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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Agenda Item No. 5(H)

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 as surplus six County-owned properties located in Homestead, Florida; authorizing conveyance, pursuant to section 125.38, Florida Statutes, of a total of seven properties to the Homestead Community Redevelopment Agency, at a price of $10.00 each, for the purpose of developing such properties as a transit-oriented, mixed-use, mixed-income residential and commercial development in accordance with the applicable laws and regulations governing the Community Development Block Grant program; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; waiving Resolution No. R-407-19, requiring written notice to the public of a proposed conveyance of County-owned properties without competitive bidding; and authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deed, and to provide copies of the County Deed to the Property Appraiser's Office

Resolution No. R-824-20

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

Abigail Price-Williams
County Attorney

APW/uw

MEMORANDUM

(Revised)

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

DATE: August 31, 2020

FROM: Abigail Price-Williams County Attorney

SUBJECT: Agenda Item No. 5(H)

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(H)
8-31-20

RESOLUTION NO. R-824-20

RESOLUTION DECLARING AS SURPLUS SIX COUNTY-OWNED PROPERTIES LOCATED IN HOMESTEAD, FLORIDA; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, OF A TOTAL OF SEVEN PROPERTIES TO THE HOMESTEAD COMMUNITY REDEVELOPMENT AGENCY, AT A PRICE OF $10.00 EACH, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTIES AS A TRANSIT-ORIENTED, MIXED-USE, MIXED-INCOME RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN ACCORDANCE WITH THE APPLICABLE LAWS AND REGULATIONS GOVERNING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; WAIVING RESOLUTION NO. R-407-19, REQUIRING WRITTEN NOTICE TO THE PUBLIC OF A PROPOSED CONVEYANCE OF COUNTY-OWNED PROPERTIES WITHOUT COMPETITIVE BIDDING; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED, AND TO PROVIDE COPIES OF THE COUNTY DEED TO THE PROPERTY APPRAISER'S OFFICE

WHEREAS, on November 19, 2019, the Homestead Community Redevelopment Agency, a public body politic and corporate (the "Agency"), submitted an application to the County Commissioner of District 9, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, requesting that the County convey seven County-owned vacant properties ("County Properties") that are located in District 9 and the Homestead Community Redevelopment Area where the Agency operates; and

WHEREAS, the Agency was created pursuant to chapter 163, part III of the Florida Statutes (the "Act") to eliminate slum and blight and facilitate redevelopment within the Community Redevelopment Area; and

WHEREAS, the County Properties requested by the Agency were all acquired using funds from the federal Community Development Block Grant program, authorized under Title 1 of the Housing and Community Development Act of 1974, codified at 42 U.S.C. section 5301 et seq., and implemented through regulations codified at 24 C.F.R. part 570 (together the "CDBG Rules and Regulations"); and

WHEREAS, the County Properties are more fully described in Attachments "B," "C," "D," "E," "F," "G," and "H," attached hereto and incorporated herein by reference; and

WHEREAS, the Agency proposes to combine the County Properties with other properties owned by the Agency to develop a transit-oriented, mixed-use, mixed-income residential and commercial development which will create jobs and housing for low- to moderate-income people with incomes not greater than 80 percent of area median income ("AMI") as published by the United States Department of Housing and Urban Development for Miami-Dade County and generally enhance the quality of life of residents; and

WHEREAS, according to the Agency's application, the new development will be located along the South Corridor busway and in close proximity to the City of Homestead's planned Multimodal Transit and Entertainment Center, offering residents in the area better access to jobs, services, recreation, shops, and other amenities nearby and in other parts of the County; and

WHEREAS, the creation of jobs and the development of affordable housing for low-income people are activities that are authorized under the Redevelopment Plan approved by this Board and the Act, therefore, the project proposed by the Agency is consistent with same; and

WHEREAS, in accordance with the federal Community Development Block Grant program, the County Properties must also be developed in such a manner as to meet a national objective, as defined in the CDBG Rules and Regulations; and

WHEREAS, pursuant to Administrative Order No. 8-4, Miami-Dade County Internal Services Department announced the availability of the County Properties to all County departments and the City of Homestead ("City") to determine if they are interested in the County Properties; and

