

MEMORANDUM

Agenda Item No. 11(A)(1)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: November 16, 2021

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus two County-owned real properties (Folio Number 30-3122-008-1355 and Folio Number 30-3122-008-1830) located in unincorporated Miami-Dade County, Florida, authorizing the public sale of said properties to the highest bidders in accordance with section 125.35(1), Florida Statutes, for no less than the appraised value of \$160,000.00 and \$120,000.00 respectively; requiring any residential housing built in connection with such properties to be rented or sold to very low-, low- and moderate-income individuals and households whose incomes do not exceed 140 percent of area median income; authorizing the County Mayor to take all actions necessary to accomplish the sale of said properties; and authorizing the Chairperson or Vice-Chairperson of the Board to execute County Deed(s) for such purpose

Resolution No. R-1110-21

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Commissioner Keon Hardemon.



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM

(Revised)

TO: Honorable Chairman Jose "Pepe" Diaz
and Members, Board of County Commissioners

DATE: November 16, 2021

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(1)

Please note any items checked.

- _____ "3-Day Rule" for committees applicable if raised
- _____ 6 weeks required between first reading and public hearing
- _____ 4 weeks notification to municipal officials required prior to public hearing
- _____ Decreases revenues or increases expenditures without balancing budget
- _____ Budget required
- _____ Statement of fiscal impact required
- _____ Statement of social equity required
- _____ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- _____ No committee review
- _____ Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3)(h) or (4)(c) ____, or CDMP 9 vote requirement per 2-116.1(4)(c)(2) ____ to approve
- _____ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(1)
11-16-21

RESOLUTION NO. _____ R-1110-21

RESOLUTION DECLARING SURPLUS TWO COUNTY-OWNED REAL PROPERTIES (FOLIO NUMBER 30-3122-008-1355 AND FOLIO NUMBER 30-3122-008-1830) LOCATED IN UNINCORPORATED MIAMI-DADE COUNTY, FLORIDA, AUTHORIZING THE PUBLIC SALE OF SAID PROPERTIES TO THE HIGHEST BIDDERS IN ACCORDANCE WITH SECTION 125.35(1), FLORIDA STATUTES, FOR NO LESS THAN THE APPRAISED VALUE OF \$160,000.00 AND \$120,000.00 RESPECTIVELY; REQUIRING ANY RESIDENTIAL HOUSING BUILT IN CONNECTION WITH SUCH PROPERTIES TO BE RENTED OR SOLD TO VERY LOW-, LOW- AND MODERATE-INCOME INDIVIDUALS AND HOUSEHOLDS WHOSE INCOMES DO NOT EXCEED 140 PERCENT OF AREA MEDIAN INCOME; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE SALE OF SAID PROPERTIES; AND AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD TO EXECUTE COUNTY DEED(S) FOR SUCH PURPOSE

WHEREAS, the County owns two parcels of land, including the property located south of 2280 NW 41 Street in Miami, Florida (Folio No. 3122-008-1355) ("first property") and the property located south of 4034 NW 23 Avenue, Miami, Florida (Folio No. 30-3122-008-1830) ("second property") (collectively the "properties"); and

WHEREAS, the properties are depicted in Attachments "A" and "B," respectively, attached hereto and incorporated herein by reference; and

WHEREAS, on July 6, 2006, this Board, in connection with the expansion of the Metrorail Corridor, adopted Resolution No. R-826-06, authorizing the acquisition of two parcels of land as part of the acquisition of right-of-way needed for the construction of the Miami Intermodal Center/Earlington Heights Connector; and

WHEREAS, in accordance with Resolution No. R-820-06, the two parcels were acquired from willing sellers, and such purchase was equally funded by the State of Florida, Department of Transportation (the FDOT) pursuant to a Joint Participation Agreement (JPA), and by Charter County Transit System Surtax funds; and

WHEREAS, the Department of Transportation and Public Works has requested that the properties be sold through the competitive public bidding process because the properties are the excess and unused portions of the two larger parcels of land acquired by the County; and

WHEREAS, the FDOT has concurred with the proposed disposition of the properties provided that the portion of the proceeds from the sale proportional to its funding of the purchase are remitted to the FDOT (50 percent) in accordance with the JPA; and

WHEREAS, the remaining fifty percent of the proceeds would be reapplied to project(s) identified in the People's Transportation Plan Five-Year Implementation Plan proportional to the funding of fifty percent of the purchase which used Charter County Transit System Surtax funds; and

WHEREAS, pursuant to section 125.35(1), Florida Statutes, this Board has determined that it is in the best interest of the County to sell the properties by public sale to the highest bidder; and

