

MEMORANDUM

Agenda Item No. 5(A)

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 as surplus two County-owned properties, and revising the inventory list of real properties, after a public hearing, to include a total of twelve County-owned properties located in Miami-Dade County, Florida, in accordance with section 125.379(1), Florida Statutes; authorizing conveyance, in accordance with section 125.379(2), Florida Statutes, of such properties to House Park, LLC, a Florida limited liability company, at a price of \$10.00, for the purpose of developing these properties with affordable housing to be sold or rented to very low-, low- or moderate-income households in accordance with Miami-Dade County’s Infill Housing Initiative Program, if sold, 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, to provide copies of the recorded County Deed and the restrictive covenants required therein to the Property Appraiser, to negotiate and execute a rental regulatory agreement and enforce the provisions therein, and to ensure placement of appropriate signage

Resolution No. R-1086-21

This item was amended at the 9-16-21 Public Housing and Community Services Committee to remove the waiver of the circulation requirements set forth in Implementing Order 8-4 and to clarify that the properties were circulated, and no County departments expressed an interest in them.

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. 5(A)

Please note any items checked.

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 5(A)
11-16-21

RESOLUTION NO. _____ R-1086-21

RESOLUTION DECLARING AS SURPLUS TWO COUNTY-OWNED PROPERTIES, AND REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE A TOTAL OF TWELVE COUNTY-OWNED PROPERTIES LOCATED IN MIAMI-DADE COUNTY, FLORIDA, IN ACCORDANCE WITH SECTION 125.379(1), FLORIDA STATUTES; AUTHORIZING CONVEYANCE, IN ACCORDANCE WITH SECTION 125.379(2), FLORIDA STATUTES, OF SUCH PROPERTIES TO HOUSE PARK, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING THESE PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD OR RENTED TO VERY LOW-, LOW- OR MODERATE-INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM, IF SOLD, 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, TO PROVIDE COPIES OF THE RECORDED COUNTY DEED AND THE RESTRICTIVE COVENANTS REQUIRED THEREIN TO THE PROPERTY APPRAISER, TO NEGOTIATE AND EXECUTE A RENTAL REGULATORY AGREEMENT AND ENFORCE THE PROVISIONS THEREIN, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE

WHEREAS, House Park, LLC ("developer") is a Florida limited liability company which is a privately held family company that opened in March 2015 as a real estate investment company in Miami-Dade County ("County"); and

WHEREAS, the developer, since its inception, has made a total of \$6,500,000.00 investment in real estate, particularly to purchase residential units as well as vacant lots to be developed in the County; and

WHEREAS, the developer is committed to developing high-quality, affordable housing and has demonstrated that they have the financial capability to build such housing; and

WHEREAS, pursuant to Resolution No. R-758-21, requiring the disclosure of the ownership interests of entities to or from whom the County conveys or leases real property in noncompetitive sale or lease transactions and in the donation of surplus County-owned personal property, with the exception of governmental entities, ownership interests which do not exceed five percent, and publicly traded companies, the developer provided an affidavit stating that Guillermo Roversi, Manuel Roversi and Vicente Roversi each have a 33.33 percent interest in the ownership of the developer entity; and

WHEREAS, the developer submitted an application to the County Commissioner of District 3, a copy of which is attached hereto as Attachment “A” and incorporated herein by reference, requesting that the County convey 12 County-owned properties (Folio Nos. 30-3122-018-0010, 30-3122-018-0020, 30-3122-018-0030, 30-3115-040-0800, 30-3121-026-0470, 30-3121-026-1300, 30-3121-026-1520, 30-3121-026-1580, 30-3121-028-0200, 30-3121-028-0215, 30-3121-026-1780, 30-3121-028-0570) (“properties”) to the developer; and

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

WHEREAS, the developer proposes to develop the properties with affordable housing to be sold or rented to very low-, low-, or moderate-income households, whose incomes do not exceed 120 percent of area median income; and

WHEREAS, pursuant to Implementing Order No. 8-4, Miami-Dade Internal Services Department announced the availability of the properties to all County departments, and there was no interest in 10 of the properties; and

WHEREAS, in accordance with Implementing Order 8-4, on June 24, 2021, a request to circulate the property with Folio No. 30-3115-040-0800 was submitted to the Internal Services Department (“ISD”); and

WHEREAS, even though it was not circulated, the property with the Folio No. 30-3121-026-1300 was declared surplus by the Board upon the adoption of Resolution No. R-548-12; and

WHEREAS, on September 2, 2021, ISD circulated these two properties (Folio Nos. 30-3121-026-1300 and 30-3115-040-0800) to County departments; and

WHEREAS, ISD has established a 10-day circulation period commencing on September 2, 2021, during which County departments may express an interest in the two circulated properties; and

~~[[**WHEREAS**, notwithstanding ISD’s circulation of these two properties, this Board desires to waive the requirements of Implementing Order No. 8-4, although it is anticipated that the administration will have completed the circulation process by the time this item is placed on a committee agenda; and]]¹ >>**WHEREAS**, there was no interest from County departments in the two properties circulated (Folio Nos. 30-3121-026-1300 and 30-3115-040-0800); and<<~~

WHEREAS, this Board desires to declare as surplus two properties (Folio Nos. 30-3122-018-0030 and 30-3115-040-0800); and

WHEREAS, on April 14, 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 property without competitive bidding under section 125.379, Florida Statutes; and

¹ Committee amendments are indicated as follows: Words stricken through and/or [[double bracketed]] are deleted, words underscored and/or >>double arrowed<< are added.

WHEREAS, on July 5, 2021, the developer complied with the requirements of Resolution No. R-407-19 by posting signs on the properties; and

WHEREAS, in accordance with Resolution Nos. R-376-11 and R-333-14, background information concerning the properties is included in Attachment “N” which is attached hereto and incorporated herein by reference; and

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

WHEREAS, in accordance with Resolution No. R-365-21 adopted by this Board on April 20, 2021, and as set forth in the County Deed, the developer is required to connect the homes to a sanitary sewer system and septic tank use is not permitted; and

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

WHEREAS, this Board finds that the properties are appropriate for use as affordable housing and wishes to revise the County’s affordable housing inventory list to include the properties; and

WHEREAS, if the developer develops the properties with single-family homes to be sold to very low-, low-, or moderate-income households whose incomes do not exceed 120 percent of area median income, the developer, subject to a reverter, shall develop and sell such homes within two years of the recording of the County Deed, unless such time is extended by this Board, in accordance with the Infill Housing Program and section 125.379, Florida Statutes; and

WHEREAS, if the developer develops the properties with affordable housing to be rented to very low-, low-, or moderate-income households whose incomes do not exceed 120 percent of area median income, the developer, subject to a reverter, shall develop and rent such housing in accordance with section 125.379, Florida Statutes, and a rental regulatory agreement to be recorded against the properties within two years of the recording of the County Deed, unless such time is extended by 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 two properties (Folio Nos. 30-3122-018-0030 and 30-3115-040-0800) as surplus. Further, 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 all 12 properties (Folio Nos. 30-3122-018-0010, 30-3122-018-0020, 30-3122-018-0030, 30-3115-040-0800, 30-3121-026-0470, 30-3121-026-1300, 30-3121-026-1520, 30-3121-026-1580, 30-3121-028-0200, 30-3121-028-0215, 30-3121-026-1780, 30-3121-028-0570) (“properties”).