WHEREAS, neither the County departments nor the City expressed an 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 "I" and incorporated herein by reference; and

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

WHEREAS, as described in Attachment I, six of the seven County Properties have not been declared surplus; and

WHEREAS, this Board desires to declare these six County Properties (Folio Nos. 10-7813-048-0130, 10-7813-048-0120, 10-7813-048-0110, 10-7813-031-0170, 10-7813-031-0180 and 10-7813-031-0030) surplus; and

WHEREAS, with regard to the seventh property (Folio No. 10-7813-031-0150), this Board previously adopted Resolution No. R-979-15, which declared such property, among others, as surplus; and

WHEREAS, on May 29, 2020, the Agency published an advertisement notifying the public that the County Properties were proposed to be conveyed to the Agency in accordance with Resolution No. R-407-19, except that the date, place and time of the public hearing was not included because the public hearing had not yet been set; therefore this Board desires to waive the requirements of Resolution No. R-407-19; and

WHEREAS, in accordance with Resolution Nos. R-573-11 and R-1000-14, the County Properties will be conveyed to the Agency subject to a reverter at no cost to the County, which shall cause the County Properties to be developed with a transit-oriented, mixed-use, mixed-income residential and commercial development which will create housing for low- to moderate-income people with incomes not greater than 80 percent of AMI in accordance with the CDBG Rules and Regulations within four years of the conveyance of such properties, and will create jobs for low- to moderate-income people with incomes not greater than 80 percent of AMI in accordance with the CDBG Rules and Regulations within five years, unless such time is extended at the discretion of this Board,

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

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

Section 2. This Board declares six of the seven County Properties (Folio Nos. 10-7813-048-0130, 10-7813-048-0120, 10-7813-048-0110, 10-7813-031-0170, 10-7813-031-0180 and 10-7813-031-0030) as surplus.

Section 3. Pursuant to section 125.38, Florida Statutes, this Board finds that the County Properties described in Section 2 above and the County property (Folio No. 10-7813-031-0150) already declared as surplus in accordance with Resolution No. R-979-15 are not needed for

County purposes and the development of the County Properties as described herein would promote community interest and welfare. Accordingly, this Board hereby approves the conveyance of the County Properties, which includes the County Properties described in Section 2 above, for a price of $10.00 to the Agency, which shall cause the County Properties to be developed within four years of the conveyance of such properties, unless extended at the sole discretion of this Board. The County Properties shall be developed with a transit-oriented, mixed-use, mixed-income residential and commercial development (the "Project") within four years of the conveyance. The Agency shall develop and set aside within four years of the conveyance the maximum number of housing units permitted by the applicable zoning and building codes for the County Properties and shall set aside at least 51 percent of those housing units to qualified households with household incomes not greater than 80 percent of AMI. The Agency shall create within five years of the conveyance at least one (1) full-time or equivalent permanent job for every $35,000.00 of value of the County Properties (with improvements) at the time of compliance, of which at least 51 percent shall be filled by low- to moderate-income employees with incomes not greater than 80 percent of AMI. All of these requirements shall be satisfied by the Agency in accordance with the CDBG Rules and Regulations.

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 Attachment "J."

Section 5. This Board 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 those 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 Property Appraiser. This Board further authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from the Agency, after conducting all due diligence, including but not limited to title searches and environmental reviews, a deed which conveys the County Properties back to the County in the event the Agency is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from the Agency, 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 periods set forth above to construct the mixed-use residential and commercial development or create the jobs and affordable housing units described in Section 3, above, shall be subject to this Board's approval.

Section 6. This Board directs the County Mayor or the County Mayor's designee to (i) ensure that proper signage is placed on the Property identifying the County's name and the name of the district commissioner; (ii) provide copies of the recorded County Deeds and the restrictive covenants required by the County Deeds to the Property Appraiser; and (iii) appoint staff to monitor compliance with the terms of the conveyance.

