

MEMORANDUM

Substitute
Agenda Item No. 5(D)

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

DATE: October 6, 2020

FROM: Abigail Price-Williams
County Attorney

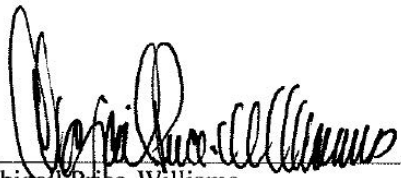
SUBJECT: Resolution declaring surplus three County-owned properties located in Miami-Dade County, Florida and revising the Inventory List of real properties, after a public hearing, to include four County-owned properties in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of four County-owned properties to Blessing Hands Outreach, 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 sold to very low-, low- or moderate-income households in accordance with Miami-Dade County's Infill Housing Initiative Program; authorizing the Chairperson Or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; waiving Resolution No. R-407-19, requiring public notice prior to consideration of any proposed conveyance or lease 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, to provide copies of such County Deed and restrictive covenants contained therein to the Property Appraiser's Office and to ensure placement of appropriate signage

Resolution No. R-929-20

The substitute differs from the original item in that it:

1. Adds a whereas clause in the resolution indicating that Blessing Hands has partnered with an experienced contractor who will construct the homes;
2. Corrects the name of the grantee from "Blessed Hands Outreach, Inc." to "Blessing Hands Outreach, Inc." throughout the item; and
3. Deletes the words "Blessed Hands Properties" from the bottom of Exhibit 1 of Attachment A.

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Chairwoman Audrey M. Edmonson.


Abigail Price-Williams
County Attorney

APW/uw



MEMORANDUM

(Revised)

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

DATE: October 6, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Substitute
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 _____

Substitute
Agenda Item No. 5(D)
10-6-20

RESOLUTION NO. _____ R-929-20

RESOLUTION DECLARING SURPLUS THREE COUNTY-OWNED PROPERTIES LOCATED IN MIAMI-DADE COUNTY, FLORIDA AND REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE FOUR COUNTY-OWNED PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF FOUR COUNTY-OWNED PROPERTIES TO BLESSING HANDS OUTREACH, 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 SOLD TO VERY LOW-, LOW- OR MODERATE-INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; WAIVING RESOLUTION NO. R-407-19, REQUIRING PUBLIC NOTICE PRIOR TO CONSIDERATION OF ANY PROPOSED CONVEYANCE OR LEASE 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, TO PROVIDE COPIES OF SUCH COUNTY DEED AND RESTRICTIVE COVENANTS CONTAINED THEREIN TO THE PROPERTY APPRAISER'S OFFICE AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, this Board desires to convey underutilized properties to local organizations capable of using them to construct affordable single-family homes through the Miami Dade County Infill Housing Initiative Program ("Infill Housing Program") and in accordance with section 125.379, Florida Statutes; and

WHEREAS, ~~[[Blessed]]~~¹ >>Blessing<< Hands Outreach, Inc. (“~~[[Blessed]]~~ >>Blessing<< Hands”) is a Florida not-for-profit corporation which provides services for women and girls, including individuals who are disenfranchised, living with HIV/AIDS, or have substance abuse issues; and

WHEREAS, ~~[[Blessed]]~~ >>Blessing<< Hands desires to build affordable housing for very low-, low-, and moderate-income households, and specifically for the population described above; and

WHEREAS, ~~[[Blessed]]~~ >>Blessing<< Hands has partnered with All Quality Property Investors, LLC, an experienced developer, in order to develop the affordable housing units; and

>>**WHEREAS,** Blessing Hands has also partnered with Perpetual Advancement Enterprises, Inc., a certified general contractor with more than 12 years of experience, who will construct the homes; and<<

WHEREAS, ~~[[Blessed]]~~ >>Blessing<< Hands’ application to receive four lots for the development of affordable housing to be sold to very low-, low-, or moderate-income households in accordance with the Infill Housing Program is attached hereto as Attachment “A” and incorporated herein by reference; and

WHEREAS, the County Commissioner for District 3 proposes that this Board approve the conveyance to ~~[[Blessed]]~~ >>Blessing<< Hands of four County-owned properties located in Miami-Dade County, Florida (“County Properties”), which are more fully described in Attachments “B,” “C,” “D,” and “E” attached hereto and incorporated herein by reference; and

¹ The differences between the substitute and the original item are indicated as follows: Words stricken through and/or [[double bracketed]] shall be deleted, words underscored and/or >>double arrowed<< are added.