Section 3. Pursuant to section 125.379(2), Florida Statutes, this Board hereby approves the conveyance of the properties described in section 2 to House Park, LLC (developer) for a price of \$10.00. If the developer develops the properties with single-family homes to be sold to very low-, low-, or moderate-income households whose incomes do not exceed 120 percent of area median income, the developer, subject to a reverter, shall develop and sell such homes in accordance with the Infill Housing Program and section 125.379, Florida Statutes, within two years of the recording of the County Deed, unless such time is extended by this Board. If the developer develops the properties with affordable housing to be rented to very low-, low-, or moderate-income households whose incomes do not exceed 120 percent of area median income,

the developer, subject to a reverter, shall develop and rent such housing in accordance with section 125.379, Florida Statutes, and a rental regulatory agreement to be recorded against the properties within two years of the recording of the County Deed, unless such time is extended by this Board. The developer shall execute and record a rental regulatory agreement in substantially the form attached hereto as Attachment “O”, as may be negotiated further by the County Mayor or County Mayor's designee as more fully set forth in section 6, below.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson to execute the County Deed, in substantially the form attached hereto as Attachment “P” incorporated herein by reference.

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 the developer, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, and review of the Infill Housing Program Guidelines, where applicable, a deed which conveys the properties back to the County in the event the developer is unable or fails to comply with the deed restrictions set forth in the County Deed. Upon the receipt of a deed from the developer, 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 and sale or rental of the affordable housing units contemplated herein shall be subject to this Board's approval.

Section 6. This Board authorizes the County Mayor or County Mayor's designee to execute on behalf of the County a rental regulatory agreement following approval by the County Attorney's Office, in generally the form attached as Attachment "O" and incorporated herein. The County Mayor or County Mayor's designee is authorized to further negotiate the terms of the rental regulatory agreement in a manner consistent with this resolution and to enforce the provisions thereof and exercise all rights set forth therein. The County Mayor or County Mayor's designee is authorized to negotiate rents for each of the units constructed on the properties with the developer; however, such rents shall be affordable, as defined in section 125.279, Florida Statutes, and based upon no more than 120 percent of area median income, as determined for Miami-Dade County by the United States Department of Housing and Urban Development. The County Mayor or County Mayor's designee is further authorized to take all steps necessary to enforce the terms of the rental regulatory agreement. This Board authorizes the County Mayor or County Mayor's designee or the developer to record the rental regulatory agreement in the Public Records of Miami-Dade County and, in accordance with Resolution No. R-791-14, provide the Miami-Dade County Property Appraiser with a copy of the rental regulatory agreement.

Section 7. This Board directs the County Mayor or the County Mayor's designee to (i) ensure that proper signage is placed on 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.

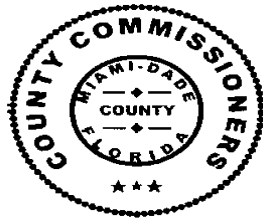
Section 8. This Board directs the County Mayor or the County Mayor’s designee, pursuant to Resolution No. R-974-09, to record in the public record the County Deed, covenants, reverters and mortgages creating or reserving a real property interest in favor of the County and to provide a copy of such recorded 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.

~~[[**Section 9.** This Board waives the requirements of Implementing Order 8-4 as to two properties (Folio Nos. 30 3115 040 0800 and 30 3121 026 1300) which were circulated to County departments, but the responses from the departments are still pending.]]~~

The Prime Sponsor of the foregoing resolution is Commissioner Keon Hardemon. It was offered by Commissioner **Keon Hardemon**, 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	nay	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

By: **Melissa Adames**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Brenda Kuhns Neuman



House Park Investments LLC. is a family owned development company established on March 4th 2015 in Miami Dade County. Founded by three brothers, House Park has had a clear vision since the beginning of what it wants to be recognized for: high quality affordable housing. Combining hands-on work and construction technology, we are committed to make fast, economical and high quality housing. House Park since its inception has invested in real estate in Miami Dade County a total of \$6,500,000. The funds invested have been used to purchase residential units as well as vacant lot to be developed for affordable housing. Our construction process lets us work fast, simple and efficient while maintaining a high-quality product.

Below are the lots we would like to develop to combat the affordable housing crisis.

30-3122-018-0010
30-3122-018-0020
30-3122-018-0030
30-3115-040-0800
30-3121-026-0470
30-3121-026-1300
30-3121-026-1520
30-3121-026-1580
30-3121-028-0200
30-3121-028-0215
30-3121-026-1780
30-3121-028-0570

Looking forward to serving you.

Guillermo A. Roversi





OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/29/2021

Property Information	
Folio:	30-3122-018-0010
Property Address:	
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2460 MIAMI, FL 33128
PA Primary Zone	6062 UC CENTER - MIXED USE CORRIDOR (MC) 6 MAX HT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$37,500	\$27,500	\$20,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$37,500	\$27,500	\$20,000
Assessed Value	\$24,200	\$22,000	\$20,000

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$13,300	\$5,500	
County	Exemption	\$24,200	\$22,000	\$20,000
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	\$24,200	\$22,000	\$20,000
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$37,500	\$27,500	\$20,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$24,200	\$22,000	\$20,000
Taxable Value	\$0	\$0	\$0

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

Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/29/2021

Property Information

Folio: 30-3122-018-0010

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	6062	Square Ft.	2,500.00	\$37,500

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 : 6/29/2021

Property Information

Folio: 30-3122-018-0010

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	6062	Square Ft.	2,500.00	\$27,500

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 : 6/29/2021

Property Information

Folio: 30-3122-018-0010

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	6062	Square Ft.	2,500.00	\$20,000

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 6/29/2021

Property Information

Folio: 30-3122-018-0010

Property Address:

Full Legal Description
GLENWOOD HGTS ADD PB 27-30
LOT 1 BLK 1
LOT SIZE 25.000 X 100
OR 18444-4735 1198 4 (3)

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$0	29021-1657	Corrective, tax or QCD; min consideration
11/01/1998	\$0	18444-4735	Sales which are disqualified as a result of examination of the deed
08/01/1996	\$75,000	17353-0528	Deeds that include more than one parcel
12/01/1976	\$45,300	00000-00000	Sales which are qualified

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/29/2021

Property Information	
Folio:	30-3122-018-0020
Property Address:	
Owner	MIAMI DADE COUNTY ISD RE MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
PA Primary Zone	6062 UC CENTER - MIXED USE CORRIDOR (MC) 6 MAX HT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	2,500 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$37,500	\$27,500	\$20,000
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$37,500	\$27,500	\$20,000
Assessed Value	\$24,200	\$22,000	\$20,000

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$13,300	\$5,500	
County	Exemption	\$24,200	\$22,000	\$20,000
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	\$24,200	\$22,000	\$20,000
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$37,500	\$27,500	\$20,000
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$24,200	\$22,000	\$20,000
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/29/2021