Section 7. This Board waives 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 8. This Board directs the County Mayor or the County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed reserving a real property interest in favor of the County and to provide a copy of such recorded instrument to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Dennis C. Moss. It was offered by Commissioner **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**	Daniella Levine Cava	**aye**
Jose "Pepe" Diaz	**aye**	Sally A. Heyman	**aye**
Eileen Higgins	**aye**	Barbara J. Jordan	**aye**
Joe A. Martinez	**aye**	Jean Monestime	**aye**
Dennis C. Moss	**aye**	Sen. Javier D. Souto	**aye**
Xavier L. Suarez	**absent**		

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.

Brenda Kuhns Neuman

City Council

Stephen R. Shelley
Mayor

Jon A. Burgess
Vice Mayor

Jenifer N. Bailey
Councilwoman

Patricia Fairclough
Councilwoman

Julio Guzman
Councilman

Elvis R. Maldonado
Councilman

Larry Roth
Councilman

George Gretsas
City Manager

City Hall

100 Civic Court
Homestead, FL 33030
305-224-4400
www.cityofhomestead.com

October 29, 2019

The Honorable Commissioner Dennis C. Moss
Miami-Dade County Commissioner, District 8
Attention: Wayman Bannerman, Chief of Staff
Office of Commissioner Dennis C. Moss
10710 SW 211th Street, Suite 206
Miami, Florida 33189

Re: Request for the conveyance of seven Miami –Dade County lots in District 9 to the Homestead CRA.

Dear Commissioner Moss:

The Homestead Community Redevelopment Agency (CRA) is requesting the conveyance of seven County owned surplus properties located in District 9 at SW 4th Street and Railroad Avenue. The folio numbers are:

10-7813-048-0130	10-7813-031-0170	10-7813-031-0030	10-7813-031-0180
10-7813-048-0120	10-7813-031-0150	10-7813-048-0110	

The CRA plans to redevelop these lots by building a mixed-use, mixed-income development that combines residential, commercial and cultural usage. The project aligns with the CRA's plan that the "...organization be pro-active in community redevelopment and rebuilding toward enhancing the quality of life in the Homestead community" (CRA Plan, p. 17). This will be a transit-oriented development located along the South Corridor busway and only steps away from the City's new Multimodal Transit and Entertainment Center - offering residents better access to jobs, services, recreation, shops, and other amenities nearby and in other parts of Miami Dade. The project will also be walking distance from the new Cybrarium - an ultra-modern, public library that bridges the gap between literacy and cutting-edge technology.

The CRA's mission is to be a community developer in the public interest with redevelopment activities that pair public and private talents and resources to rebuild the area for residents. The area for the proposed project is extremely low income with vacant lots and rundown homes and considered a food desert. The project aims to develop live/work multifamily buildings with the goal of incorporating a neighborhood market and social and cultural usage along with safe and attractive public areas.

Furthermore, these properties are very close downtown Homestead which is currently undergoing a major redevelopment, and continuing the revitalization efforts into the Southwest Section of Homestead through a mixed-use development on these properties will stimulate economic growth and improve the quality of life for residents.

Sincerely,

Kametra Driver
Executive Director
Homestead Community Redevelopment Agency

Attachment "B"

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/31/2019

Property Information	
Folio:	10-7813-048-0130
Property Address:	
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	9,600 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	$67,200	$48,000	$30,240
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$67,200	$48,000	$30,240
Assessed Value	$22,957	$20,870	$18,973

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	$44,243	$27,130	$11,267
County	Exemption	$22,957	$20,870	$18,973

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

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	$22,957	$20,870	$18,973
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$67,200	$48,000	$30,240
Taxable Value	$0	$0	$0
City			
Exemption Value	$22,957	$20,870	$18,973
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$22,957	$20,870	$18,973
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 : 1/31/2019

Property Information

Folio: 10-7813-048-0130

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	9,600.00	$67,200

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-048-0130

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	9,600.00	$48,000

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-048-0130

Property Address:

Roll Year **2016** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	9,600.00	$30,240

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-048-0130

Property Address:

Full Legal Description
NELSONS ADDN
PB 1-94
PARCELS 18-16-03 & 05 AKA LOT 15
LESS S14.5FT & LOT 16 LESS N5.5FT
LOT SIZE 9600 SQUARE FEET
OR 13789-3067 0888 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Attachment "C"