WHEREAS, in May 2021, an independent appraisal analysis was performed of the first property by an appraiser holding an MAI designation, who concluded that the appraised was \$160,000.00; and

WHEREAS, in May 2021 an independent appraisal analysis was performed of the second property by an appraiser holding an MAI designation, who concluded that the appraised value was \$120,000.00; and

WHEREAS, this Board seeks to increase and to improve the supply of affordable housing to households in the affordable target income groups; and

WHEREAS, although the properties will be sold to the highest bidders, the successful bidders may choose to construct housing on the properties, or alternatively, to use the properties to construct a housing development in conjunction with other properties owned by the successful bidders (“housing development”); and

WHEREAS, in the event that the properties are used for or in connection with housing development, in accordance with this Board’s intent to promote and provide affordable housing in Miami-Dade County, any and all housing constructed in connection with housing development shall be sold or rented to very low-, low-, and moderate- income individuals and households whose incomes do not exceed 140 percent of area median income and the rents for such housing shall be based on the annual “Income Limits and Rent Limits” issued by the Florida Housing Finance Corporation for Multifamily Rental Programs or such other annual rents published by the United States Department of Housing and Urban Development for Miami-Dade County, regardless of whether the housing is physically constructed on the properties, or alternatively, the properties are used in connection therewith (“affordable housing restriction”); and

WHEREAS, pursuant to section 125.35(1) of the Florida Statutes, the first property will be offered for public sale to the highest bidder with a minimum sale amount of \$160,000.00, and the second property will be offered for public sale to the highest bidder with a minimum sale amount of \$120,000.00; and

WHEREAS, ISD has performed due diligence as set forth in Attachment “C” attached hereto and incorporated herein, and in accordance with Implementing Order 8-4, circulated a memorandum to all county departments announcing the availability of the properties; and

WHEREAS, although the Miami-Dade Public Housing and Community Development Department initially expressed interest in the properties, the department later withdrew its interest; and

WHEREAS, the sale of the properties will place the properties back on the tax roll and will remove the County's maintenance costs and responsibilities,

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

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

Section 2. Pursuant to section 125.35(1), Florida Statutes, this Board hereby declares the properties surplus and authorizes the sale to the highest bidder through the competitive bidding process for no less than \$160,000.00 for the first property and \$120,000.00 for the second property. This Board directs the County Mayor or the County Mayor's designee to include in the County's request for bids that in the event a housing development is constructed on or in connection with the properties, then any and all housing constructed in connection with such housing development shall be sold or rented to individuals and families whose incomes do not exceed 140 percent of area median income and the rents for such housing shall be based on the annual "Income Limits and Rent Limits" issued by the Florida Housing Finance Corporation for Multifamily Rental Programs or such other annual rents published by the United States Department of Housing and Urban Development for Miami-Dade County ("affordable housing restriction").

Section 3. This Board authorizes the Chairperson or Vice-Chairperson of the Board to execute County deeds for the purposes described herein in substantially the form attached hereto as Attachment "D" including the affordable housing restriction.

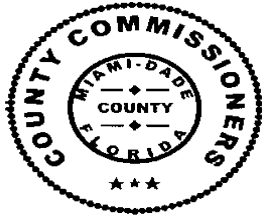
Section 4. This Board directs the County Mayor or County Mayor's designee to take all actions necessary to accomplish the sale of the properties, to remit 50 percent of the sale

proceeds to the FDOT, and to use and apply the remaining fifty percent of the proceeds for projects identified in the People’s Transportation Plan Five-Year Implementation Plan in accordance with the respective funding sources for the County’s initial purchase of the properties. The Internal Services Department has assigned Greg Gunter to monitor the sale of the properties and the Department of Transportation and Public Works has assigned Javier Bustamante to monitor the application of the proceeds.

The Prime Sponsor of the foregoing resolution is Commissioner Keon Hardemon. It was offered by Commissioner **Rebeca Sosa**, who moved its adoption. The motion was seconded by Commissioner **Eileen Higgins** and upon being put to a vote, the vote was as follows:

	Jose “Pepe” Diaz, Chairman	aye
	Oliver G. Gilbert, III, Vice-Chairman	aye
Sen. René García	aye	Keon Hardemon aye
Sally A. Heyman	absent	Danielle Cohen Higgins aye
Eileen Higgins	aye	Joe A. Martinez aye
Kionne L. McGhee	aye	Jean Monestime aye
Raquel A. Regalado	aye	Rebeca Sosa aye
Sen. Javier D. Souto	aye	

The Chairperson thereupon declared this resolution duly passed and adopted this 16th day of November, 2021. 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 "RH", is written over a horizontal line.

