owner 2
12/23/2015	\$0	29903-0470	Corrective, tax or QCD; min consideration		
09/01/2001	\$512,500	20103-2659	Deeds that include more than one parcel		
01/01/1999	\$0	18651-3109	Sales which are disqualified as a result of examination of the deed		

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Version:

06/01/1998	\$0	18139-1288	Sales which are disqualified as a result of examination of the deed		
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OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/22/2020

Property Information

Folio: 34-2108-020-0800

Property Address:

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
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Building Information

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

Description	Year Built	Units	Calc Value
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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/22/2020

Property Information

Folio: 34-2108-020-0800

Property Address:

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
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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 : 4/22/2020

Property Information

Folio: 34-2108-020-0800

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-020-0800

Property Address:

Full Legal Description
DEL PRADO GARDENS SEC 4
PB 132-32
LOT 5 BLK 36
LOT SIZE 3944 SQ FT
& INT IN COMMON AREA
OR 20103-2659 092001 2 (41)
F/A/U 30-2108-020-0800

Sales Information					
Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1	Previous Owner 2
12/23/2015	\$0	29903-0470	Corrective, tax or QCD; min consideration		
09/01/2001	\$512,500	20103-2659	Deeds that include more than one parcel		
01/01/1999	\$0	18651-3109	Sales which are disqualified as a result of examination of the deed		
06/01/1998	\$0	18139-1288	Sales which are disqualified as a result of examination of the deed		
03/01/1996	\$0	17137-3520	Sales which are disqualified as a result of examination of the deed		

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Version:

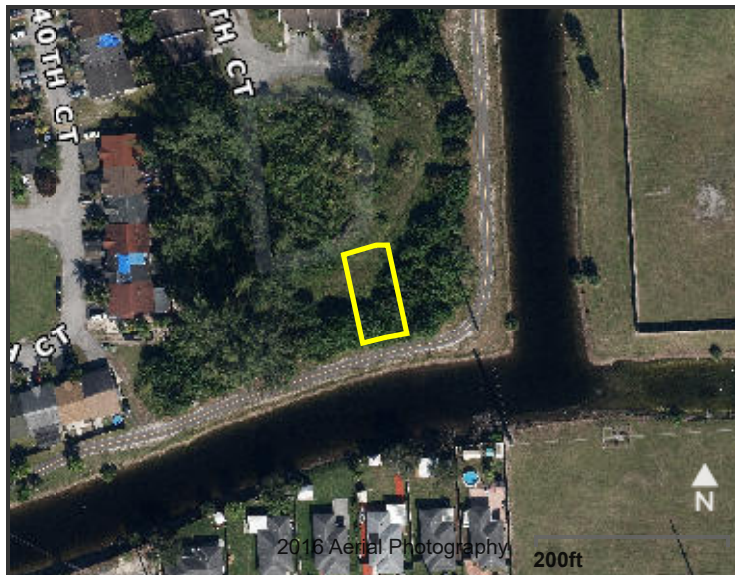


OFFICE OF THE PROPERTY APPRAISER

Detailed Report Summary Report

Generated On : 4/22/2020

Property Information	
Folio:	34-2108-020-0750
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	8010 VACANT GOVERNMENTAL : TOWNHOUSE
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	3,944 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$16,542	\$16,542	\$16,542
Assessed Value	\$16,542	\$16,542	\$16,542

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$16,542	\$16,542	\$16,542

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

Short Legal Description
DEL PRADO GARDENS SEC 4
PB 132-32
LOT 5 BLK 35
LOT SIZE 3944 SQ FT
& INT IN COMMON AREA

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$16,542	\$16,542	\$16,542
Taxable Value	\$0	\$0	\$0

Sales Information					
Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1	Previous Owner 2
12/23/2015	\$0	29903-0771	Corrective, tax or QCD; min consideration		
09/01/2001	\$512,500	20103-2659	Deeds that include more than one parcel		
01/01/1999	\$0	18651-3109	Sales which are disqualified as a result of examination of the deed		

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Version:

06/01/1998	\$0	18139-1288	Sales which are disqualified as a result of examination of the deed		
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OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/22/2020

Property Information

Folio: 34-2108-020-0750

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-020-0750

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-020-0750

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-020-0750

Property Address:

Full Legal Description
DEL PRADO GARDENS SEC 4
PB 132-32
LOT 5 BLK 35
LOT SIZE 3944 SQ FT
& INT IN COMMON AREA
OR 20103-2659 09 2001 2
F/A/U 30-2108-020-0750

Sales Information					
Previous Sale	Price	OR Book-Page	Qualification Description	Previous Owner 1	Previous Owner 2
12/23/2015	\$0	29903-0771	Corrective, tax or QCD; min consideration		
09/01/2001	\$512,500	20103-2659	Deeds that include more than one parcel		
01/01/1999	\$0	18651-3109	Sales which are disqualified as a result of examination of the deed		
06/01/1998	\$0	18139-1288	Sales which are disqualified as a result of examination of the deed		
03/01/1996	\$0	17137-3520	Sales which are disqualified as a result of examination of the deed		

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Version:

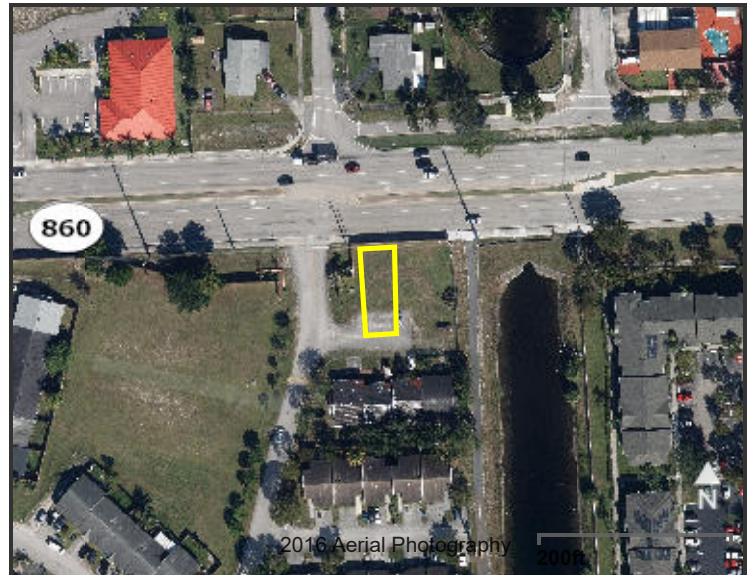


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 4/22/2020

Property Information	
Folio:	34-2108-019-0760
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	8010 VACANT GOVERNMENTAL : TOWNHOUSE
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	3,045 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$14,294	\$14,294	\$14,294
Assessed Value	\$14,294	\$14,294	\$14,294

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$14,294	\$14,294	\$14,294
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$14,294	\$14,294	\$14,294
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$14,294	\$14,294	\$14,294
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$14,294	\$14,294	\$14,294
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,294	\$14,294	\$14,294
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/22/2020

Property Information

Folio: 34-2108-019-0760

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-019-0760

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-019-0760

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-019-0760

Property Address:

Full Legal Description
DEL PRADO GARDENS SEC 3
PB 123-100
LOT 1 BLK 25
LOT SIZE 3045 SQ FT
& INT IN COMMON AREA
OR 20103-2659 09 2001 2
F/A/U 30-2108-019-0760

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
12/23/2015	\$0	29903-0709	Corrective, tax or QCD; min consideration
09/01/2001	\$512,500	20103-2659	Deeds that include more than one parcel
01/01/1999	\$0	18651-3109	Sales which are disqualified as a result of examination of the deed
06/01/1998	\$0	18139-1288	Sales which are disqualified as a result of examination of the deed
03/01/1996	\$0	17137-3520	Sales which are disqualified as a result of examination of the deed

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Version:

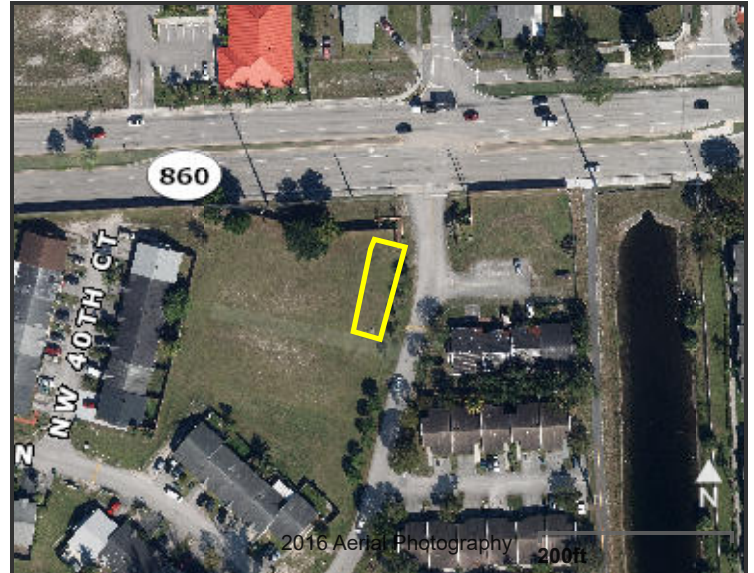


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 4/22/2020

Property Information	
Folio:	34-2108-019-0750
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	8010 VACANT GOVERNMENTAL : TOWNHOUSE
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	2,925 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$13,994	\$13,994	\$13,994
Assessed Value	\$12,438	\$11,308	\$10,280

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$1,556	\$2,686	\$3,714
County	Exemption	\$12,438	\$11,308	\$10,280
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$12,438	\$11,308	\$10,280
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$13,994	\$13,994	\$13,994
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$12,438	\$11,308	\$10,280
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$12,438	\$11,308	\$10,280
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/22/2020

Property Information

Folio: 34-2108-019-0750

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-019-0750

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-019-0750

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-2108-019-0750

Property Address:

Full Legal Description
DEL PRADO GARDENS SEC 3
PB 123-100
LOT 6 BLK 24
LOT SIZE 2925 SQ FT
& INT IN COMMON AREA
OR 20103-2659 09 2001 2 (41)
F/A/U 30-2108-019-0750

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
09/01/2001	\$512,500	20103-2659	Deeds that include more than one parcel
01/01/1999	\$0	18651-3109	Sales which are disqualified as a result of examination of the deed
06/01/1998	\$0	18139-1288	Sales which are disqualified as a result of examination of the deed
03/01/1996	\$0	17137-3520	Sales which are disqualified as a result of examination of the deed

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Version:

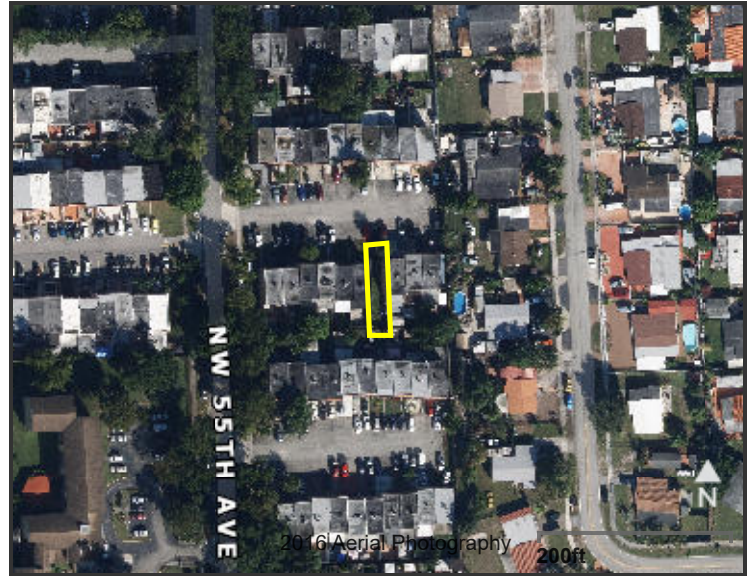


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 4/22/2020

Property Information	
Folio:	30-2107-012-0840
Property Address:	5446 NW 169 TER Miami, FL 33055-3931
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	2800 TOWNHOUSE
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	1,587 Sq.Ft
Year Built	0



Assessment Information			
Year	2019	2018	2017
Land Value	\$7,135	\$7,135	\$7,135
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$7,135	\$7,135	\$7,135
Assessed Value	\$7,135	\$7,135	\$7,135

Benefits Information				
Benefit	Type	2019	2018	2017
County	Exemption	\$7,135	\$7,135	\$7,135
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$7,135	\$7,135	\$7,135
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$7,135	\$7,135	\$7,135
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$7,135	\$7,135	\$7,135
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/22/2020