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/31/2019

Property Information	
Folio:	10-7813-048-0120
Property Address:	
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,180 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	$15,260	$10,900	$6,867
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$15,260	$10,900	$6,867
Assessed Value	$8,308	$7,553	$6,867

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	$6,952	$3,347	
County	Exemption	$8,308	$7,553	$6,867

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

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	$8,308	$7,553	$6,867
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$15,260	$10,900	$6,867
Taxable Value	$0	$0	$0
City			
Exemption Value	$8,308	$7,553	$6,867
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$8,308	$7,553	$6,867
Taxable Value	$0	$0	$0

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-048-0120

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	2,180.00	$15,260

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-048-0120

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	2,180.00	$10,900

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: 10-7813-048-0120

Property Address:

Roll Year **2016** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	2,180.00	$6,867

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-048-0120

Property Address:

Full Legal Description
NELSON S ADDN PB 1-94
S14.5FT OF LOT 15 & N5.5FT OF
LOT 16
LOT SIZE 2180 SQ FT
OR 14031-3816 0389 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

Attachment "D"

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/31/2019

Property Information	
Folio:	10-7813-048-0110
Property Address:	126 SW 4 ST Homestead, FL 33030-7030
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	4,884 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	$24,420	$24,420	$15,385
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$24,420	$24,420	$15,385
Assessed Value	$18,615	$16,923	$15,385

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	$18,615	$16,923	$15,385
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$24,420	$24,420	$15,385
Taxable Value	$0	$0	$0
City			
Exemption Value	$18,615	$16,923	$15,385
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$18,615	$16,923	$15,385
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	$5,805	$7,497	
County	Exemption	$18,615	$16,923	$15,385
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/31/2019

Property Information

Folio: 10-7813-048-0110

Property Address: 126 SW 4 ST

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	4,884.00	$24,420

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-048-0110

Property Address: 126 SW 4 ST

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	4,884.00	$24,420

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 : 1/31/2019

Property Information

Folio: 10-7813-048-0110

Property Address: 126 SW 4 ST Homestead, FL 33030-7030

Roll Year **2016** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	4,884.00	$15,385

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-048-0110

Property Address: 126 SW 4 ST

Full Legal Description
NELSONS ADDITION
PB 1-94
PARCEL 18-16-02 AKA E1/2 OF LOT
13 & ALL LOT 14 LESS N10FT FOR
R/W
LOT SIZE 4884 SQ FT
OR 13847-3006 0988 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

Attachment "E"

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/31/2019

Property Information	
Folio:	10-7813-031-0170
Property Address:	131 SW 4 ST Homestead, FL 33030-7029
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
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	1,875 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	$9,375	$9,375	$5,906
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$9,375	$9,375	$5,906
Assessed Value	$7,145	$6,496	$5,906

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	$2,230	$2,879	
County	Exemption	$7,145	$6,496	$5,906
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information	2018	2017	2016
County			
Exemption Value	$7,145	$6,496	$5,906
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$9,375	$9,375	$5,906
Taxable Value	$0	$0	$0
City			
Exemption Value	$7,145	$6,496	$5,906
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$7,145	$6,496	$5,906
Taxable Value	$0	$0	$0

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/31/2019

Property Information

Folio: 10-7813-031-0170

Property Address: 131 SW 4 ST

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,875.00	$9,375

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 : 1/31/2019

Property Information

Folio: 10-7813-031-0170

Property Address: 131 SW 4 ST

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,875.00	$9,375

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-031-0170

Property Address: 131 SW 4 ST Homestead, FL 33030-7029

Roll Year **2016** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,875.00	$5,906

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 : 1/31/2019

Property Information

Folio: 10-7813-031-0170

Property Address: 131 SW 4 ST

Full Legal Description
NOBLES ADDITION PB 1-190
LOT 28 LESS S3FT FOR RD
AKA PARCEL #18-17-02
LOT SIZE 25 X 72
OR 14689-2103 0890 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

Attachment "F"

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/31/2019

Property Information	
Folio:	10-7813-031-0150
Property Address:	135 SW 4 ST Homestead, FL 33030-7029
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
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	5,625 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	$28,125	$28,125	$17,719
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$28,125	$28,125	$17,719
Assessed Value	$21,439	$19,490	$17,719