Debra Herman
Terrence A. Smith



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/14/2021

Property Information	
Folio:	30-3122-008-1355
Property Address:	
Owner	MIAMI DADE COUNTY MIAMI DADE TRANSIT
Mailing Address	701 NW 1 CT 15TH FL MIAMI, FL 33136
PA Primary Zone	6051 UC EDGE - MIXED USE CORRIDOR (MC) 4 MAX HT
Primary Land Use	8066 VACANT GOVERNMENTAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	8,382 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$125,730	\$92,202	\$50,292
Building Value	\$0	\$0	\$0
XF Value	\$4,536	\$4,586	\$4,637
Market Value	\$130,266	\$96,788	\$54,929
Assessed Value	\$66,463	\$60,421	\$54,929

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$63,803	\$36,367	
County	Exemption	\$66,463	\$60,421	\$54,929
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	\$66,463	\$60,421	\$54,929
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$130,266	\$96,788	\$54,929
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$66,463	\$60,421	\$54,929
Taxable Value	\$0	\$0	\$0

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Version:



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Property Information

Folio: 30-3122-008-1355

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	UC-MC	6051	Square Ft.	8,382.00	\$125,730

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

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	2007	360	\$4,536

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Property Information

Folio: 30-3122-008-1355

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	UC-MC	6051	Square Ft.	8,382.00	\$92,202

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

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	2007	360	\$4,586

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Generated On : 5/14/2021

Property Information

Folio: 30-3122-008-1355

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	UC-MC	6051	Square Ft.	8,382.00	\$50,292

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

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	2007	360	\$4,637

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Generated On : 5/14/2021

Property Information

Folio: 30-3122-008-1355

Property Address:

Full Legal Description
GARDEN CITY
PB 5-73
LOTS 27 & 28 BLK 6 LESS BEG
23.29FTS OF NE COR OF LOT 27 TH
W137.76FT S21.91FT E137.63FT
N16.71FT TO POB FOR RAPID TRANSIT
R/W
LOT SIZE 60.740 X 138
F/A/U 30-3122-008-1360
COC 24775-3168 072006 3
COC 24775-3168 07 2006 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2006	\$0	24775-3168	Sales which are disqualified as a result of examination of the deed
04/01/1998	\$0	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 : 5/14/2021

Property Information	
Folio:	30-3122-008-1830
Property Address:	
Owner	MIAMI-DADE COUNTY MIAMI-DADE TRANSIT
Mailing Address	701 NW 1 CT STE 1700 MIAMI, FL 33136-3902
PA Primary Zone	5700 DUPLEXES - 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	7,452 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$91,287	\$78,246	\$55,517	
Building Value	\$0	\$0	\$0	
XF Value	\$3,024	\$3,058	\$3,091	
Market Value	\$94,311	\$81,304	\$58,608	
Assessed Value	\$34,040	\$30,946	\$28,133	

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$60,271	\$50,358	\$30,475
County	Exemption	\$34,040	\$30,946	\$28,133
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	\$34,040	\$30,946	\$28,133
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$94,311	\$81,304	\$58,608
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$34,040	\$30,946	\$28,133
Taxable Value	\$0	\$0	\$0

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Generated On : 5/14/2021

Property Information

Folio: 30-3122-008-1830

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-2	5700	Square Ft.	7,452.00	\$91,287

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

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	2007	240	\$3,024

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Property Information

Folio: 30-3122-008-1830

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-2	5700	Square Ft.	7,452.00	\$78,246

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

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	2007	240	\$3,058

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Generated On : 5/14/2021

Property Information

Folio: 30-3122-008-1830

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-2	5700	Square Ft.	7,452.00	\$55,517

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

Extra Features			
Description	Year Built	Units	Calc Value
Chain-link Fence 6-7 ft high	2007	240	\$3,091

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Generated On : 5/14/2021

Property Information

Folio: 30-3122-008-1830

Property Address:

Full Legal Description
GARDEN CITY PB 5-73
LOTS 3 & 4 BLK 9 LESS BEG 16.20
FTS OF NE COR LOT 4 CONT S23.80
FT W137.63FT N29FT E137.75FT TO
POB FOR RAPID TRANSIT R/W
LOT SIZE 54.00 X 138
COC 24775-3045 07 2006 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
07/01/2006	\$0	24775-3045	Sales which are disqualified as a result of examination of the deed
02/01/2003	\$0	21092-2699	Sales which are disqualified as a result of examination of the deed
08/01/2001	\$0	20161-4544	Sales which are disqualified as a result of examination of the deed
01/01/2000	\$66,000	18975-1006	Sales which are qualified
11/01/1976	\$1	00000-00000	Sales which are disqualified as a result of examination of the deed
06/01/1973	\$19,000	00000-00000	Sales which are qualified

