

MEMORANDUM

Special Item No. 2

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

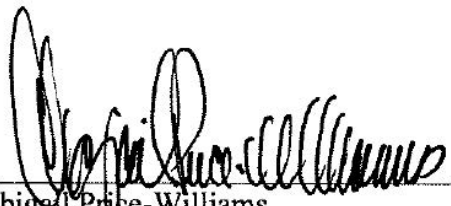
DATE: November 13, 2020

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Resolution revising the inventory list of real properties, after a public hearing, to include two County-owned properties in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, pursuant to section 125.379(2), Florida Statutes, of such properties to J.L. Brown Development Corporation, a Florida 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 and section 125.379, Florida Statutes; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute a County Deed; and authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deed and to ensure placement of appropriate signage

Resolution No. R-1149-20

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/smm



MEMORANDUM

(Revised)

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

DATE: November 13, 2020

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Special Item No. 2

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ 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 _____

Special Item No. 2
11-13-20

RESOLUTION NO. R-1149-20

RESOLUTION REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE TWO COUNTY-OWNED PROPERTIES IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379(2), FLORIDA STATUTES, OF SUCH PROPERTIES TO J.L. BROWN DEVELOPMENT CORPORATION, A FLORIDA 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 AND SECTION 125.379, FLORIDA STATUTES; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEED AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, J.L. Brown Development Corporation ("J.L. Brown") is a Florida corporation, which specializes in providing new affordable single family homes and townhomes for low to moderate income families; and

WHEREAS, J.L. Brown has designed and constructed a number of affordable housing units for first time homebuyers participating in Miami-Dade County's first time homebuyers programs; and

WHEREAS, J.L. Brown's goal is to assist buyers through the home buying process, including them to prevent foreclosure after purchasing their homes; and

WHEREAS, J.L. Brown provides an array of services to assist buyers with the home buying process, including credit repair and counseling, budget preparation, loan packaging for the bank, monthly workshops to educate buyers on homeowner's insurance, career services, resume writing and a variety of other services; and

WHEREAS, on October 22, 2020, J.L. Brown 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 two County-owned vacant properties (Folio Nos. 30-7902-000-0060 and 30-6913-000-0522) (the "properties"), which are located in the district, to J.L. Brown; and

WHEREAS, the properties are more fully described in Attachments "B," and "C," attached hereto and incorporated herein by reference; and

WHEREAS, J.L. Brown proposes to develop the properties with affordable housing to be sold to very low, low- or moderate income households in accordance with the Miami-Dade County Infill Housing Initiative Program ("Infill Housing Program"); and

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

WHEREAS, in accordance with Resolution Nos. R-376-11 and R-333-15, background information concerning the properties is attached hereto in Attachment "D," which is attached hereto and incorporated herein by reference; and

WHEREAS, this Board has reviewed the information in Attachment "D," 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 property 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, although the properties were declared surplus in accordance with Resolution Nos. R-1401-05 (Folio No. 30-6913-000-0522) and R-1004-17 (Folio No. 30-7902-000-0060), respectively, the County's inventory list of affordable housing sites was never revised to include such properties in accordance with section 125.379(1), Florida Statutes; and

WHEREAS, this Board believes that the properties are suitable for the development of affordable housing and desires to revise the County's inventory list of affordable housing sites to include the properties; and

WHEREAS, on April 15, 2019, this Board adopted Resolution No. R-407-19, which requires the County Mayor or the County Mayor's designee to provide written notice to the public no less than four weeks prior to consideration by this Board, or any Committee of this Board, of any proposed conveyance or lease of County-owned properties without competitive bidding under section 125.379, Florida Statutes; and

WHEREAS, on September 18, 2020, J.L. Brown complied with the requirements of Resolution No. R-407-19 by posting signs on the properties, at its sole cost; and

WHEREAS, this Board desires to waive the four-week notice requirement set forth in Resolution No. R-407-19 in order to expedite the conveyance of the properties to J.L. Brown; and

WHEREAS, the properties will be conveyed to J.L. Brown, subject to a reverter, on the condition that J.L. Brown develops each of the properties with affordable housing within two years of the effective date of the conveyance of the properties, unless such time is extended at the discretion of this Board, to be sold to very low-, low- or moderate income households whose incomes do not exceed 120 percent of area median income as required by the Infill Housing Program and section 125.279, Florida Statutes,

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, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the County's affordable housing inventory list to add two additional properties (Folio Nos. 30-7902-000-0060 and 30-6913-000-0522) (the "properties"), which this Board previously declared as surplus in accordance with Resolution Nos. R-1401-05 and R-1004-17.