Taxable Value Information	2018	2017	2016
County			
Exemption Value	$21,439	$19,490	$17,719
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$28,125	$28,125	$17,719
Taxable Value	$0	$0	$0
City			
Exemption Value	$21,439	$19,490	$17,719
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$21,439	$19,490	$17,719
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	$6,686	$8,635	
County	Exemption	$21,439	$19,490	$17,719

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

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/31/2019

Property Information

Folio: 10-7813-031-0150

Property Address: 135 SW 4 ST

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	5,625.00	$28,125

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 : 1/31/2019

Property Information

Folio: 10-7813-031-0150

Property Address: 135 SW 4 ST

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	5,625.00	$28,125

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 : 1/31/2019

Property Information

Folio: 10-7813-031-0150

Property Address: 135 SW 4 ST Homestead, FL 33030-7029

Roll Year **2016** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	5,625.00	$17,719

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-031-0150

Property Address: 135 SW 4 ST

Full Legal Description
13 57 38
NOBLES ADDITION PB 1-190
LOTS 25-26 & 27 LESS S3FT FOR RD
LOT SIZE 75 X 72
OR 13885-2193 1188 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:

Attachment "G"

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/31/2019

Property Information	
Folio:	10-7813-031-0180
Property Address:	121 SW 4 ST Homestead, FL 33030-7029
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	10,215 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	$51,075	$51,075	$32,177
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$51,075	$51,075	$32,177
Assessed Value	$38,933	$35,394	$32,177

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	$12,142	$15,681	
County	Exemption	$38,933	$35,394	$32,177

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

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	$38,933	$35,394	$32,177
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$51,075	$51,075	$32,177
Taxable Value	$0	$0	$0
City			
Exemption Value	$38,933	$35,394	$32,177
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$38,933	$35,394	$32,177
Taxable Value	$0	$0	$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/31/2019

Property Information

Folio: 10-7813-031-0180

Property Address: 121 SW 4 ST

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	10,215.00	$51,075

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-031-0180

Property Address: 121 SW 4 ST

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	10,215.00	$51,075

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-031-0180

Property Address: 121 SW 4 ST Homestead, FL 33030-7029

Roll Year **2016** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	10,215.00	$32,177

Building Information

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

Extra Features

Description	Year Built	Units	Calc Value

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Generated On : 1/31/2019

Property Information

Folio: 10-7813-031-0180

Property Address: 121 SW 4 ST

Full Legal Description
NOBLES ADDITION
PB 1-190
PARCEL 18-17-03 AKA LOTS 29-30-31
LESS S10FT FOR RD
OR 13804-2764 0888 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
08/01/1988	$9,800	13804-2764	Sales which are qualified

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Version:

Attachment "H"

OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 1/31/2019

Property Information	
Folio:	10-7813-031-0030
Property Address:	116 SW 3 CT Homestead, FL 33030-7027
Owner	MIAMI-DADE COUNTY MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 14TH FLOOR MIAMI, FL 33136
PA Primary Zone	9400 PLANNED AREA DEVELOPMENT
Primary Land Use	0081 VACANT RESIDENTIAL : VACANT LAND
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	1,875 Sq.Ft
Year Built	0

Assessment Information			
Year	2018	2017	2016
Land Value	$13,126	$9,376	$5,907
Building Value	$0	$0	$0
XF Value	$0	$0	$0
Market Value	$13,126	$9,376	$5,907
Assessed Value	$5,478	$4,980	$4,528

Taxable Value Information			
	2018	2017	2016
County			
Exemption Value	$5,478	$4,980	$4,528
Taxable Value	$0	$0	$0
School Board			
Exemption Value	$13,126	$9,376	$5,907
Taxable Value	$0	$0	$0
City			
Exemption Value	$5,478	$4,980	$4,528
Taxable Value	$0	$0	$0
Regional			
Exemption Value	$5,478	$4,980	$4,528
Taxable Value	$0	$0	$0