Property Information

Folio: 30-3122-018-0020

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	6062	Square Ft.	2,500.00	\$37,500

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 : 6/29/2021

Property Information

Folio: 30-3122-018-0020

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	6062	Square Ft.	2,500.00	\$27,500

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 : 6/29/2021

Property Information

Folio: 30-3122-018-0020

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	6062	Square Ft.	2,500.00	\$20,000

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

Extra Features			
Description	Year Built	Units	Calc Value

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Generated On : 6/29/2021

Property Information

Folio: 30-3122-018-0020

Property Address:

Full Legal Description
GLENWOOD HGTS ADD PB 27-30
LOT 2 BLK 1
LOT SIZE 25.000 X 100
OR 18444-4735 1198 4 (3)

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$0	29021-2278	Corrective, tax or QCD; min consideration
11/01/1998	\$0	18444-4735	Sales which are disqualified as a result of examination of the deed
08/01/1996	\$75,000	17353-0528	Deeds that include more than one parcel
12/01/1976	\$45,300	00000-00000	Sales which are qualified

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Version:



Address

Owner Name

Folio

SEARCH:

30-3122-018-0030



PROPERTY INFORMATION

Folio: 30-3122-018-0030

Sub-Division:
GLENWOOD HGTS ADD

Property Address
2488 NW 54 ST

Owner
MIAMI DADE COUNTY
ISD RE MGMT

Mailing Address
111 NW 1 ST STE 2460
MIAMI, FL 33128

PA Primary Zone
6062 UC CENTER - MIXED USE CORRIDOR (MC) 6 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

Living Area	0
Adjusted Area	0
Lot Size	5,780 Sq.Ft
Year Built	0



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[PA Additional Online Tools](#)
[Property Search Help](#)
[Report Discrepancies](#)

[Glossary](#)
[Property Record Cards](#)
[Property Taxes](#)
[Report Homestead Fraud](#)

ASSESSMENT INFORMATION

Year	2020	2019	2018
Land Value	\$86,700	\$63,580	\$46,240
Building Value	\$0	\$0	\$0
Extra Feature Value	\$4,680	\$4,740	\$4,800
Market Value	\$91,380	\$68,320	\$51,040
Assessed Value	\$61,758	\$56,144	\$51,040

TAXABLE VALUE INFORMATION

	2020	2019	2018
COUNTY			
Exemption Value	\$61,758	\$56,144	\$51,040
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$91,380	\$68,320	\$51,040
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$61,758	\$56,144	\$51,040
Taxable Value	\$0	\$0	\$0

BENEFITS INFORMATION

Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$29,622	\$12,176	
County	Exemption	\$61,758	\$56,144	\$51,040

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

FULL LEGAL DESCRIPTION

22 53 41

GLENWOOD HGTS ADD PB 27-30

LOT 3 & 4 BLK 1

LOT SIZE 57.800 X 100

OR 18444-4735 1198 4 (3)

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
03/21/2014	\$0	29097-1863	Corrective, tax or QCD; min consideration
11/01/1998	\$0	18444-4735	Sales which are disqualified as a result of examination of the deed
08/01/1996	\$75,000	17353-0528	Deeds that include more than one parcel

For more information about the Department of Revenue's Sales Qualification Codes.

2020

2019

2018

LAND INFORMATION

Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-MC	6062 - UC CENTER - MIXED USE CORRIDOR (MC) 6 MAX HT	Square Ft.	5,780.00	\$86,700

BUILDING INFORMATION

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

EXTRA FEATURES

Description	Year Built	Units	Calc Value
Chain-link Fence 4-5 ft high	2003	150	\$1,290
Chain-link Fence 4-5 ft high	1974	450	\$2,565
Chain-link Fence 4-5 ft high	1967	150	\$825

ADDITIONAL INFORMATION

* The information listed below is not derived from the Property Appraiser's Office records. It is provided for convenience and is derived from other government agencies.

LAND USE AND RESTRICTIONS

Community Development District: NONE
Community Redevelopment Area: NONE
Empowerment Zone: NONE
Enterprise Zone: CENTRAL
Urban Development: INSIDE URBAN DEVELOPMENT BOUNDARY
Zoning Code: MCUCD - MODEL CITY URBAN CENTER DISTRICT
Existing Land Use: 801 - VACANT GOVERNMENT OWNED OR CONTROLLED.
Government Agencies and Community Services

OTHER GOVERNMENTAL JURISDICTIONS

Business Incentives
Childrens Trust
Environmental Considerations
Florida Inland Navigation District
Miami-Dade County
PA Bulletin Board
Special Taxing District and Other Non-Ad valorem Assessment
School Board
South Florida Water Mgmt District
Tax Collector

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For inquiries and suggestions email us at <http://www.miamidade.gov/PAPortal/ContactForm/ContactFormMain.aspx>.

Version: 2.0.3

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Disability Exemptions

Homestead

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40 Yr Building
Re-Certification

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Appealing your Assessment

Reports

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 6/29/2021

Property Information	
Folio:	30-3115-040-0800
Property Address:	2301 NW 54 ST Miami, FL 33142-2956
Owner	MIAMI-DADE COUNTY HUMAN SERVICES
Mailing Address	701 NW 1ST CT -10 FLR MIAMI, FL 33136 USA
PA Primary Zone	6062 UC CENTER - MIXED USE CORRIDOR (MC) 6 MAX HT
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	Sq.Ft
Living Area	Sq.Ft
Adjusted Area	8,559 Sq.Ft
Lot Size	56,962 Sq.Ft
Year Built	Multiple (See Building Info.)



Assessment Information			
Year	2020	2019	2018
Land Value	\$626,582	\$512,658	\$113,924
Building Value	\$342,947	\$333,304	\$339,250
XF Value	\$46,096	\$46,706	\$47,316
Market Value	\$1,015,625	\$892,668	\$500,490
Assessed Value	\$605,592	\$550,539	\$500,490

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$410,033	\$342,129	
County	Exemption	\$605,592	\$550,539	\$500,490
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	\$605,592	\$550,539	\$500,490
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$1,015,625	\$892,668	\$500,490
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$605,592	\$550,539	\$500,490
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/29/2021

Property Information

Folio: 30-3115-040-0800

Property Address: 2301 NW 54 ST

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	6062	Square Ft.	56,962.00	\$626,582

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1972			8,459	\$340,838
2	1	1985			100	\$2,109

Extra Features			
Description	Year Built	Units	Calc Value
Wrought Iron Fence	1997	400	\$13,760
Paving - Concrete	1997	400	\$1,120
Cent A/C - Comm (Aprox 300 sqft/Ton)	1997	21	\$25,200
Chain-link Fence 4-5 ft high	1972	100	\$550
Paving - Asphalt	1972	6,625	\$5,466

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/29/2021

Property Information

Folio: 30-3115-040-0800

Property Address: 2301 NW 54 ST

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	6062	Square Ft.	56,962.00	\$512,658

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1972			8,459	\$331,261
2	1	1985			100	\$2,043