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 “F,” which is attached hereto and incorporated herein by reference; and

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

WHEREAS, section 125.379(1), Florida Statutes, requires each county to prepare an inventory list at least every three years of all real County Properties that are appropriate for use as affordable housing and further allows the governing body of the County to revise the inventory list upon conclusion of a public hearing held before the governing body; and

WHEREAS, 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, one of the County Properties, folio number 01-3114-018-0530, was declared surplus, and this Board desires to declare the other three of the four County Properties, folio numbers 30-3121-000-0080, 30-3111-038-0350, and 30-3111-038-0330, surplus and revise the Affordable Housing Inventory List to include all four of the County Properties; and

WHEREAS, ~~[[Blessed]]~~ >>Blessing<< Hands has not had the opportunity yet to publish an advertisement notifying the public that the County Properties are proposed to be conveyed to ~~[[Blessed]]~~ >>Blessing<< Hands in accordance with Resolution No. R-407-19; therefore this Board desires to waive the requirements of Resolution No. R-407-19; and

WHEREAS, this Board also finds that the County Properties are appropriate for use as affordable housing; and

WHEREAS, the County Properties will be conveyed to ~~[[Blessed]]~~ >>Blessing<< Hands, subject to a reverter, on the condition that ~~[[Blessed]]~~ >>Blessing<< Hands develops each of the County Properties with affordable housing to be sold to very low-, low-, or moderate-income households within two years of the effective date of the conveyance of the County Properties, unless such time is extended at the discretion of this Board,

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

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

Section 2. This Board declares three of the County Properties, folio numbers 30-3121-000-0080, 30-3111-038-0350, and 30-3111-038-0330, as surplus, and, after a public hearing, revises the Affordable Housing Inventory List to include all four of the County Properties 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 to ~~[[Blessed]]~~ >>Blessing<< Hands for a price of \$10.00, for the purpose of developing such County Properties with affordable housing to be sold to very low-, low- or moderate-income households in accordance with the Infill Housing Program.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board to take all actions necessary to effectuate the conveyance of the County Properties, including the execution of the County Deed, in substantially the form attached hereto and made a part hereof as Attachment “G.”

Section 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,

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 ~~[[Blessed]]~~ >>Blessing<< Hands, 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 ~~[[Blessed]]~~ >>Blessing<< Hands is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from ~~[[Blessed]]~~ >>Blessing<< Hands, the County Mayor or the County Mayor's designee shall record such deed in the Public Records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction of the homes described herein shall be subject to this Board's approval.

Section 6. This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on County Properties identifying the County's name and the name of the district commissioner.

Section 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 to provide copies of the County Deed and restrictive covenants required therein to the Property Appraiser's Office.

Section 9. This Board directs the County Mayor or the County Mayor’s designee to appoint staff to monitor compliance with the terms of the conveyance.

Section 10. This Board directs the County Mayor or the County Mayor’s designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Chairwoman Audrey M. Edmonson. It was offered by Commissioner **Audrey M. Edmonson** , who moved its adoption. The motion was seconded by Commissioner **Dennis C. Moss** 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	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of October, 2020. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

HARVEY RUVIN, CLERK

By: **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



*5400 NW 22nd Avenue
Suite 712,
Miami, FL 33142*

July 13, 2020

Dear Chairwoman Edmonson,

Thank you for the opportunity to further invest in the community by providing much needed affordable housing through Miami-Dade County's infill program.

Blessing Hands Outreach has worked in this community for many years providing services for women and girls. Our targeted population are those who are disenfranchised, living with HIV/AIDS, have substance abuse issues or are recovering. We also lead BTAN Miami which ensures services are available and being provided based on the needs of those living with HIV. Sistas Organizing to Survive (SOS) is another project where as we provide information and education to women and girls to take charge of their sexual health. It is our desire to build housing that would serve this population.

We are requesting the following in-fill lots listed in exhibit 1 for your consideration.