Property Information

Folio: 30-2107-012-0840

Property Address: 5446 NW 169 TER

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Size Adjustment (+/-) (Condo DOR codes only)	RU-TH	2800	Square Ft.	-1,023.00	(\$1,739)
TV Stub (Condo DOR codes only)	RU-TH	2800	Square Ft.	2,610.00	\$8,874

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 : 4/22/2020

Property Information

Folio: 30-2107-012-0840

Property Address: 5446 NW 169 TER

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Size Adjustment (+/-) (Condo DOR codes only)	RU-TH	2800	Square Ft.	-1,023.00	(\$1,739)
TV Stub (Condo DOR codes only)	RU-TH	2800	Square Ft.	2,610.00	\$8,874

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 : 4/22/2020

Property Information

Folio: 30-2107-012-0840

Property Address: 5446 NW 169 TER Miami, FL 33055-3931

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
TV Size Adjustment (+/-) (Condo DOR codes only)	RU-TH	2800	Square Ft.	-1,023.00	(\$1,739)
TV Stub (Condo DOR codes only)	RU-TH	2800	Square Ft.	2,610.00	\$8,874

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 : 4/22/2020

Property Information

Folio: 30-2107-012-0840

Property Address: 5446 NW 169 TER

Full Legal Description

BARBELLA SUB 1ST ADDN PB 91-34

LOT 84 BLK 2

LOT SIZE 1587 SQUARE FEET

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
04/30/2013	\$0	28605-4136	Corrective, tax or QCD; min consideration
10/01/1976	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed
07/01/1973	\$29,000	00000-00000	Sales which are qualified

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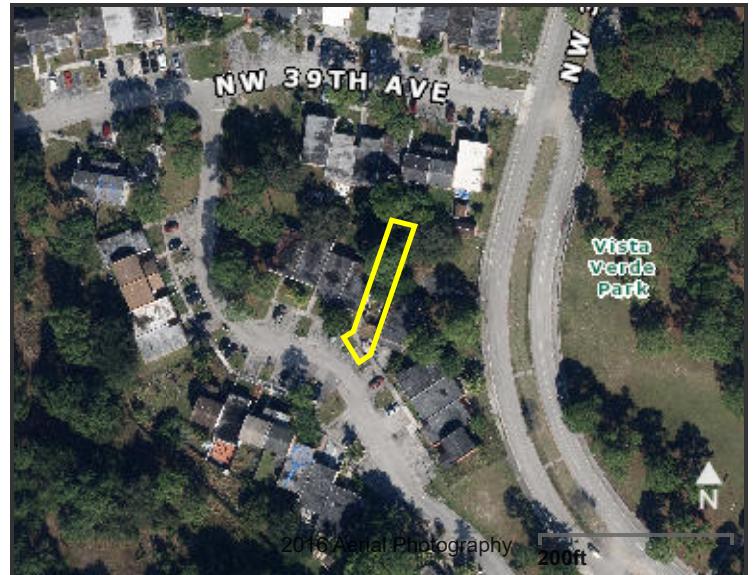


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 4/22/2020

Property Information	
Folio:	34-1132-012-0410
Property Address:	20928 NW 39 AVE Miami Gardens, FL 33055-1194
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2460 MIAMI, FL 33128
PA Primary Zone	4400 MULTI-FAMILY - 3 STORY
Primary Land Use	8610 COUNTY : TOWNHOUSE
Beds / Baths / Half	3 / 1 / 0
Floors	1
Living Units	1
Actual Area	1,152 Sq.Ft
Living Area	1,152 Sq.Ft
Adjusted Area	1,152 Sq.Ft
Lot Size	3,215 Sq.Ft
Year Built	1972



Assessment Information			
Year	2019	2018	2017
Land Value	\$0	\$0	\$0
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$93,000	\$83,000	\$55,000
Assessed Value	\$58,564	\$53,240	\$48,400

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$34,436	\$29,760	\$6,600
County	Exemption	\$58,564	\$53,240	\$48,400
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$58,564	\$53,240	\$48,400
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$93,000	\$83,000	\$55,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$58,564	\$53,240	\$48,400
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$58,564	\$53,240	\$48,400
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 4/22/2020