Extra Features			
Description	Year Built	Units	Calc Value
Wrought Iron Fence	1997	400	\$13,932
Cent A/C - Comm (Aprox 300 sqft/Ton)	1997	21	\$25,515
Paving - Concrete	1997	400	\$1,134
Paving - Asphalt	1972	6,625	\$5,565
Chain-link Fence 4-5 ft high	1972	100	\$560

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/29/2021

Property Information

Folio: 30-3115-040-0800

Property Address: 2301 NW 54 ST Miami, FL 33142-2956

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	6062	Square Ft.	56,962.00	\$113,924

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1972			8,459	\$337,177
2	1	1985			100	\$2,073

Extra Features			
Description	Year Built	Units	Calc Value
Paving - Concrete	1997	400	\$1,148
Cent A/C - Comm (Aprox 300 sqft/Ton)	1997	21	\$25,830
Wrought Iron Fence	1997	400	\$14,104
Chain-link Fence 4-5 ft high	1972	100	\$570
Paving - Asphalt	1972	6,625	\$5,664

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/29/2021

Property Information

Folio: 30-3115-040-0800

Property Address: 2301 NW 54 ST

Full Legal Description
HIGHRIDGE PARK PB 17-5
LOTS 1-2-3 & 23 THRU 39 BLK 5
LOT SIZE IRREGULAR
MODEL CITIES EMER SERVICE CTR

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/12/2021

Property Information	
Folio:	30-3121-026-0470
Property Address:	2993 NW 45 ST Miami, FL 33142-4421
Owner	MIAMI DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$25,689	\$18,349	\$18,349
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$25,689	\$18,349	\$18,349
Assessed Value	\$9,293	\$8,449	\$7,681

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$16,396	\$9,900	\$10,668
County	Exemption	\$9,293	\$8,449	\$7,681
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	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,689	\$18,349	\$18,349
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/12/2021

Property Information

Folio: 30-3121-026-0470

Property Address: 2993 NW 45 ST

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.	30.00	\$25,689

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 : 5/12/2021

Property Information

Folio: 30-3121-026-0470

Property Address: 2993 NW 45 ST

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.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-0470

Property Address: 2993 NW 45 ST Miami, FL 33142-4421

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.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-0470

Property Address: 2993 NW 45 ST

Full Legal Description
ROOSEVELT PARK PB 9-90
LOT 22 BLK 2
LOT SIZE 30.000 X 87
74R 14351
CASE 07-1013 0908 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
05/14/2012	\$0	28116-2476	Corrective, tax or QCD; min consideration

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OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/12/2021

Property Information	
Folio:	30-3121-026-1300
Property Address:	2750 NW 44 ST Miami, FL 33142-4554
Owner	MIAMI DADE COUNTY GSA-R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$25,689	\$18,349	\$18,349
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$25,689	\$18,349	\$18,349
Assessed Value	\$9,293	\$8,449	\$7,681

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$16,396	\$9,900	\$10,668
County	Exemption	\$9,293	\$8,449	\$7,681
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	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,689	\$18,349	\$18,349
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/12/2021

Property Information

Folio: 30-3121-026-1300

Property Address: 2750 NW 44 ST

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.	30.00	\$25,689

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1300

Property Address: 2750 NW 44 ST

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.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1300

Property Address: 2750 NW 44 ST Miami, FL 33142-4554

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.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1300

Property Address: 2750 NW 44 ST

Full Legal Description

ROOSEVELT PARK PB 9-90

LOT 11 BLK 5

LOT SIZE 30.000 X 87

OR 27035-4854 09 2009 18

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
02/01/1984	\$36,000	12059-1659	Other disqualified
06/01/1981	\$20,000	11149-1734	Sales which are qualified
03/01/1979	\$19,550	10341-1544	Sales which are qualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/12/2021

Property Information	
Folio:	30-3121-026-1520
Property Address:	
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1ST STREET STE 2610 MIAMI, FL 33128
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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$25,689	\$18,349	\$18,349
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$25,689	\$18,349	\$18,349
Assessed Value	\$9,293	\$8,449	\$7,681

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$16,396	\$9,900	\$10,668
County	Exemption	\$9,293	\$8,449	\$7,681
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	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,689	\$18,349	\$18,349
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/12/2021

Property Information

Folio: 30-3121-026-1520

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	Front Ft.	30.00	\$25,689

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1520

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1520

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1520

Property Address:

Full Legal Description
ROOSEVELT PARK PB 9-90
LOT 33 BLK 5
LOT SIZE 30,000 X 87
COC 23536-1379 07 2005 6
CASE 09-A00396

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
10/03/2013	\$0	28852-1560	Corrective, tax or QCD; min consideration
07/01/2005	\$72,084	23536-1379	Other disqualified

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/12/2021

Property Information	
Folio:	30-3121-026-1580
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$25,689	\$18,349	\$18,349
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$25,689	\$18,349	\$18,349
Assessed Value	\$9,293	\$8,449	\$7,681

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$16,396	\$9,900	\$10,668
County	Exemption	\$9,293	\$8,449	\$7,681
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	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,689	\$18,349	\$18,349
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/12/2021

Property Information

Folio: 30-3121-026-1580

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	Front Ft.	30.00	\$25,689

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1580

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1580

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1580

Property Address:

Full Legal Description
ROOSEVELT PARK PB 9-90
LOT 2 BLK 6
LOT SIZE 30.000 X 87

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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Version:



OFFICE OF THE PROPERTY APPRAISER

Detailed Report

Generated On : 5/12/2021

Property Information	
Folio:	30-3121-028-0200
Property Address:	
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STREET STE 2460 MIAMI, FL 33128
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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$25,689	\$18,349	\$18,349
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$25,689	\$18,349	\$18,349
Assessed Value	\$9,293	\$8,449	\$7,681

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$16,396	\$9,900	\$10,668
County	Exemption	\$9,293	\$8,449	\$7,681

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	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,689	\$18,349	\$18,349
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/12/2021

Property Information

Folio: 30-3121-028-0200

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	Front Ft.	30.00	\$25,689

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 : 5/12/2021

Property Information

Folio: 30-3121-028-0200

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-028-0200

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-028-0200

Property Address:

Full Legal Description
ROOSEVELT PK ADD NO 1 PB 9-165
LOT 24 BLK 7
LOT SIZE 30.000 X 87
OR 18106-2739 0598 4
COC 24551-4846 05 2006 2

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
02/06/2014	\$0	29021-1740	Corrective, tax or QCD; min consideration
05/01/2006	\$80,000	24551-4846	Deeds that include more than one parcel
05/01/1998	\$0	18106-2739	Sales which are disqualified as a result of examination of the deed
07/01/1977	\$1	09749-0589	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 : 5/12/2021

Property Information	
Folio:	30-3121-028-0215
Property Address:	
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	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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$25,689	\$18,349	\$18,349
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$25,689	\$18,349	\$18,349
Assessed Value	\$9,293	\$8,449	\$7,681

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$16,396	\$9,900	\$10,668
County	Exemption	\$9,293	\$8,449	\$7,681

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	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,689	\$18,349	\$18,349
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/12/2021