Benefits Information				
Benefit	Type	2018	2017	2016
Non-Homestead Cap	Assessment Reduction	$7,648	$4,396	$1,379
County	Exemption	$5,478	$4,980	$4,528
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

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Version:

OFFICE OF THE PROPERTY APPRAISER

Generated On : 1/31/2019

Property Information

Folio: 10-7813-031-0030

Property Address: 116 SW 3 CT

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,875.00	$13,126

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 : 1/31/2019

Property Information

Folio: 10-7813-031-0030

Property Address: 116 SW 3 CT

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

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,875.00	$9,376

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 : 1/31/2019

Property Information

Folio: 10-7813-031-0030

Property Address: 116 SW 3 CT Homestead, FL 33030-7027

Roll Year **2016** Land, Building and Extra-Feature Details

Land Information

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	SWPUN-NMU	9400	Square Ft.	1,875.00	$5,907

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 : 1/31/2019

Property Information

Folio: 10-7813-031-0030

Property Address: 116 SW 3 CT

Full Legal Description
NOBLES ADDITION PB 1-190
LOT 3
LOT SIZE 25.000 X 75
OR 14766-1493 1190 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1976	$7,333	00000-00000	Sales which are disqualified as a result of examination of the deed

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Version:

Attachment "I"

District 9 - MOSS LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15

	Folio	Annual Tax Revenue Generated	Lot Size	Comm District	2019 Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Surplus	Deed Type	Acquisition Source	Acquisition Cost
1	**1078130480130**	$1,673.29	9,600 SQ FT	9	$76,800.00	NELSONS ADDN PB 1-94 PARCELS 18-16-03 & 05 AKA LOT 15	SWPUN-NMU	$419	ADJACENT SOUTH OF 126 SW 4 ST HOMESTEAD, FL	ISD 1/29/2019	NO	Warranty Deed 8/15/1988	CDBG	$12,555
2	**1078130480120**	$379.98	2,180 SQ FT	9	$17,440.00	NELSON S ADDN PB 1-94 S14.5FT OF LOT 15 & N5.5FT OF LOT 16	SWPUN-NMU	$95	ADJACENT SOUTH OF 126 SW 4 ST HOMESTEAD, FL	ISD 1/29/2019	NO	Warranty Deed 3/3/1989	CDBG	$3,077
3	**1078130480110**	$638.46	4,884 SQ FT	9	$29,304.00	NELSONS ADDITION PB 1-94	SWPUN-NMU	$213	126 SW 4 ST HOMESTEAD, FL	ISD 1/29/2019	NO	Warranty Deed 9/29/1988	CDBG	$6,898
4	**1078130310170**	$245.11	1,875 SQ FT	9	$11,250.00	NOBLESS ADDITION PB 1-190 LOT 28 LESS S3FT FOR RD	SWPUN-NMU	$82	131 SW 4 ST HOMESTEAD, FL	ISD 1/29/2019	NO	Warranty Deed 8/29/1999	CDBG	$8,234
5	**1078130310150**	$735.33	5,625 SQ FT	9	$33,750.00	13 57 38 NOBLESS ADDITION PB 1-190 LOTS 25-26 & 27 LESS S3FT FOR RD	SWPUN-NMU	$245	135 SW 4 ST HOMESTEAD, FL	PHCD 4/25/17	YES 11/7/17 R-979-17	Warranty Deed 11/3/1988	CDBG	$13,199
6	**1078130310180**	$1,335.36	10,215 SQ FT	9	$61,290.00	NOBLES ADDITION PB 1-190 PARCEL 18-17-03 AKA LOTS 29-30-31	SWPUN-NMU	$445	121 SW 4 ST HOMESTEAD, FL	ISD 1/29/2019	NO	Warranty Deed 8/17/1988	CDBG	$10,524
7	**1078130310030**	$326.86	1,875 SQ FT	9	$15,002.00	NOBLES ADDITION PB 1-190 LOT 3	SWPUN-NMU	$82	116 SW 3 CT HOMESTEAD, FL	ISD 1/29/2019	NO	Quit Claim Deed 11/2/1999	CDBG	$758.00

ATTACHMENT "J"

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

Folio No: 10-7813-048-0130
10-7813-048-0120
10-7813-048-0110
10-7813-031-0170
10-7813-031-0150
10-7813-031-0180
10-7813-031-0030

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 **HOMESTEAD COMMUNITY DEVELOPMENT AGENCY,** a public body politic and corporate (the "**Agency**"), whose address is 100 Civic Court, Homestead, Florida 33030, or its successors and assigns.