Property Information

Folio: 34-1132-012-0410

Property Address: 20928 NW 39 AVE

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
----------	-----------	---------	-----------	-------	------------

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 : 4/22/2020

Property Information

Folio: 34-1132-012-0410

Property Address: 20928 NW 39 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-1132-012-0410

Property Address: 20928 NW 39 AVE Miami Gardens, FL 33055-1194

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value

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 : 4/22/2020

Property Information

Folio: 34-1132-012-0410

Property Address: 20928 NW 39 AVE

Full Legal Description

VISTA VERDE TOWNHOUSE SEC C

PB 94-33

LOT 6 BLK 15 & PROP INT IN & TO

COMMON ELEMENTS NOT DEDICATED TO

PUBLIC

F/A/U 30-1132-012-0410

OR 22254-1562 0198 3

COC 23620-0732 06 2005 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
08/13/2013	\$0	28804-4676	Corrective, tax or QCD; min consideration
06/01/2005	\$31,500	23620-0732	Sales which are qualified
01/01/1981	\$33,000	10985-1656	Sales which are qualified
04/01/1980	\$24,000	10721-1901	Sales which are qualified
06/01/1977	\$30,100	09708-1057	Sales which are qualified

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Version:

Attachment "Q"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.

	FOLIO	ANNUAL TAX REVENUE GENERATED	LOT SIZE SQ FT	BUILDING SIZE	COMM DISTRICT	2019 MARKET VALUE	LEGAL DESCRIPTION	ZONING	ANNUAL COST TO MAINTAIN	ADDRESS	CIRCULATED TO COUNTY DEPARTMENTS	SURPLUS	DEED TYPE
1	0821220000310	\$513.31	7,000 SQ FT		1	\$19,600.00	22 52 41 .14 AC NE50FT OF SW150FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W	B-O	\$463	ADJACENT WEST OF 1756 ALI BABA AVE	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 3/19/2014
2	0821220031080	\$1,528.98	4,800 SQ FT		1	\$59,310.00	MAGNOLIA SUB PB 40-80 LOTS 10 & 11 BLK 8	R-2	\$317	ADJACENT WEST OF 2140 WASHINGTON AVE	YES 4/1/2015	YES R-450- 15 5/19/2015	ESCHEATMENT TAX DEED 8/13/2013
3	0821220031850	\$901.06	4,100 SQ FT		1	\$34,760.00	22 52 41 MAGNOLIA SUB PB 40-80 LOTS 5 & 6 BLK 11	B-1	\$271	1760 NW 151 ST	YES 4/1/2015	YES R-450- 15 5/19/2015	ESCHEATMENT TAX DEED 5/19/2014
4	3021070120840	\$133.28	1,587 SQ FT		1	\$7,135.00	BARBELLA SUB 1ST ADDN PB 91- 34 LOT 84 BLK 2	RU-TH	\$105	5446 NW 169 TER	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 3/21/2013
5	3411340060300	\$2,867.47	5,600 SQ FT	1,463 SQ FT	1	\$99,000.00	LAKE LUCERNE ESTS PB 95-90 LOT 25 BLK 2 & PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC	R-15	\$370	20832 NW 23 CT	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 3/07/2017
6	3411320120410	\$2,248.14	3,215 SQ FT	1,150 SQ FT	1	\$93,000.00	VISTA VERDE TOWNHOUSE SEC C PB 94-33 LOT 6 BLK 15 & PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC	R-15	\$213	20928 NW 39 AVENUE	YES 4/1/2015	YES R-450- 15 5/19/2015	ESCHEATMENT TAX DEED 8/13/2013
7	3421050165240	\$3,492.31	4,605 SQ FT	1,436 SQ FT	1	\$124,386.00	KINGS GARDENS SECTION THREE PB 95-30 LOT 21 BLK 34 AND PROP INT IN & TO COMMON ELEMENTS	R-15	\$304	4640 NW 185 STREET	YES 4/1/2015	YES R-450- 15 5/19/2015	ESCHEATMENT TAX DEED 3/21/2014
8	3421080190750	\$334.61	2,925 SQ FT		1	\$13,994.00	DEL PRADO GARDENS SEC 3 PB 123-100 LOT 6 BLK 24 & INT IN COMMON AREA	R-15	\$193	WEST CORNER OF NW 139 CT AND NW 182 LN	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 6/21/2016
9	3421080190760	\$341.70	3,045 SQ FT		1	\$14,294.00	DEL PRADO GARDENS SEC 3 PB 123-100 LOT 1 BLK 25 & INT IN COMMON AREA	R-15	\$201	EAST OF CORNER OF NW 139 CT AND NW 182 LN	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 12/23/2015
10	3421080200750	\$394.77	3,944 SQ FT		1	\$16,542.00	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 5 BLK 35 & INT IN COMMON AREA	R-15	\$261	SOUTH OF 3925 NW 180 ST ON NW 39 CT	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 12/23/2015
11	3421080200760	\$394.77	3,944 SQ FT		1	\$16,542.00	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 1 BLK 36 & INT IN COMMON AREA	R-15	\$261	SOUTH OF 3925 NW 180 ST ON NW 39 CT	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 3/4/2016
12	3421080200770	\$316.03	2,610 SQ FT		1	\$13,207.00	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 2 BLK 36 & INT IN COMMON AREA	R-15	\$173	SOUTH OF 3925 NW 180 ST ON NW 39 CT	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 8/4/2015