Property Information

Folio: 30-3121-028-0215

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	Front Ft.	30.00	\$25,689

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 : 5/12/2021

Property Information

Folio: 30-3121-028-0215

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	Front Ft.	30.00	\$18,349

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:



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Generated On : 5/12/2021

Property Information

Folio: 30-3121-028-0215

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-028-0215

Property Address:

Full Legal Description
ROOSEVELT PK ADD NO 1
PB 9-165
LOT 26 BLK 7
LOT SIZE 30.000 X 87
F/A/U 30-3121-028-0220
OR 24043-2512 1205 4
COC 25298-4434 01 2007 4

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/19/2014	\$0	29090-3583	Corrective, tax or QCD; min consideration
01/01/2007	\$0	25298-4434	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 : 5/12/2021

Property Information	
Folio:	30-3121-026-1780
Property Address:	
Owner	MIAMI DADE COUNTY ISD R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128
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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$25,689	\$18,349	\$18,349
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$25,689	\$18,349	\$18,349
Assessed Value	\$9,293	\$8,449	\$7,681

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$16,396	\$9,900	\$10,668
County	Exemption	\$9,293	\$8,449	\$7,681
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	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,689	\$18,349	\$18,349
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/12/2021

Property Information

Folio: 30-3121-026-1780

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	Front Ft.	30.00	\$25,689

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1780

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1780

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-026-1780

Property Address:

Full Legal Description
ROOSEVELT PARK PB 9-90
LOT 25 BLK 6
LOT SIZE 30.000 X 87
COC 23536-1379 07 2005 6
CASE #09-A00156

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description
03/22/2013	\$0	28574-1506	Corrective, tax or QCD; min consideration
07/01/2005	\$72,084	23536-1379	Other disqualified
02/01/1995	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
08/01/1991	\$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 : 5/12/2021

Property Information	
Folio:	30-3121-028-0570
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
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	2,610 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$25,689	\$18,349	\$18,349
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$25,689	\$18,349	\$18,349
Assessed Value	\$9,293	\$8,449	\$7,681

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$16,396	\$9,900	\$10,668
County	Exemption	\$9,293	\$8,449	\$7,681

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	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$25,689	\$18,349	\$18,349
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$9,293	\$8,449	\$7,681
Taxable Value	\$0	\$0	\$0

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Version:



OFFICE OF THE PROPERTY APPRAISER

Generated On : 5/12/2021

Property Information

Folio: 30-3121-028-0570

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	Front Ft.	30.00	\$25,689

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

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 : 5/12/2021

Property Information

Folio: 30-3121-028-0570

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-028-0570

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	Front Ft.	30.00	\$18,349

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 : 5/12/2021

Property Information

Folio: 30-3121-028-0570

Property Address:

Full Legal Description
ROOSEVELT PK ADD NO 1 PB 9-165
LOT 26 BLK 8
LOT SIZE 30.000 X 87
OR 21487-1913 0303 3

Sales Information			
Previous Sale	Price	OR Book-Page	Qualification Description

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:

LOT INFORMATION IN ACCORDANCE WITH RESOLUTION R-376-11 AND R-333-15 HOUSE PARK INVESTMENTS LLC

	Folio	Annual Tax Revenue Generated	Lot Size Sq. Ft.	Building Size	Address	Comm District	2021 MDC PA Market Value	Zoning	Legal Description	Annual Cost to Maintain	Circulated To County Departments	Surplus	Deed Type
1	30-3122-018-0010	\$673.85	2,500 SQ FT		SE CORNER OF NW 54 ST & NW 25 AVE (WEST OF 2488 NW 54 ST)	3	\$40,000□	UC-MC	GLENWOOD HGTS ADD PB 27-30 LOT 1 BLK 1	\$154	4/7/2017	YES R-1004-17	ESCHEATMENT TAX DEED 1/13/2014
2	30-3122-018-0020	\$673.85	2,500 SQ FT		ADJACENT WEST OF 2488 NW 54 ST	3	\$40,000□	UC-MC	GLENWOOD HGTS ADD PB 27-30 LOT 2 BLK 1	\$154	4/7/2017	YES R-1004-17	ESCHEATMENT TAX DEED 1/13/2014
3	30-3122-018-0030	\$1,655.67	5,780 SQ FT		2488 NW 54TH ST	3	\$92,480□	UC-MC	22 53 41 GLENWOOD HGTS ADD PB 27-30 LOT 3 & 4 BLK 1	\$355	4/7/2017	NO	ESCHEATMENT TAX DEED 3/21/2014
4	30-3115-040-0800	\$18,227.61	56,962 SQ FT	8,559 SQ FT	2301 NW 54 ST	3	\$1,129,017	RU-2	HIGHRIDGE PARK PB 17-5 LOTS 1-2-3 & 23 THRU 39 BLK 5	\$3,434	9/2/2021	NO	FINAL JUDGMENT 9/9/1971
5	30-3121-026-0470	\$467.64	2,610 SQ FT		2993 NW 45 ST	3	\$40,447□	RU-2	ROOSEVELT PARK PB 9-90 LOT 22 BLK 2	\$161	4/7/2017	YES R-1004-17	ESCHEATMENT TAX DEED5/14/2012
6	30-3121-026-1300	\$467.64	2,610 SQ FT		2750 NW 44 ST	3	\$40,447□	RU-2	ROOSEVELT PARK PB 9-90 LOT 11 BLK 5	\$161	9/2/2021 (SURPLUSED R-548-12, PG 2 BEFORE BEING CIRCULATED)	YES R-548-12	WARRANTY DEED 2/14/1984
7	30-3121-026-1520	\$467.64	2,610 SQ FT		ADJACENT EAST OF 2741 NW 43 TER	3	\$40,447□	RU-2	ROOSEVELT PARK PB 9-90 LOT 33 BLK 5	\$161	4/7/2017	YES R-1004-17	ESCHEATMENT TAX DEED 8/30/2013
8	30-3121-026-1580	\$467.64	2,610 SQ FT		ADJACENT EAST OF 2904 NW 44 ST	3	\$40,451	RU-2	ROOSEVELT PARK PB 9-90 LOT 2 BLK 6	\$161	6/2/2009	YES R-38-02	FINAL JUDGMENT 11/6/1969
9	30-3121-028-0200	\$467.64	2,610 SQ FT		ADJACENT WEST OF 3075 NW 45 ST	3	\$40,451	RU-2	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 24 BLK 7	\$161	4/7/2017	YES R-1004-17	ESCHEATMENT TAX DEED 1/13/2014
10	30-3121-028-0215	\$467.64	2,610 SQ FT		ADJACENT EAST OF 3075 NW 45 ST	3	\$40,451	RU-2	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 26 BLK 7	\$161	4/7/2017	YES R-1004-17	ESCHEATMENT TAX DEED 3/19/2014
11	30-3121-026-1780	\$467.64	2,610 SQ FT		ADJACENT EAST OF 2991 NW 43 TER	3	\$40,447□	RU-2	ROOSEVELT PARK PB 9-90 LOT 25 BLK 6	\$161	4/7/2017	YES R-1004-17	ESCHEATMENT TAX DEED 3/22/2013
12	30-3121-028-0570	\$467.64	2,610 SQ FT		ADJACENT EAST OF 3081 NW 44 ST	3	\$40,447□	RU-2	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 26 BLK 8	\$161	6/2/2009	YES R-38-02	ESCHEATMENT TAX DEED 3/22/2013