Thanking you in advance for your consideration of our request


Gwendolyn Cooper
Executive Director

Exhibit "1"

	Folio	Address	Comm District
1	0131140180530	1427 NW 68 ST	3
2	3031210000080	4626 NW 31 AVE	3
3	3031110380350	ADJACENT SOUTH OF 7313 NW 17 AVE	3
4	3031110380330	7313 NW 17 AVE	3

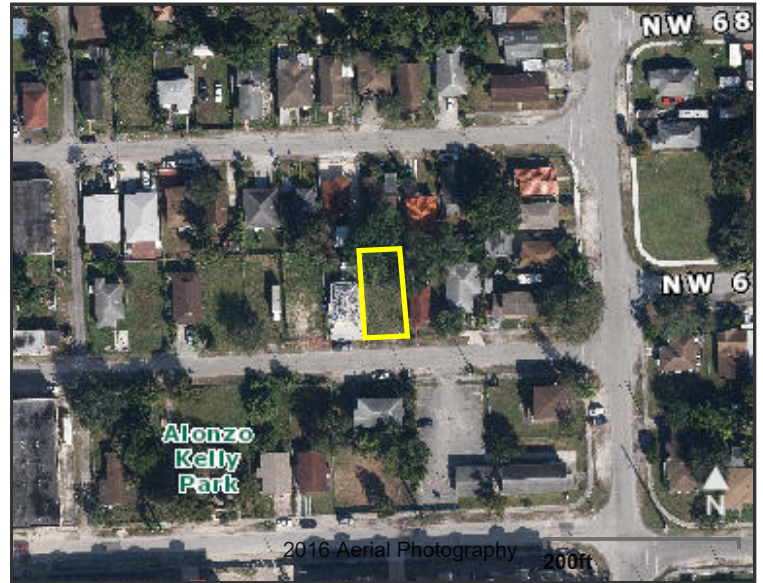


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/22/2020

Property Information	
Folio:	01-3114-018-0530
Property Address:	1427 NW 68 ST Miami, FL 33147-7133
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	0104 SINGLE FAM - ANCILIARY UNIT
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	3,600 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$28,746	\$22,947	\$16,643	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$28,746	\$22,947	\$16,643	
Assessed Value	\$9,333	\$8,485	\$7,714	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$19,413	\$14,462	\$8,929
County	Exemption	\$9,333	\$8,485	\$7,714
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$9,333	\$8,485	\$7,714
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$28,746	\$22,947	\$16,643
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$9,333	\$8,485	\$7,714
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,333	\$8,485	\$7,714
Taxable Value	\$0	\$0	\$0

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Generated On : 9/22/2020

Property Information

Folio: 01-3114-018-0530

Property Address: 1427 NW 68 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	40.00	\$28,746

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: 01-3114-018-0530

Property Address: 1427 NW 68 ST

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	40.00	\$22,947

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: 01-3114-018-0530

Property Address: 1427 NW 68 ST Miami, FL 33147-7133

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	T3 L	0104	Front Ft.	40.00	\$16,643

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: 01-3114-018-0530

Property Address: 1427 NW 68 ST

Full Legal Description

NEW LIBERTY CITY PB 39-28

LOT 15 BLK 3

LOT SIZE 40.000 X 90

OR 22032-0425 0204 3

Sales Information

Previous Sale

Price

OR Book-Page

Qualification Description

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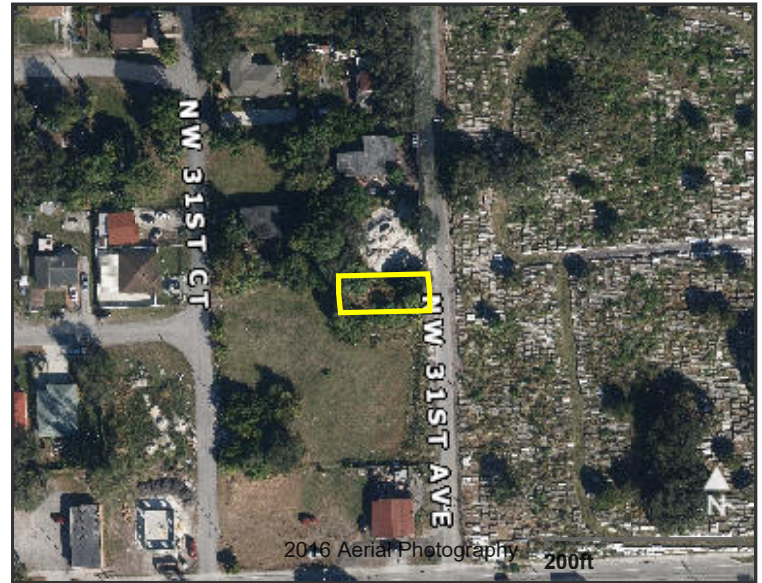