	FOLIO	ANNUAL TAX REVENUE GENERATED	LOT SIZE SQ FT	BUILDING SIZE	COMM DISTRICT	2019 MARKET VALUE	LEGAL DESCRIPTION	ZONING	ANNUAL COST TO MAINTAIN	ADDRESS	CIRCULATED TO COUNTY DEPARTMENTS	SURPLUS	DEED TYPE
13	3421080200780	\$316.03	2,610 SQ FT		1	\$13,207.00	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 3 BLK 36 & INT IN COMMON AREA	R-15	\$173	SOUTH OF 3925 NW 180 ST ON NW 39 CT	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 6/19/2015
14	3421080200800	\$394.77	3,944 SQ FT		1	\$16,542.00	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 5 BLK 36 & INT IN COMMON AREA	R-15	\$261	SOUTH OF 3925 NW 180 ST ON NW 39 CT	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 12/23/2015
15	3421090040290	\$875.83	5,250 SQ FT		1	\$36,203.00□	9 52 41 PB 39-83 GOLDEN GLADES PARK 2ND ADD LOTS 3 & 4 BLK 4	R-15	\$347	ADJACENT WEST OF 2768 NW 168 TER	YES 5/26/2020	NO	ESCHEATMENT TAX DEED 2/9/2015

ATTACHMENT “R”

Instrument prepared by and returned to:
Brenda Kuhns Neuman
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Folio No: See Exhibit “A” attached.

COUNTY DEED

THIS DEED, made this ____ day of _____, 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 Street, Miami, Florida 33128-1963, and Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation (“Palmetto Homes”), whose address is 4952 NW 7th Avenue, Miami, FL 33127, or 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 Palmetto Homes, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Palmetto Homes, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the “Properties”):

As legally described in Exhibit “A” attached hereto and made a part hereof

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

1. That the Properties shall be developed by Palmetto Homes as affordable housing (“Dwelling Units”) either for sale or for rent.
2. **Homeownership:** That for Dwelling Units offered for sale to homebuyers, the following shall apply:
 - a. The Dwelling Units shall be affordable as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County Infill Housing Initiative Guidelines. Palmetto Homes shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% of the most recent median family income (“AMI”) for the County as reported by the United States Department of Housing and Urban Development (“HUD”). Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be

recorded in the public records of Miami-Dade County.

- b. That the Dwelling Units developed on the Properties shall be sold to qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed Two Hundred Five Thousand and 00/100 (\$205,000.00). In the event Palmetto Homes fails to sell the home to a qualified household or sells the home above Two Hundred Five Thousand and 00/100 (\$205,000.00) and Palmetto Homes, upon written notification from the County, fails to cure such default, then title to the subject Properties shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, Palmetto Homes shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
- c. Palmetto Homes shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from Palmetto Homes to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

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

- 3. **Rental:** That for Dwelling Units offered for rent, the following shall apply:
 - a. Tenant rent for the Dwelling Units shall be affordable, as defined by Section 420.0004, Florida Statutes ("Affordable"). Palmetto Homes shall execute and record against each of the Properties offered for rent a Rental Regulatory Agreement, in substantially the form attached hereto as Exhibit "B", which may be further negotiated by the County Mayor or County Mayor's designee to further the purposes of Resolution No. R-_____ authorizing the conveyance of the Properties to Palmetto Homes as affordable housing. The Properties shall remain Affordable for no less than 20 years from the date of certificate of occupancy.