Attachment “O”

This Instrument Was Prepared By:
Brenda Kuhns Neuman
Assistant County Attorney
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Record and Return to:

MIAMI-DADE COUNTY
RENTAL REGULATORY AGREEMENT

WHEREAS, pursuant to Resolution No. _____ adopted by the Miami-Dade County Board of County Commissioners, on _____, **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida (hereinafter referred to as the “County”), whose address is 111 N.W. 1st Street, Miami, Florida 33128, is authorized to convey certain properties to **HOUSE PARK, LLC**, a Florida limited liability corporation, its heirs, successors and assigns (hereinafter referred to as the “Owner”), whose address is _____, for the purposes outlined in that certain County Deed, dated _____, 20__ and recorded in Official Records Book _____, Page _____ of the Public Records of Miami-Dade County, Florida, executed simultaneously with this Rental Regulatory Agreement (the “Agreement”); and

WHEREAS, in connection with receipt of the County Deed, the Owner agrees to maintain the rents at certain prescribed rates, as set forth in this Agreement; and

WHEREAS, the Public Housing and Development Department or other County department designated by the County Mayor or County Mayor’s designee (hereinafter “PHCD”) will monitor and enforce this Agreement,

NOW, THEREFORE, for and in consideration of Ten dollars (\$10.00), the promises and covenants contained in this Agreement and for other good and valuable consideration received and acknowledged this ____ day of _____, 20__, the Owner and the County hereby agree as follows:

PROPERTY ADDRESS:

**LEGAL DESCRIPTION
OF PROPERTY:**

The real property legally described and attached hereto in Exhibit A and located in Miami-Dade County (hereinafter referred to as the "Property")

DWELLING UNITS: _____ units ("Units")

WITNESSETH:

- I. Owner agrees with respect to the Property for the period beginning on the date of issuance of a certificate of occupancy and ending on the last day of the thirtieth (30th) year after the year in the certificate of occupancy was issued, that:
- A. All the Units must have rents which are Affordable, as defined in section 420.0004, Florida Statutes, for households with incomes not greater than 120% of area median income. Accordingly, the maximum initial approved rental rates for this Property are indicated in Exhibit B attached hereto.
 - B. This Agreement shall be a recorded restrictive covenant on the Property and all buildings and other improvements constructed or to be constructed thereon (collectively, the "Project"). The subject matter of this Agreement and the covenants set forth herein touch and concern the Property. It is the intent of the parties that this Agreement and the covenants set forth herein run with the Property. This Agreement shall be binding on the Property, the Project, and all portions thereof, and upon any purchaser, grantee, transferee, owner or lessee or any portion thereof, and on the heirs, executors, administrators, devisees, successors and assigns of any purchaser, grantee, owner or lessee and on any other person or entity having any right, title or interest in the Property, the Project, or any portion thereof, for the length of time that this Agreement shall be in force. Owner hereby makes and declares these restrictive covenants which shall run with the title to said Property and be binding on the Owner and its successors in interest, if any, for the period stated above, without regard to payment or satisfaction of any debt owed by Owner to the County or the expiration of any Contract between the Owner and the County.
 - C. The above rentals will include the following services to each unit: **[INSERT TERMS]**
 - D. Owner agrees that upon any violation of the provisions of this Agreement, the County may give written notice thereof to the Owner, by registered mail, at the address stated in this agreement, or such other address or addresses as may subsequently be designated by the Owner in writing to the County, and in the event Owner does not cure such default (or take measures reasonably satisfactory to the County to cure such default), within thirty (30) days after the date of notice, or within such further time as the County may determine is necessary for correction, the County may, without further notice, declare a default under this Agreement, and effective upon the date of such default, the County may apply to any court, County, State or Federal, for any specific performance of this Agreement; for an injunction against the violation of this Agreement; or for such relief

as may be appropriate since the injury to the County arising from a default remaining uncured under any of the terms of this Agreement would be irreparable, and the amount of damage would be difficult to ascertain.

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

- E. Owner further agrees that it will, during the term of this Agreement: furnish each resident at the time of initial occupancy, a written notice that the rents to be charged for the purposes and services included in the rents are approved by the County pursuant to this Agreement; that they will maintain a file copy of such notice with a signed acknowledgment of receipt by each resident; and, that such notices will be made available for inspection by the County during regular business hours.
 - F. Owner agrees that all residential tenant leases of the Units shall be for an initial term of not less than one year.
- II. The County and Owner agree that rents may increase as median income increases as published by HUD. Any other adjustments to rents will be made only if the County (and HUD if applicable), in their sole and absolute discretion, find any adjustments necessary to support the continued financial viability of the project and only by an amount that the County (and HUD if applicable) determine is necessary to maintain continued financial viability of the project.
- Owner will provide documentation to justify a rental increase request not attributable to increases in median income. Within thirty (30) days of receipt of such documentation, the County will approve or deny, as the case may be, in its sole and absolute discretion, all or a portion of the rental increase in excess of the amount that is directly proportional to the most recent increase in Median Annual Income. In no event, however, will any increase directly proportional to an increase in Median Annual Income be denied.
- III. Except as otherwise noted, all parties expressly acknowledge that the County shall perform all actions required to be taken by the County pursuant to Paragraphs IV, V, VI, and VII, hereof for the purpose of monitoring and implementing all the actions required under this Agreement. In addition, thirty (30) days prior to the effective date of any rental increase, the Owner shall furnish the County with notification provided to tenants advising them of the increase.
- IV. Occupancy Reports.

The Owner shall, on an annual basis, furnish PHCD with an occupancy report, which provides the following information:

- A) At the end date of each reporting period, a list of all occupied apartments to include but not limited to the following:
 - 1. Composition of each resident family,

2. Families moving into, already living in, or who have recently lived in Public Housing; or the Section 8 Rental Certificate, Rental Voucher, or Moderate Rehabilitation Programs,
 3. Income requirements,
 4. Eligibility factors, e.g. credit history, criminal background, etc.
 5. Demographic information to include racial and ethnic makeup of the tenants, and
 6. Steps taken to make the Property accessible to the disabled, including but not limited to the steps taken by the Owner to comply with all applicable laws and regulations such as the federal, state and local fair housing laws, the Americans with Disabilities Act and the Uniform Federal Accessibility Standards requirements.
- B) A list of all vacant units, as of the end date of the reporting period.
 - C) The total number of vacancies that occurred during the reporting period.
 - D) The total number of units that were re-rented during the reporting period, stating family size and income.
 - E) The Owner shall upon written request of PHCD allow representatives of PHCD to review and copy any and all of tenant files, including but not limited to executed leases and tenant income information.