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/22/2020

Property Information	
Folio:	30-3121-000-0080
Property Address:	4626 NW 31 AVE Miami, FL 33142-0000
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	3,600 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$54,013	\$38,580	\$38,580
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$54,013	\$38,580	\$38,580
Assessed Value	\$42,438	\$38,580	\$38,580

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$11,575		
County	Exemption	\$42,438	\$38,580	\$38,580
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$42,438	\$38,580	\$38,580
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$54,013	\$38,580	\$38,580
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$42,438	\$38,580	\$38,580
Taxable Value	\$0	\$0	\$0

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Property Information

Folio: 30-3121-000-0080

Property Address: 4626 NW 31 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$54,013

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

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-3121-000-0080

Property Address: 4626 NW 31 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$38,580

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

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-3121-000-0080

Property Address: 4626 NW 31 AVE Miami, FL 33142-0000

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-2	5700	Front Ft.	40.00	\$38,580

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 : 9/22/2020

Property Information

Folio: 30-3121-000-0080

Property Address: 4626 NW 31 AVE

Full Legal Description

21 53 41 .08 AC
BEG AT SE COR OF SW1/4 OF SW1/4
OF NE1/4 RUN N275FT FOR A POB RUN
N40FT W90FT S40FT E90FT TO POB
LOT SIZE 40.000 X 90
DEATH CTF REBECCA 13026825 (FLA)
OR 20722-4567 0802 1
COC 24143-3609 01 2006 1

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/03/2017	\$0	30520-2611	Corrective, tax or QCD; min consideration
05/11/2010	\$0	27285-2489	Corrective, tax or QCD; min consideration
05/10/2010	\$100	27282-0979	Corrective, tax or QCD; min consideration
01/01/2010	\$100	27260-0282	Corrective, tax or QCD; min consideration
01/01/2006	\$141,000	24143-3609	Sales which are qualified
05/01/2005	\$122,000	23363-0574	Sales which are qualified
07/01/2004	\$50,000	22567-0218	Sales which are qualified
06/01/2004	\$0	22516-4390	Sales which are disqualified as a result of examination of the deed
10/01/2003	\$45,000	21706-4429	Sales which are qualified
08/01/2002	\$41,000	20722-4567	Sales which are qualified
12/01/2001	\$0	20101-1575	Sales which are disqualified as a result of examination of the deed
01/01/1997	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
01/01/1997	\$0	20095-0292	Sales which are disqualified as a result of examination of the deed
06/01/1989	\$0	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 : 9/22/2020

Property Information	
Folio:	30-3111-038-0350
Property Address:	
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET 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	3,640 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$33,950	\$27,167	\$18,169
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$33,950	\$27,167	\$18,169
Assessed Value	\$33,950	\$27,167	\$11,906

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction			\$6,263
County	Exemption	\$33,950	\$27,167	
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$33,950	\$27,167	\$0
Taxable Value	\$0	\$0	\$11,906
School Board			
Exemption Value	\$33,950	\$27,167	\$0
Taxable Value	\$0	\$0	\$18,169
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$33,950	\$27,167	\$0
Taxable Value	\$0	\$0	\$11,906

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 : 9/22/2020

Property Information

Folio: 30-3111-038-0350

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	56.00	\$33,950

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 : 9/22/2020

Property Information

Folio: 30-3111-038-0350

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	56.00	\$27,167

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 : 9/22/2020

Property Information

Folio: 30-3111-038-0350

Property Address:

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	56.00	\$18,169

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 : 9/22/2020

Property Information

Folio: 30-3111-038-0350

Property Address:

Full Legal Description
11 53 41 PB 18-55
COMM LIBERTY CITY 2ND SEC
S10FT OF LOT 2 & LOTS 3 & 50
LESS W10FT FOR R/W BLK 9
LOT SIZE 56 X 65
OR 12316-3350 1084 4
COC 22931-1097 11 2004 4
CASE 09-A00552
OR 31307-4665

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
01/30/2019	\$0	31307-4665	Corrective, tax or QCD; min consideration
11/01/2004	\$0	22931-1097	Sales which are disqualified as a result of examination of the deed
05/01/1984	\$34,000	12146-2433	Deeds that include more than one parcel

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Version:

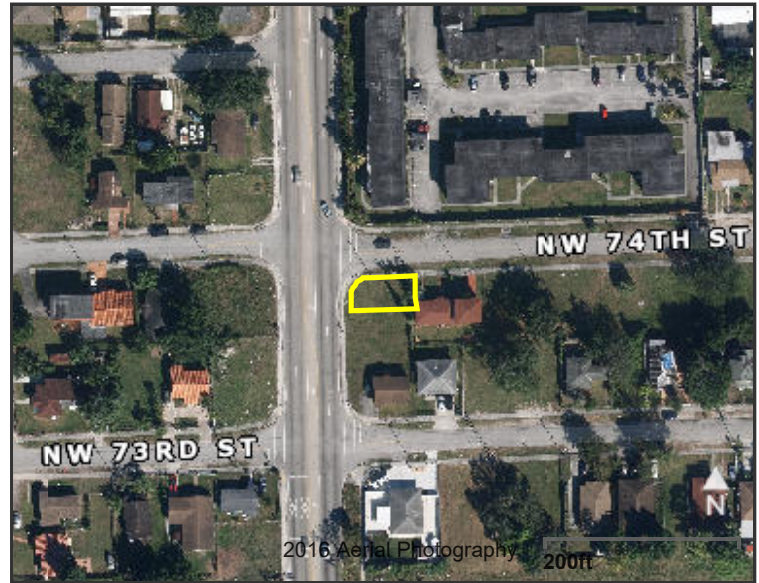


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 9/22/2020

Property Information	
Folio:	30-3111-038-0330
Property Address:	7313 NW 17 AVE Miami, FL 33147-6309
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	8047 VACANT GOVERNMENTAL : DADE COUNTY
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	2,450.5 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$22,856	\$9,785	\$9,785
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$22,856	\$9,785	\$9,785
Assessed Value	\$9,696	\$8,815	\$8,014

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$13,160	\$970	\$1,771
County	Exemption	\$9,696	\$8,815	\$8,014
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$9,696	\$8,815	\$8,014
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$22,856	\$9,785	\$9,785
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,696	\$8,815	\$8,014
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 9/22/2020

Property Information

Folio: 30-3111-038-0330

Property Address: 7313 NW 17 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	37.70	\$22,856

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 : 9/22/2020

Property Information

Folio: 30-3111-038-0330

Property Address: 7313 NW 17 AVE

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	37.70	\$9,785

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 : 9/22/2020

Property Information

Folio: 30-3111-038-0330

Property Address: 7313 NW 17 AVE Miami, FL 33147-6309

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

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	37.70	\$9,785

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 : 9/22/2020

Property Information

Folio: 30-3111-038-0330

Property Address: 7313 NW 17 AVE

Full Legal Description

COMM LIBERTY CITY 2ND SEC

PB 18-55

LOTS 1 & 2 LESS S10FT & LESS

W10FT FOR R/W BLK 9

LOT SIZE 37.700 X 65

CASE 07-399 1207 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
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Version:

Attachment "F"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 BLESSING HANDS OUTREACH, INC.

FOLIO	ANNUAL TAX REVENUE GENERATED	LOT SIZE	COMM DISTRICT	2020 MARKET VALUE	LEGAL DESCRIPTION	ZONING	ANNUAL COST TO MAINTAIN	ADDRESS	CIRCULATED TO COUNTY DEPARTMENTS	SURPLUS	DEED TYPE
1 0131140180530	\$612.24	3,600 SQ. FT.	3	\$28,746	NEW LIBERTY CITY PB 39-28 LOT 15 BLK 3	T3 L	\$221.00	1427 NW 68 ST	YES 8/25/2017	YES R-979-17	ESCHEATMENT TAX DEED 2/2/2004
2 3031210000080	\$972.45	3,600 SQ. FT.	3	\$54,013	21 53 41 .08 AC BEG AT SE COR OF SW1/4 OF SW1/4 OF NE1/4 RUN N275FT FOR A POB RUN N40FT W90FT S40FT E90FT TO POB	RU-2	\$221.00	4626 NW 31 AVE	YES 9/21/2020	NO	ESCHEATMENT TAX DEED 5/3/2017
3 3031110380350	\$622.62	3,640 SQ. FT.	3	\$33,950	11 53 41 PB 18-55 COMM LIBERTY CITY 2ND SEC S10FT OF LOT 2 & LOTS 3 & 50 LESS W10FT FOR R/W BLK 9	RU-1	\$223.00	ADJACENT SOUTH OF 7313 NW 17 AVE	YES 9/21/2020	NO	ESCHEATMENT TAX DEED 1/30/2019
4 3031110380330	\$413.39	2,450.5 SQ FT	3	\$22,856	COMM LIBERTY CITY 2ND SEC PB 18-55 LOTS 1 & 2 LESS S10FT & LESS W10FT FOR R/W BLK 9	RU-1	\$150.00	7313 NW 17 AVE	YES 9/21/2020	NO	ESCHEATMENT TAX DEED 12/30/2011