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Attachment " C "

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

Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Comm District	2020 MDC PA Market Value	2021 MAI (State Certified General Appraiser) Appraised Market Value	Legal Description	Zoning	Annual Cost to Maintain	Address	Circulated To County Departments	Previously Declared Surplus	Deed Type
1 3031220081355	\$2,326.82	8,382 SQ FT	3	\$130,266	\$160,000	GARDEN CITY PB 5-73 LOTS 27 & 28 BLK 6 LESS BEG 23.29FTS OF NE COR OF LOT 27 THW137.76FT S21.91FT E137.63FT N16.71FT TO POB FOR RAPID TRANSIT R/W	UC-MC	\$514	ADJACENT SOUTH OF 2280 NW 41 ST	YES 4/16/2021	NO	WARRANTY DEED 7/31/2006
2 3031220081830	\$1,691.49	7,452 SQ FT	3	\$94,311	\$120,000	GARDEN CITY PB 5-73 LOTS 3 & 4 BLK 9 LESS BEG 16.20 FTS OF NE COR LOT 4 CONT S23.80 FT W137.63FT N29FT E137.75FT TO POB FOR RAPID TRANSIT R/W	RU-2	\$457	ADJACENT SOUTH OF 4034 NW 23 AVE	YES 4/16/2021	NO	WARRANTY DEED 7/31/2006

ATTACHMENT D

Instrument prepared by:

Debra Herman
Assistant County Attorney
111 N.W. 1 Street, 2810
Miami, Florida 33128-1907

Folio No: INSERT

COUNTY DEED

THIS DEED, made this ____ day of _____, 20 __, by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida** (the “County”), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street Suite 17-202, Miami, Florida 33128-1963, and _____, (“Grantee”) whose address is, its successors and assigns:

WITNESSETH:

That the County, for and in consideration of the sum of _____, to it in hand paid by the Grantee, receipt whereof is hereby acknowledged, has granted, bargained, and sold to the Grantee, its successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (the “Property”):

INSERT LEGAL

subject to the following restrictions:

1. That in the event that the Property is used in connection with housing development (“Housing Development Use”), whether or not such housing is developed on the Property or in connection with additional property, any housing constructed in connection with the Housing Development Use shall only be rented or sold to individuals and families whose incomes do not exceed 140 percent of area median income (“qualified households”).
2. That in the event the Property is developed with housing to be rented to qualified households, then the rents for such housing shall be based on the annual “Income Limits and Rent Limits” issued by the Florida Housing Finance Corporation for Multifamily Rental Programs or such other annual rents published by the United States Department of Housing and Urban Development for Miami-Dade County, regardless of whether the housing is physically constructed on the Property or the Property is used in connection therewith.
3. That in the event the Property is developed in accordance with paragraph 1 above with rental housing to be rented to qualified households, then prior to such rental, Grantee shall execute and record in the public records of Miami- Dade County a rental

regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing, which shall be a restrictive covenant as to the Property.

4. That in the event the Property is developed in accordance with paragraph 1 above with housing that is sold to qualified households, then Grantee shall require that such qualified household execute and record simultaneously with the deed of conveyance from Grantee to such qualified household, an affordable housing restrictive covenant, in a form approved by the County, and which such covenant shall 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 the Developer 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 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.

5. In the event Grantee fails to comply with the deed restrictions above, then the County, in its sole discretion, shall have the right to avail itself of all legal remedies available to it, including, but not limited to, equitable and injunctive relief.
6. All conditions and deed restrictions set forth in paragraphs 1 through 5 shall run with the land for a period of twenty (20) years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.
7. That in the event of the Property is developed in accordance with paragraph 1 above, Grantee shall promptly provide the County with sufficient documentation evidencing compliance with this restriction and no later than one year from completion of such construction. 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 Grantee 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 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.

[SIGNATURE PAGE ON THE FOLLOWING PAGE]

IN WITNESS WHEREOF the said the County has caused these presents to be executed in its name by its Board of County Commissioners acting by the Mayor of said 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: _____
Chairperson or Vice-Chairperson

Approved for legal sufficiency _____

Assistant County Attorney

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

IN WITNESS WHEREOF, _____, a Florida
_____, has caused this document to be executed by their respective and duly
authorized representative on this _____ day of _____, 20____, 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 _____, A.D. 20++++, by
_____, _____, a Florida _____.

Name: _____
Notary Public, State of Florida

Printed: _____

☐ Personally Known or ☐ Produced Identification
Type of Identification Produced