V. Inspections

Pursuant to 42 U.S.C. § 12755, the Owner shall maintain the Property in compliance with all applicable federal housing quality standards, receipt of which is acknowledged by the Owner, and contained in Sec. 17-1, et seq., Code of Miami-Dade County, pertaining to minimum housing standards (collectively, "Housing Standards").

- A) PHCD shall annually inspect the Property, including all dwelling units and common areas, to determine if the Property is being maintained in compliance with federal Housing Quality Standards and any applicable Miami-Dade County Minimum Housing Codes. Annual inspections shall be at the rates and for the activities noted in the Rental Regulatory Agreement, Compliance, and Monitoring Unit Per Unit Cost Schedule attached as Exhibit C. Should the Owner be awarded funds to be used to develop the Project through PHCD's request for application (RFA) process, said per unit cost in Exhibit C shall be waived. The Owner will be furnished a copy of the results of the inspection within thirty (30) days, and will be given thirty (30) days from receipt to correct any deficiencies or violations of the property standards of the Miami-Dade County Minimum Housing Codes or Housing Standards.
- B) At other times, at the request of the Owner or of any tenant, PHCD may inspect any unit for violations to the property standards of any applicable Miami-Dade County Minimum Housing Codes or Housing Standards. The tenant and the Owner will be provided with

the results of the inspection and the time and method of compliance and corrective action that must be taken.

- C) The Units shall contain at least one bedroom of appropriate size for each two persons.

VI. Lease Agreement, Selection Policy and Management Plan

Prior to initial rent-up and occupancy, the Owner will submit the following documents to PHCD:

- A) Proposed form of resident application.
- B) Proposed form of occupancy agreement.
- C) Applicant screening and tenant selection policies.
- D) Maintenance and management plan which shall include the following information:
 - 1. A schedule for the performance of routine maintenance such as up-keep of common areas, extermination services, etc.
 - 2. A schedule for the performance of non-routine maintenance such as painting and reconditioning of dwelling units, painting of building exteriors, etc.
 - 3. A list of equipment to be provided in each dwelling unit.
 - 4. A proposed schedule for replacement of dwelling equipment.
 - 5. A list of tenant services, if any, to be provided to residents.
- E) At any time (monthly, quarterly, annually), the Owner agrees that the County has the right to:
 - 1. Evaluate and test the Waiting List Policies.
 - 2. Pull records to review and assess any and all abnormalities relative to the demographic mix. Ensure fair and equal access to the Units were offered by the Owner and its agents.

The Owner agrees that the County has the right to refer eligible applicants for housing. The Owner shall not deny housing opportunities to eligible, qualified families, including those with Section 8 Housing Choice Vouchers, unless the Owner is able to demonstrate a good cause basis for denying the housing as determined by PHCD in its sole and absolute discretion.

Pursuant to the Miami-Dade Board of County Commissioners' Resolution No. R-34-15, the Owner, its agents and/or representatives, shall provide written notice to the County related to the availability of rental opportunities, including, but not limited to, the number of available units, bedroom size, and rental prices of such rental units at the start of any leasing activity, and after issuance of certificate of occupancy. The Owner, its agents and/or representatives shall also provide the County with the contact information for the Owner, its, agents and/or representatives.

VII. Affirmative Marketing Plan

- A) Owner shall forward to PHCD within fifteen (15) days of execution of this Agreement an Affirmative Marketing Program for PHCD's approval which incorporates the requirements as set forth by the County to attract and identify prospective renters or homebuyers (as applicable), regardless of sex, of all minority and majority groups, to the Project, particularly groups that are not likely to be aware of the Project. The Affirmative Marketing Program should include efforts designed to make such persons/groups aware of the available housing, including, but not limited to the following activities:
 - 1. Annually submit proof of advertising in a newspaper of general circulation, and newspapers representing significant minorities and non-English speaking persons in an effort to afford all ethnic groups the opportunity to obtain affordable housing; and
 - 2. The Owner shall provide proof of other special marketing efforts including advertising Multiple Listings Service (MLS) through a licensed real estate professional.
- B) The Affirmative Marketing Program shall be submitted to PHCD for approval at least every five (5) years and when there are significant changes in the demographics of the project or the local housing market area.

VIII. Financial Reports

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

IX. Action By or Notice to the County

Unless specifically provided otherwise herein, any action to be taken by, approvals made by, or notices to or received by the County required by this Agreement shall be taken, made by, given or delivered to:

County Mayor
Miami-Dade County
111 NW 1st Street, 29th Floor
Miami, Florida 33128
Attn: County Mayor

Copy to:

Department of Public Housing and Community Development
701 NW 1st Court
14th Floor
Miami, Florida 33136
Attn: Director

Copy to:

Miami-Dade County Attorney's Office
111 N.W. 1st Street
Suite 2810
Miami, Florida 33128
Attn: Brenda Kuhns Neuman, Esq.

or any of their successor agencies or departments.

X. Recourse:

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

XI. Rights of Third Parties:

Except as provided herein, all conditions of the County hereunder are imposed solely and exclusively for the benefit of the County and its successors and assigns, and no other person shall have standing to require satisfaction of such conditions, and no other person shall under any circumstances be deemed to be a beneficiary of this Agreement, any provisions of which may be freely waived in whole or in part by the County at any time if, in the County's sole discretion it deems it desirable to do so. In particular, the County make no representations and assumes no duties or obligations as to third parties concerning the quality of the construction by the Owner of the Property or the absence thereof of defects.

SIGNATURES APPEAR ON FOLLOWING PAGES

IN WITNESS WHEREOF, County and Owner have caused this Agreement to be executed on the date first above written.

HOUSE PARK, LLC, a Florida limited liability corporation

By:_____

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☐ physical presence or ☐ online notarization this _____ day of _____, 20__ by _____ as _____, on behalf of **HOUSE PARK, LLC**, a Florida limited liability corporation. S/he is personally known to me or has produced a Florida Driver's License No. _____ as identification.

Notary Public
State of Florida at Large

My Commission Expires:

MIAMI-DADE COUNTY, FLORIDA

By: _____
COUNTY MAYOR OR COUNTY MAYOR'S
DESIGNEE

ATTEST:

HARVEY RUVIN, CLERK

By: _____
DEPUTY CLERK

Approved as to form and legal sufficiency:

By: _____
Brenda Kuhns Neuman
Assistant County Attorney

EXHIBIT "A"

FOLIO NUMBER	LEGAL DESCRIPTIONS

EXHIBIT B

Rents:

Number of Units	Type	Gross Rent	Utility	Net Rent

At the discretion of the County, up to twenty percent (20%) of the rental units, per project, may be designated for Housing Choice Voucher (Section 8) subsidy, either project-based or tenant-based. The Owner shall not deny housing opportunities to eligible, qualified Housing Choice Voucher (Section 8) applicants referred by the County, unless good cause is documented by the Owner and submitted to the County.