ATTACHMENT “G”

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 **BLESSING HANDS OUTREACH, INC.** (“Blessing Hands”), a Florida not-for-profit corporation whose address is 5400 NW 22nd Avenue, Miami, FL 33142, 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 Blessing Hands, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Blessing Hands, 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 Blessing Hands affordable housing (“Dwelling Units”), as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County’s Infill Housing Initiative Guidelines. Blessing Hands shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 140% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Board

finding it necessary to extend the timeframe in which Blessing Hands 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 Blessing Hands must complete the Dwelling Units. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Units developed on the Properties shall be sold to a qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed Two Hundred and Five Thousand and 00/100 (\$205,000.00). In the event Blessing Hands fails to sell the home to a qualified household or sells the home above Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) and Blessing Hands, 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, Blessing Hands shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
 4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Blessing Hands shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for Blessing Hands to notify these residents of the availability of homeownership opportunities.
 5. That Blessing Hands shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
 6. Blessing Hands shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from Blessing Hands 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 Blessing Hands to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant.”

7. That Blessing Hands shall pay real estate taxes and assessments on the Properties or any part thereof when due. Blessing Hands 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 Blessing Hands 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 ceases to be used solely for the purpose set forth in paragraph 1 herein by Blessing Hands, or if Blessing Hands fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if Blessing Hands ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, Blessing Hands 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 Blessing Hands 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, Blessing Hands 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 Blessing Hands. 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 Blessing Hands 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. 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 **BLESSING HANDS OUTREACH, 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:_____
Title:_____

Witness/Attest

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this _____ day of _____, 2020, by _____, as _____ of **BLESSING HANDS OUTREACH, 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	Address	Legal Description
01-3114-018-0530	1427 NW 68 ST	NEW LIBERTY CITY PB 39-28 LOT 15 BLK 3
30-3121-000-0080	4626 NW 31 AVE	21 53 41 .08 AC BEG AT SE COR OF SW1/4 OF SW1/4 OF NE1/4 RUN N275FT FOR A POB RUN N40FT W90FT S40FT E90FT TO POB
30-3111-038-0350	ADJACENT SOUTH OF 7313 NW 17 AVE	11 53 41 PB 18-55 COMM LIBERTY CITY 2ND SEC S10FT OF LOT 2 & LOTS 3 & 50 LESS W10FT FOR R/W BLK 9
30-3111-038-0330	7313 NW 17 AVE	COMM LIBERTY CITY 2ND SEC PB 18-55 LOTS 1 & 2 LESS S10FT & LESS W10FT FOR R/W BLK 9



CFN 2021R0111986
OR BK 32348 Pgs 1465-1471 (7Pgs)
RECORDED 02/11/2021 14:38:33
DEED DOC TAX \$0.60
SURTAX \$0.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

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 6 day of November, 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 **BLESSING HANDS OUTREACH, INC.** ("Blessing Hands"), a Florida not-for-profit corporation whose address is 5400 NW 22nd Avenue, Miami, FL 33142, 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 Blessing Hands, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Blessing Hands, 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 Blessing Hands affordable housing ("Dwelling Units"), as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Blessing Hands shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 140% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.
2. That the Properties shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Board



finding it necessary to extend the timeframe in which Blessing Hands must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:

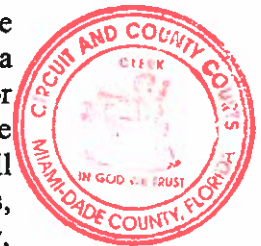
- a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which Blessing Hands must complete the Dwelling Units. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within two (2) years from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
3. That the Dwelling Units developed on the Properties shall be sold to a qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed Two Hundred and Five Thousand and 00/100 (\$205,000.00). In the event Blessing Hands fails to sell the home to a qualified household or sells the home above Two Hundred Five Thousand and 00/100 Dollars (\$205,000.00) and Blessing Hands, 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, Blessing Hands shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
 4. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Blessing Hands shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold within the Target Area. The County will provide a list of former Scott/Carver residents in order for Blessing Hands to notify these residents of the availability of homeownership opportunities.
 5. That Blessing Hands shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
 6. Blessing Hands shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from Blessing Hands 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 Blessing Hands to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