4. That the Dwelling Units shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 4, the County may, in its sole discretion, waive this requirement upon the Board of County Commissioners finding it necessary to extend the timeframe in which Palmetto Homes must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:
 - a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Palmetto Homes must complete the Dwelling Units. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
5. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Palmetto Homes shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for Palmetto Homes to notify these residents of the availability of homeownership and rental opportunities.
6. That Palmetto Homes shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance of the Dwelling Units developed for sale in accordance with the Infill Program to qualified homebuyers.
7. That Palmetto Homes shall pay real estate taxes and assessments on the Properties or any part thereof when due. Palmetto Homes 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 Palmetto Homes may encumber the Properties with:
 - a. Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
 - b. Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

- c. Any mortgage(s) in favor of any lender that may go into default, lis pendens, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the “successors heirs and assigns” of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term “Institutional lender” shall be deemed to include Miami-Dade County and its respective successors and assigns.
9. If in the sole discretion of the County, the Properties cease to be used solely for the purpose set forth in paragraph 1 herein by Palmetto Homes, or if Palmetto Homes fails to construct and operate the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if Palmetto Homes ceases to exist prior to conveyance to the qualified homebuyers, or if Palmetto Homes ceases to operate the rental Dwelling Units as affordable housing for the duration of 20 years, or if any term of this County Deed is not complied with, Palmetto Homes shall correct or cure the default/violation within thirty (30) days of notification of the default by the County as determined in the sole discretion of the County. If Palmetto Homes fails to remedy the default within thirty (30) days, title to the subject Properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, Palmetto Homes shall immediately deed such Properties back to the County, and the County shall have the right to immediate possession of such Properties, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by Palmetto Homes. The County retains a reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
10. All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Properties.

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish Palmetto Homes with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. This Deed may be partially satisfied when particular parcels of the Properties are sold as affordable housing or if the County, in its sole and absolute discretion, determines that the Rental Regulatory Agreement executed in accordance with Section 3 of this Deed is sufficient to ensure continued affordability. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

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

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

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: _____
Brenda Kuhns Neuman
Assistant County Attorney

The foregoing was authorized by Resolution No. R-____-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2020.

IN WITNESS WHEREOF, the representative of Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 2020, and it is hereby approved and accepted.

Witness/Attest

By:_____
Name: Tasha Knowles
Title: President

Witness/Attest

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as _____ of Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation, and s/he () has produced _____ as identification or () is personally known to me.

(SEAL)

Notary of- State of _____

Commission Number:_____

EXHIBIT A

Folio	Legal Description
08-2122-000-0310	22 52 41 .14 AC NE50FT OF SW150FT OF N1/2 OF NE1/4 OF NE1/4 BETWEEN ALI BABA AVE & SAF R/W LOT SIZE 50.000 X 140
08-2122-003-1080	MAGNOLIA SUB PB 40-80 LOTS 10 & 11 BLK 8 LOT SIZE 50.000 X 96 OR 15162-2417 0891 4
08-2122-003-1850	22 52 41 MAGNOLIA SUB PB 40-80 LOTS 5 & 6 BLK 11 LOT SIZE 50.000 X 82
34-2105-016-5240	KINGS GARDENS SECTION THREE PB 95-30 LOT 21 BLK 34 AND PROP INT IN & TO COMMON ELEMENTS LOT SIZE IRREGULAR
34-1134-006-0300	LAKE LUCERNE ESTS PB 95-90 LOT 25 BLK 2 & PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC LOT SIZE IRREGULAR
34-2108-020-0760	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 1 BLK 36 LOT SIZE 3944 SQ FT & INT IN COMMON AREA
34-2108-020-0770	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 2 BLK 36 LOT SIZE 2610 SQ FT & INT IN COMMON AREA
34-2108-020-0780	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 3 BLK 36 LOT SIZE 2610 SQ FT & INT IN COMMON AREA
34-2109-004-0290	9 52 41 PB 39-83 GOLDEN GLADES PARK 2ND ADD LOTS 3 & 4 BLK 4 LOT SIZE 50.000 X 105