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the properties to J.L. Brown for a price of \$10.00, for the purpose of developing such properties with affordable housing within two years of the effective date of the conveyance of the properties, unless such time is extended at the discretion of this Board, to be sold to very low-, low- or moderate income households whose incomes do not exceed 120 percent of area median income as required by the Infill Housing Program and section 125.279, Florida Statutes.

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

Section 5. This Board further authorizes the County Mayor or the County Mayor's designee to take all actions necessary to effectuate the conveyance, to exercise all rights set forth in the County Deed, other than those reserved to this Board therein, including, but not limited to, exercising the County's option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews. In the event, the County Mayor or the County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or the County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the public records of Miami-Dade County and provide a copy of such instrument to the County Property Appraiser. This Board further authorizes the County Mayor or the County Mayor's designee to receive on behalf of the County from J.L. Brown, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program Guidelines, a deed which conveys the properties back to the County in the event J.L. Brown is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from J.L. Brown, 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 affordable housing units contemplated herein shall be subject to this Board's approval.

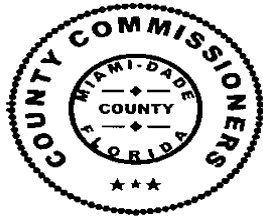
Section 6. This Board directs the County Mayor or the County Mayor's designee to (i) ensure that proper signage is placed on the properties identifying the County's name and the name of the district commissioner; (ii) provide copies of the recorded County Deed and the restrictive covenants required by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

Section 7. 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 properties interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

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

The Chairperson thereupon declared this resolution duly passed and adopted this 13th day of November, 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

Melissa Adames

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in black ink, appearing to be "TAS", written over a horizontal line.

Terrence A. Smith

ATTACHMENT A

J.L. Brown Development Corporation

13645 Old Cutler Road: Palmetto Bay, Florida 33158

Email: jlbrowndevelopment@hotmail.com Phone 305-397-7637

October 22, 2020

Commissioner Dennis C. Moss
Miami-Dade County Commission
10710 SW 211th Street, Suite 206
Miami, Florida 33189

Dear Commissioner Moss:

J.L. Brown Development Corporation is requesting the following lots to develop for affordable housing for low to moderate income families.

PARCEL 1 – FOLIO NUMBER 30-6913-000-0522

22180 SW 122 Court
Goulds, Florida 33170

PARCEL 2 – FOLIO NUMBER 30-7902-000-0060

Across the street from 13203 SW 284 Street
Homestead, Florida 33033

We have placed the required signs on both properties as required by Miami Dade County Housing Agency on September 18, 2020.

Sincerely,

James L. Brown, Sr.

James L. Brown, Sr.
President



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/21/2020

Property Information	
Folio:	30-7902-000-0060
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
PA Primary Zone	9000 AGRICULTURE
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	19,602 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$15,750	\$13,612	\$12,375	
Building Value	\$0	\$0	\$0	
XF Value	\$0	\$0	\$0	
Market Value	\$15,750	\$13,612	\$12,375	
Assessed Value	\$14,973	\$13,612	\$12,375	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$777		
County	Exemption	\$14,973	\$13,612	\$12,375
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	\$14,973	\$13,612	\$12,375
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$15,750	\$13,612	\$12,375
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$14,973	\$13,612	\$12,375
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 10/21/2020

Property Information

Folio: 30-7902-000-0060

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	AU	9000	Acres	0.45	\$15,750

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: 30-7902-000-0060

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	AU	9000	Acres	0.45	\$13,612

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 : 10/21/2020

Property Information

Folio: 30-7902-000-0060

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	AU	9000	Acres	0.45	\$12,375

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 : 10/21/2020

Property Information

Folio: 30-7902-000-0060

Property Address:

Full Legal Description
2 57 39 .45 AC
NE1/4 OF SE1/4 OF NW1/4 LYG NELY
OF RR R/W
OR 10989-1208 0181 4
COC 25528-1964 04 2007 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	\$0	29115-2080	Corrective, tax or QCD; min consideration
04/01/2007	\$0	25528-1964	Sales which are disqualified as a result of examination of the deed
09/01/1977	\$1	09802-1776	Sales which are disqualified as a result of examination of the deed
08/01/1976	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed

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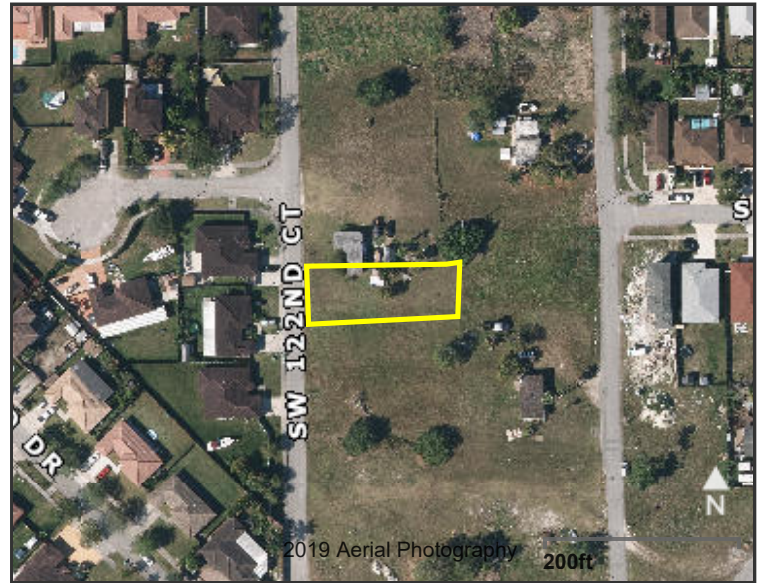


OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 10/21/2020

Property Information	
Folio:	30-6913-000-0522
Property Address:	22180 SW 122 AVE Miami, FL 33170-4509
Owner	MIAMI DADE COUNTY ISD DEPT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128 USA
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	5,706 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$34,236	\$34,236	\$17,030
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$34,236	\$34,236	\$17,030
Assessed Value	\$34,236	\$18,733	\$17,030

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction		\$15,503	
County	Exemption	\$34,236		
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	\$34,236	\$0	\$0
Taxable Value	\$0	\$18,733	\$17,030
School Board			
Exemption Value	\$34,236	\$0	\$0
Taxable Value	\$0	\$34,236	\$17,030
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$34,236	\$0	\$0
Taxable Value	\$0	\$18,733	\$17,030

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Property Information

Folio: 30-6913-000-0522

Property Address: 22180 SW 122 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	Square Ft.	5,706.00	\$34,236

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: 30-6913-000-0522

Property Address: 22180 SW 122 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	Square Ft.	5,706.00	\$34,236

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: 30-6913-000-0522

Property Address: 22180 SW 122 AVE Miami, FL 33170-4509

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	Acres	0.13	\$17,030

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 : 10/21/2020

Property Information**Folio:** 30-6913-000-0522**Property Address:** 22180 SW 122 AVE**Full Legal Description**

13 56 39 5706 SQ FT

BEG 300FTW & 333.17FTS OF NE COR

OF SE1/4 OF NW1/4 TH E137.50FT

S41.67FT W137.50FT N41.83FT M/L

TO POB

OR 20267-1419-0202 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
05/31/2019	\$0	31467-3533	Federal, state or local government agency
06/02/2017	\$0	30575-1425	Federal, state or local government agency
08/18/2015	\$0	29746-0249	Federal, state or local government agency
08/26/2014	\$100	29294-2577	Corrective, tax or QCD; min consideration

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Version:

Attachment "D"

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 - JAMES L. BROWN DEVELOPMENT CORPORATION

FOLIO	ANNUAL TAX REVENUE GENERATED	LOT SIZE	COMM DISTRICT	2020 MARKET VALUE	LEGAL DESCRIPTION	ZONING	ANNUAL COST TO MAINTAIN	ADDRESS	CIRCULATED TO COUNTY DEPARTMENT	SURPLUS	DEED TYPE
3069130000522	\$631.76	5,706 SQ FT	9	\$34,236□	13 56 39 5706 SQ FT BEG 300FTW& 333.17FTS OF NE COR OF SE1/4 OF NW1/4 TH E137.50F S41.67FTW137.50FT N41.83FT M/L TO POB	RU-2	\$249	22180 SW 122 AVE	YES 11/2007	YES R-1401-07	MDC REVERTER 5/31/2019
3079020000060	\$278.10	19,602 SQ FT	9	\$15,750□	57 39 .45 AC NE1/4 OF SE1/4 OF NW1/4 LYG NELY OF RR R/W	AU	\$711	ADJACENT SOUTH OF 13203 SW 284 ST	YES 4/7/2017	YES R-1004-17	ESCHEATMENT TAX DEED 3/21/2014

ATTACHMENT “E”

Instrument prepared by and returned to:
Terrence A. Smith
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 **J.L BROWN DEVELOPMENT CORPORATION**, a Florida corporation (“J.L. Brown”), whose address is 13645 Old Cutler Road: Palmetto Bay, Florida 33158, 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 J.L. Brown, receipt whereof is hereby acknowledged, has granted, bargained, and sold to J.L. Brown, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the “property”):