7. That Blessing Hands shall pay real estate taxes and assessments on the Properties or any part thereof when due. Blessing Hands 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 Blessing Hands may encumber the Properties with:
 - a) Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and
 - b) Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.
 - c) Any mortgage(s) in favor of any lender that may go into default, lis penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable deed restrictions apply to the "successors heirs and assigns" of the burdened land owner.
8. The recordation, together with any mortgage purporting to meet the requirements of paragraph 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United



States Government or other governmental agency. In any event, the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

9. If in the sole discretion of the County, the Properties ceases to be used solely for the purpose set forth in paragraph 1 herein by Blessing Hands, or if Blessing Hands fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if Blessing Hands ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, Blessing Hands 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 Blessing Hands 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, Blessing Hands 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 Blessing Hands. 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 Blessing Hands 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.



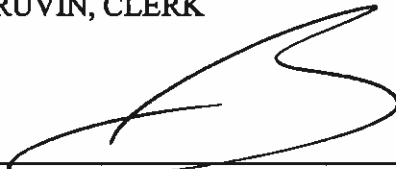
IN WITNESS WHEREOF Miami-Dade County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Chairperson of the Board, the day and year aforesaid.

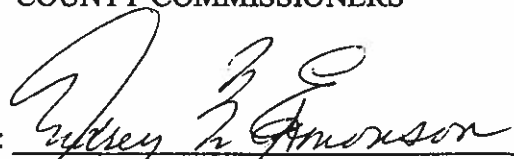
(OFFICIAL SEAL)

ATTEST:

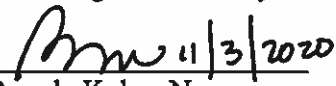
HARVEY RUVIN, CLERK

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

By: 
Deputy Clerk

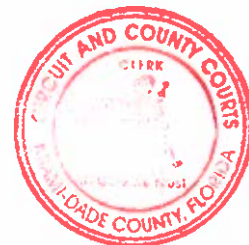
By: 
Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: 
Brenda Kuhns Neuman
Assistant County Attorney



The foregoing was authorized by Resolution No. R-929-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 6th day of October, 2020.



IN WITNESS WHEREOF, the representative of **BLESSING HANDS OUTREACH, INC.**, a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 6th day of November, 2020, and it is hereby approved and accepted.

[Signature]
Witness/Attest

[Signature]
Witness/Attest

By: [Signature]
Name: Kalenthia Nunnally
Title: Director

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 6th day of November, 2020, by Kalenthia Nunnally, as Director of **BLESSING HANDS OUTREACH, INC.**, a Florida not-for-profit corporation, and s/he (☒) has produced DL#: NS41.512.67.626.0 as identification or () is personally known to me.

(SEAL)

[Signature]

Notary of- State of Florida

Commission Number: HH 57190

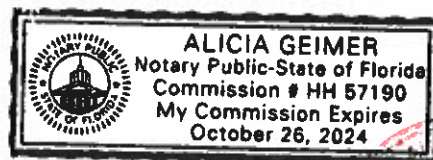


EXHIBIT "A"

Folio	Address	Legal Description
01-3114-018-0530	1427 NW 68 ST	NEW LIBERTY CITY PB 39-28 LOT 15 BLK 3
30-3121-000-0080	4626 NW 31 AVE	21 53 41 .08 AC BEG AT SE COR OF SW1/4 OF SW1/4 OF NE1/4 RUN N275FT FOR A POB RUN N40FT W90FT S40FT E90FT TO POB
30-3111-038-0350	ADJACENT SOUTH OF 7313 NW 17 AVE	11 53 41 PB 18-55 COMM LIBERTY CITY 2ND SEC S10FT OF LOT 2 & LOTS 3 & 50 LESS W10FT FOR R/W BLK 9
30-3111-038-0330	7313 NW 17 AVE	COMM LIBERTY CITY 2ND SEC PB 18-55 LOTS 1 & 2 LESS S10FT & LESS W10FT FOR R/W BLK 9

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true and correct copy of the
original filed in the office on Feb 11/12

WITNESS my hand and the seal of the Clerk of the Circuit and County Courts
By Harvey Ruvim D.C.

ERIC STRINGER #172204