34-2108-020-0800	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 5 BLK 36 LOT SIZE 3944 SQ FT & INT IN COMMON AREA
34-2108-020-0750	DEL PRADO GARDENS SEC 4 PB 132-32 LOT 5 BLK 35 LOT SIZE 3944 SQ FT & INT IN COMMON AREA
34-2108-019-0760	DEL PRADO GARDENS SEC 3 PB 123-100 LOT 1 BLK 25 LOT SIZE 3045 SQ FT & INT IN COMMON AREA
34-2108-019-0750	DEL PRADO GARDENS SEC 3 PB 123-100 LOT 6 BLK 24 LOT SIZE 2925 SQ FT & INT IN COMMON AREA
30-2107-012-0840	BARBELLA SUB 1ST ADDN PB 91-34 LOT 84 BLK 2 LOT SIZE 1587 SQUARE FEET
34-1132-012-0410	VISTA VERDE TOWNHOUSE SEC C PB 94-33 LOT 6 BLK 15 & PROP INT IN & TO COMMON ELEMENTS NOT DEDICATED TO PUBLIC

EXHIBIT B

Rental Regulatory Agreement

(Attach Rental Regulatory Agreement Approved in Resolution Authorizing Conveyance)

ATTACHMENT "S"

This Instrument Was Prepared By:
Brenda Kuhns Neuman
Assistant County Attorney
111 N.W. 1st 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. 1st Street, Miami, Florida 33128, is authorized to convey certain properties to **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation, its heirs, successors and assigns (hereinafter referred to as the "Owner"), whose address is 4952 NW 7th Avenue, Miami, FL 33127, 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; and

WHEREAS, the Public Housing and Development Department or other County department designated by the County Mayor or County Mayor's designee (hereinafter "PHCD") will monitor and enforce 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 issuance of a certificate of occupancy and ending on the last day of the thirtieth (30th) year after the year in the certificate of occupancy was issued, that:
- a) All the Units must have rents which are Affordable, as defined in Florida Statutes, Section 420.0004, for households with incomes not greater than 120% of area median income. 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 this Agreement, and effective upon the date of such default, the County may 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.

Notwithstanding the foregoing, the County hereby agrees that any cure of any default made or tendered by the Owner's investor limited partner/managing member, _____, shall be deemed to be a cure by Owner and shall be accepted or rejected on the same basis as if made or tendered by Owner. Copies of all notices which are sent to Owner under the terms of this Agreement shall also be sent to _____.

- 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 the Unit shall meet the energy efficiency standards promulgated by the Secretary of the United States Department of Housing and Urban Development (hereafter "HUD").
- g) 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 (and HUD if applicable), in their 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 (and HUD if applicable) determine 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 the 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 disable, 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 to be used to develop the Project 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.
- C) The Units shall contain at least one bedroom of appropriate size for each two persons.

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. Financial Reports

- A) Annually, the Owner shall transmit to the County a certified annual operating statement showing project income, expenses, assets, liabilities, contracts, mortgage payments and deposits to any required reserve accounts (the "Operating Statement"). PHCD will review the Operating statement to insure conformance with all provisions contained in this Agreement.
- B) The Owner will create a reserve for maintenance to be funded \$300 per unit per year. This reserve may be combined with reserve accounts required by any other parties making loans to Owner and will be deemed satisfied by any deposits made by Owner in accordance with loan documents which contain a maintenance reserve requirement of at least \$300 per unit per year.

VI. 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 1st Street, 29th Floor
Miami, Florida 33128
Attn: County Mayor

Copy to:

Department of Public Housing and Community Development
701 N. W. 1 Court
14th 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: Brenda Kuhns Neuman, Esq.

or any of their successor agencies or departments.

VII. Recourse:

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

VIII. 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.

PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., a Florida not-for-profit corporation

By:_____

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 **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation. 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: _____
Brenda Kuhns Neuman
Assistant County Attorney

EXHIBIT "A"

LEGAL DESCRIPTION

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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
Total Per Unit Cost*	\$135.41	
**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 B 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.*