WITNESSETH that the County, for and in consideration of the sum of Seventy Dollars and No/100 ($70.00) to it in hand paid by the Agency, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Agency, 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 (the "**Deed Restrictions**")**:**

1. That the Properties shall be used in the community interest and welfare in accordance with section 125.38, Florida Statutes, and in a manner which meets a national objective of the federal Community Development Block Grant ("**CDBG**") program, which program requirements are set forth in 24 Code of Federal Regulations, Part 570 (the "**CDBG Regulations**").

    a. **Project Development Requirements**. The following requirements set forth in this subsection (a) shall be called the "**Project Development Requirements**". The Agency shall aggregate the Properties and improve them by developing a transit-oriented, mixed-use, mixed-income residential

and commercial project (the "**Project**") which will create jobs (as set forth in subsection b below) and affordable housing for low- to moderate-income people with incomes not greater than 80 percent of area median income as published by the United States Department of Housing and Urban Development for Miami-Dade County ("AMI") (as set forth in subsection c below). The Project shall be developed within four (4) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy.

b. **Job Creation Requirements.** The following requirements set forth in this subsection (b) shall be called the "**Job Creation Requirements**". The Agency shall create within five (5) years of the date this Deed is recorded at least one (1) full-time or equivalent permanent job for every $35,000.00 of value of the Properties (with improvements) at the time of creation of the Required Jobs (the "Compliance Date"), of which at least 51% shall be filled by low- to moderate-income employees with incomes not greater than 80 percent of AMI in accordance with the CDBG Regulations (the "**Required Jobs**").

i. Because the Project is a mixed-use project, the number of jobs created shall be counted in the aggregate for the Properties.

ii. The value of the Properties shall be the market value of the Properties and all improvements, including, but not limited to, the Project, as determined by an appraisal paid for by the Agency and provided to the County on the Compliance Date.

iii. The number of jobs required shall be rounded up to the next whole number.

iv. By way of example, if the improved Properties have a combined market value of $500,000.00 at the time the Agency meets the Job Creation Requirements, then the Agency will be required to show documentation that it created fifteen (15) jobs ($500,000.00 divided by $35,000.00 equals 14.28, rounded up makes 15).

v. The Required Job does not need to be offered directly by the Agency but may be offered by a third party at the request of the Agency.

vi. Each Required Job must be held by qualified individuals for a combined period of no less than twelve (12) months. However, it is not required that one individual hold the Required Job for the entire twelve (12) months. Required Jobs may be established by combining the employment periods of any number of employees needed to cover the twelve (12) month period required to meet the definition of a single full-time job. The Required Jobs must be created prior to the end of the five-year period beginning upon recordation of this Deed. After the twelve (12) month period during which the Required Jobs were held by qualified individuals, the **Job Creation Requirement** will be satisfied and no additional jobs will be required.

vii. The Agency shall submit documentation in substantially the form attached hereto as Exhibit B to the County to establish compliance with

the Job Creation Requirements.

c. **Affordable Housing Requirements.** The following requirements set forth in this subsection (c) shall be called the "**Affordable Housing Requirements**". The Agency shall develop and set aside the maximum number of housing units permitted by the applicable zoning and building codes for the Properties and shall set aside at least 51 percent of those housing units (the "**Dwelling Units**") to qualified households with household incomes not greater than 80% of AMI.

i. Because the Project is a mixed-use project, the number of Dwelling Units set aside for qualified households shall be counted in the aggregate for the Properties.

ii. The Dwelling Units shall remain affordable for a period of 20 years. Affordability shall be determined in accordance with the CDBG program and the CDBG Regulations. The Agency shall set the rents of the Dwelling Units in accordance with the CDBG Regulations and in consultation with the County's Public Housing and Community Development Department ("PHCD"). The Agency shall cooperate with PHCD to conduct Compliance Review to determine whether these affordable housing restrictions have been satisfied.