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

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

1. That the property shall be developed by J.L. Brown with 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. J.L. Brown shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% 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 property 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 Miami-Dade Board of County Commissioners finding it necessary to extend the

timeframe in which J.L. Brown 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 J.L. Brown 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 property 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 J.L. Brown fails to sell the home to a qualified household or sells the home above Two Hundred and Five Thousand and 00/100 (\$205,000.00) and J.L. Brown, upon written notification from the County, fails to cure such default, then title to the subject property shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, J.L. Brown shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
 4. That for any of the property located within the HOPE VI Target Area (hereinafter "Target Area"), J.L. Brown 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 J.L. Brown to notify these residents of the availability of homeownership opportunities.
 5. That J.L. Brown shall not assign or transfer its interest in the property or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
 6. That J.L. Brown shall require that the qualified households purchasing the Dwelling Units execute and record simultaneously with the deed of conveyance from J.L. Brown 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 Property 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 J.L. Brown 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 J.L. Brown shall pay real estate taxes and assessments on the property or any part thereof when due. J.L. Brown 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 J.L. Brown may encumber the property 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 property ceases to be used solely for the purpose set forth in paragraph 1 herein by J.L. Brown, or if J.L. Brown fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in Paragraph 2 herein, or if J.L. Brown ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, J.L. Brown 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 J.L. Brown fails to remedy the default within thirty (30) days, title to the subject property shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, J.L. Brown shall immediately deed such property back to the County, and the County shall have the right to immediate possession of such 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 J.L. Brown. The County retains a reversionary interest in the property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
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 property.

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 J.L. Brown with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

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

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

(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Audrey M. Edmonson, Chairwoman

Approved for legal sufficiency:

By: _____
Terrence A. Smith
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 **J.L BROWN DEVELOPMENT CORPORATION**, a Florida 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 by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 2020 by _____ as _____, on behalf of **J.L BROWN DEVELOPMENT CORPORATION**, a Florida corporation. S/he is personally known to me or has produced a Florida Driver's License No. _____ as identification.

Notary Public
State of Florida at Large

My Commission Expires:

EXHIBIT A

FOLIO NUMBERS

LEGAL DESCRIPTIONS

30-7902-000-0060	2 57 39 .45 AC NE1/4 OF SE1/4 OF NW1/4 LYG NELY OF RR R/W OR 10989-1208 0181 4 COC 25528-1964 04 2007 3
30-6913-000-0522	13 56 39 5706 SQ FT BEG 300FTW & 333.17FTS OF NE COR OF SE1/4 OF NW1/4 TH E137.50FT S41.67FT W137.50FT N41.83FT M/L TO POB OR 20267-1419-0202 3



CFN 2022R0217993
BR BK 33070 Pgs 4207-4213 (7Pgs)
RECORDED 03/16/2022 13:00:46
DEED DOC TAX \$0.60
SURTAX \$0.45
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Instrument prepared by and returned to:
Terrence A. Smith
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 14 day of February, 2022 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 **J.L. BROWN DEVELOPMENT CORPORATION**, a Florida corporation ("J.L. Brown"), whose address is 13645 Old Cutler Road, Palmetto Bay, Florida 33158, 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 J.L. Brown, receipt whereof is hereby acknowledged, has granted, bargained, and sold to J.L. Brown, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "property"):

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

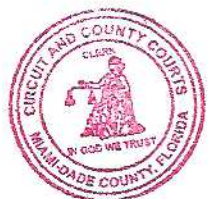
THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations and ordinances and other prohibitions imposed by any governmental authority with jurisdiction over the property; existing public purpose utility and government easements and rights of way and other matters of record; taxes for the year of closing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

1. That the property shall be developed by J.L. Brown with 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. J.L. Brown shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% 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 property 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 Miami-Dade Board of County Commissioners finding it necessary to extend the timeframe in which J.L. Brown must complete the Dwelling Units. In order for such waiver by the County to be effective, it shall:



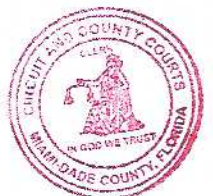
- a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
 - b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which J.L. Brown must complete 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 property 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 J.L. Brown fails to sell the home to a qualified household or sells the home above Two Hundred and Five Thousand and 00/100 (\$205,000.00) and J.L. Brown, upon written notification from the County, fails to cure such default, then title to the subject property shall revert to the County, at the option of the County, as set forth in paragraph 9, and by such reverter to the County, J.L. Brown shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
 4. That for any of the property located within the HOPE VI Target Area (hereinafter "Target Area"), J.L. Brown 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 J.L. Brown to notify these residents of the availability of homeownership opportunities.
 5. That J.L. Brown shall not assign or transfer its interest in the property or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.
 6. That J.L. Brown shall require that the qualified households purchasing the Dwelling Units execute and record simultaneously with the deed of conveyance from J.L. Brown 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 Property 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 J.L. Brown 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 J.L. Brown shall pay real estate taxes and assessments on the property or any part thereof when due. J.L. Brown 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 J.L. Brown may encumber the property 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 mortgage(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. 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 property ceases to be used solely for the purpose set forth in paragraph 1 herein by J.L. Brown, or if J.L. Brown fails to construct the Dwelling Units described herein in the manner and within the timeframe set forth in Paragraph 2 herein, or if J.L. Brown ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, J.L. Brown 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 J.L. Brown fails to remedy the default within thirty (30) days, title to the subject property shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, J.L. Brown shall immediately deed such property back to the County, and the County shall have the right to immediate possession of such 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 J.L. Brown. The County retains a reversionary interest in the property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.
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 property.

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 J.L. Brown with an appropriate instrument acknowledging satisfaction with all Deed restrictions listed above. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.

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



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

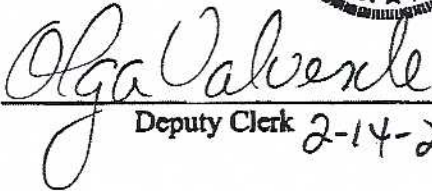
(OFFICIAL SEAL)

ATTEST:

HARVEY RUVIN, CLERK

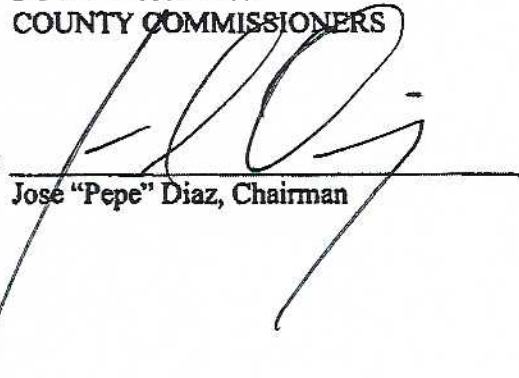


By:


Deputy Clerk 2-14-22

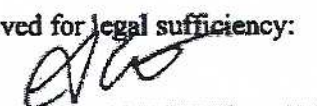
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By:


Jose "Pepe" Diaz, Chairman

Approved for legal sufficiency:

By:


Terrence A. Smith
Assistant County Attorney

The foregoing was authorized by Resolution No. R-1149-20 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 13th day of November, 2020.



IN WITNESS WHEREOF, the representative of **J.L BROWN DEVELOPMENT CORPORATION**, a Florida corporation, has caused this document to be executed by their respective and duly authorized representative on this 19 day of July, 2021, and it is hereby approved and accepted.

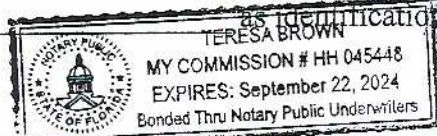
Alexis N. Brown
Witness/Attest

By: [Signature]
Name: James L. Brown
Title: President and CEO

[Signature]
Witness/Attest

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this 19 day of July, 2021 by James Brown as President and CEO, on behalf of **J.L BROWN DEVELOPMENT CORPORATION**, a Florida corporation. S/he is personally known to me or has produced a Florida Driver's License No. _____



Notary Public
State of Florida at Large

My Commission Expires:
September 22, 2024



EXHIBIT A

FOLIO NUMBERS

LEGAL DESCRIPTIONS

30-7902-000-0060	2 57 39 .45 AC NE1/4 OF SE1/4 OF NW1/4 LYG NELY OF RR R/W OR 10989-1208 0181 4 COC 25528-1964 04 2007 3
30-6913-000-0522	13 56 39 5706 SQ FT BEG 300FTW & 333.17FTS OF NE COR OF SE1/4 OF NW1/4 TH E137.50FT S41.67FT W137.50FT N41.83FT M/L TO POB OR 20267-1419-0202 3

STATE OF FLORIDA, COUNTY OF MIAMI-DADE
I HEREBY CERTIFY that this is a true copy of the
original filed in this office on MAR 1 6 day of 22 AD 20

WITNESS my hand and Official Seal.

HARVEY RUVIN, Clerk of Circuit and County Courts
By Jeffrey Molina D.C.



328784