2. **Extensions of Time.** The County may, in its sole and absolute discretion, extend the deadlines set forth in this Deed upon the Miami-Dade County Board of County Commissioners finding it necessary to grant such an extension. In order for any notice of extension of time 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 extension and specifying the new time frame in which the Agency must complete the requirements. 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 notice of extension. If no notice of extension is recorded and a certificate of occupancy is not issued within four (4) years from the date of this Deed, or if compliance with the Job Creation Requirements and the Affordable Housing Requirements are not met within five (5) years from the date of recording this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.

3. The Agency shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade Board of County Commissioners. Notwithstanding this restriction, the County Mayor or County Mayor's designee may, upon written request from the Agency and in the County Mayor or County Mayor's designee's sole and absolute discretion, issue a written consent for the Properties to be transferred by an instrument which shall contain the deed restrictions set forth in this Deed to another person or entity who will comply with

the deed restrictions set forth in this Deed. Notwithstanding the foregoing, the County acknowledges that transfers or assignments to the City of Homestead will not require any prior approvals from the Miami-Dade Board of County Commissioners and the Agency shall only be required to notify the Miami-Dade County Board of County Commissioners of the transfer.

4. Notwithstanding any transfer of the Properties, the Agency shall monitor compliance of the Deed Restrictions set forth herein, and shall enforce these Deed Restrictions as to any owner or occupant of the Properties until the Deed Restrictions are satisfied.

5. The Agency shall pay real estate taxes and assessments on the Properties or any part thereof when due. The Agency 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 which lien is not satisfied or bonded off within thirty (30) days of filing of the lien, provided, however, that the Agency may encumber the Properties with 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. Any such lien or encumbrance shall be subordinate to the Deed Restrictions and the County's reversionary interest.

6. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in Section 1 herein, or if the Agency fails to satisfy the Deed Restrictions described in Section 1 herein in the manner and within the timeframes set forth therein, or if the Agency ceases to exist prior to complying with the Deed Restrictions, or if any term of this Deed is not complied with, title to the subject Property shall revert to the County, at the option of the County; provided however that if the failure of the Agency to comply with any term of this Deed is of a nature that may be corrected, the County will provide the Agency notice of the non-compliance and shall allow the Agency sixty (60) days to comply with the terms of this Deed prior to exercising any reverter rights. In the event of such reverter, the Agency shall immediately deed the Property back to the County, and the County shall have the right to immediate possession of such the Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Agency. The County retains a reversionary interest in the Property, which right may be exercised by 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.

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

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

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

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

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By:_____
Brenda Kuhns Neuman
Assistant County Attorney

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

IN WITNESS WHEREOF, **HOMESTEAD COMMUNITY DEVELOPMENT AGENCY,** a public body politic and corporate**,** 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:_____
Title:_____

_____
Witness/Attest

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as _____ of **HOMESTEAD COMMUNITY DEVELOPMENT AGENCY,** a public body politic and corporate, 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
10-7813-048-0130	NELSONS ADDN PB 1-94 PARCELS 18-16-03 & 05 AKA LOT 15 LESS S14.5FT & LOT 16 LESS N5.5FT
10-7813-048-0120	NELSON S ADDN PB 1-94 S14.5FT OF LOT 15 & N5.5FT OF LOT 16
10-7813-048-0110	NELSONS ADDITION PB 1-94 PARCEL 18-16-02 AKA E1/2 OF LOT 13 & ALL LOT 14 LESS N10FT FOR R/W
10-7813-031-0170	NOBLES ADDITION PB 1-190 LOT 28 LESS S3FT FOR RD AKA PARCEL #18-17-02
10-7813-031-0150	13 57 38 NOBLES ADDITION PB 1-190 LOTS 25-26 & 27 LESS S3FT FOR RD
10-7813-031-0180	NOBLES ADDITION PB 1-190 PARCEL 18-17-03 AKA LOTS 29-30-31
10-7813-031-0030	NOBLES ADDITION PB 1-190 LOT 3

EXHIBIT B

CDBG Reporting Form

Exhibit C

CDBG Affordable Housing Reporting Form