NOTE:

LOAN DOCUMENT INFORMATION TO BE
PROVIDED FOLLOWING RECORDING OF
MORTGAGE

Mortgage Document No:_____

Date Recorded:_____

Book Number:_____

Page Number:_____

County: MIAMI-DADE
State: FLORIDA

EXHIBIT C

Public Housing and Community Development		
Rental Regulatory Agreement, Compliance, and Monitoring Unit Cost Per Unit* Fiscal Year 2019-2020		
Activity	Unit Cost**	Comments
Inspection	\$32.45	Housing Quality Standards Review
File Review	\$55.86	Eligibility, Income, and Rental Calculation Review
Administrative	\$32.78	Supervisory Oversight
Travel	\$5.74	Car and Public Transportation Pass
Overhead	\$8.59	Rent, Phone, Supplies
Total Per Unit Cost*	\$135.41	
**Cost shall increase at the rate of 3% each year.		
Examples:		
A: Cost to conduct a 10 Unit Review for a project would be \$1,354.14		
B: Cost to conduct a 30 Unit Review for a project would be \$4,062.42		

** The Unit Cost in Exhibit B is a Fiscal Year 2019-20 sample for illustration purposes only. The applicable cost per unit schedule in each Rental Regulatory Agreement will match the amounts set for the respective fiscal year in which the Rental Regulatory Agreement is executed.*

*** The unit cost for each activity will increase by three percent each year.*

ATTACHMENT “P”

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 _____, 2021 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 House Park, LLC, a Florida limited liability corporation (“Developer”), whose address is 3636 SW 57 AVE, Miami, FL 33155, 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 Developer, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Developer, 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 Developer as affordable housing (“Dwelling Units”) either for sale or for rent.
2. **Homeownership:** That for Dwelling Units offered for sale to homebuyers, the following shall apply:
 - a. The Dwelling Units shall be affordable as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County Infill Housing Initiative Guidelines. Developer shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% of the most recent median family income (“AMI”) for the County as reported by the United States Department of Housing and Urban Development (“HUD”). Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

- b. That the Dwelling Units developed on the Properties shall be sold to qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed the maximum sales price established by Ordinance No. 21-80, as may be amended from time to time, or such other maximum sales price established by the Board of County Commissioners. Such maximum sales price shall be determined by the County, in its sole discretion, at the time of sale of the Dwelling Units. In the event Developer fails to sell the Dwelling Units to qualified households or sells the Dwelling Units above maximum home sale price established by the County, in its sole discretion, and Developer, 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 10, and by such reverter to the County, Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
- c. Developer shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from Developer 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 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 as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant.

- 3. **Rental:** That for Dwelling Units offered for rent, the following shall apply:
 - a. Tenant rent for the Dwelling Units shall be affordable, as defined by section 420.0004, Florida Statutes ("Affordable"). Developer shall execute and record against each of the Properties offered for rent 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. The Properties shall remain Affordable for

no less than 20 years from the date of certificate of occupancy.

4. That the Dwelling Units shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this paragraph 4, the County may, in its sole discretion, waive this requirement upon the Board of County Commissioners finding it necessary to extend the timeframe in which Developer 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 Developer 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 forty-eight (48) months from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
5. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Developer shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for Developer to notify these residents of the availability of homeownership and rental opportunities.
6. That the Properties shall be connected to a sanitary sewer system prior to the constructing of the Dwelling Units.
7. That Developer shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance of the Dwelling Units developed for sale in accordance with the Infill Program to qualified homebuyers.
8. That Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. Developer 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 Developer 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.

Notwithstanding the foregoing, the deed restrictions set forth herein remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions shall continue to run with the land notwithstanding the mortgage or change in ownership, and shall apply to the “successors heirs and assigns” of Developer.

9. The recordation, together with any mortgage purporting to meet the requirements of paragraph 8(a) or 8(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.
10. If, in the sole discretion of the County, the Properties cease to be used solely for the purpose set forth in paragraphs 1, 2, and/or 3 herein by Developer, or if Developer fails to construct and operate the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 4 herein, or if Developer ceases to exist prior to conveyance to the qualified homebuyers, or if Developer ceases to operate the rental Dwelling Units as affordable housing for the duration of 20 years, or if any term of this County Deed is not complied with, Developer 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 Developer 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, Developer 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 Developer. 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.

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

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

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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: _____
Jose "Pepe" Diaz, Chairman

Approved for legal sufficiency:

By: _____
Brenda Kuhns Neuman
Assistant County Attorney

The foregoing was authorized by Resolution No. R-____-21 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2021.

IN WITNESS WHEREOF, the representative of House Park, LLC, a Florida limited liability corporation, has caused this document to be executed by their respective and duly authorized representative on this 21 day of October, 2021, and it is hereby approved and accepted.

[Signature] Wrs Gllb
Witness/Attest

[Signature] Segundo Fallat
Witness/Attest

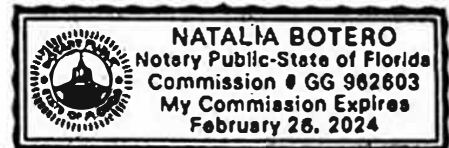
By: [Signature] Guillermo Roversi
Name: Guillermo A. Roversi
Title: President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21 day of October, 2021, by Guillermo Roversi, as President of House Park, LLC, a Florida limited liability corporation, and s/he ☒ has produced Licence # B162-281-92-185-0 as identification or () is personally known to me.

(SEAL)



Natalia B.

Notary of- State of Florida

Commission Number: GG 962603

EXHIBIT A

FOLIO NUMBER	LEGAL DESCRIPTIONS
30-3122-018-0010	GLENWOOD HGTS ADD PB 27-30 LOT 1 BLK 1
30-3122-018-0020	GLENWOOD HGTS ADD PB 27-30 LOT 2 BLK 1
30-3122-018-0030	GLENWOOD HGTS ADD PB 27-30 LOT 3 & 4 BLK 1
30-3115-040-0800	HIGHRIDGE PARK PB 17-5 LOTS 1-2-3 & 23 THRU 39 BLK 5
30-3121-026-0470	ROOSEVELT PARK PB 9-90 LOT 22 BLK 2
30-3121-026-1300	ROOSEVELT PARK PB 9-90 LOT 11 BLK 5
30-3121-026-1520	ROOSEVELT PARK PB 9-90 LOT 33 BLK 5
30-3121-026-1580	ROOSEVELT PARK PB 9-90 LOT 2 BLK 6
30-3121-028-0200	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 24 BLK 7
30-3121-028-0215	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 26 BLK 7
30-3121-026-1780	ROOSEVELT PARK PB 9-90 LOT 25 BLK 6
30-3121-028-0570	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 26 BLK 8



CFN 2022R0456336
OR BK 33225 Pgs 1985-1992 (8Pgs)
RECORDED 06/07/2022 10:58:48
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

ATTACHMENT "P"

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 17th day of March, 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 House Park, LLC, a Florida limited liability corporation ("Developer"), whose address is 3636 SW 57 AVE, Miami, FL 33155, 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 Developer, receipt whereof is hereby acknowledged, has granted, bargained, and sold to Developer, 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 Developer as affordable housing ("Dwelling Units") either for sale or for rent.
2. **Homeownership:** That for Dwelling Units offered for sale to homebuyers, the following shall apply:
 - a. The Dwelling Units shall be affordable as defined by and in accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County Infill Housing Initiative Guidelines. Developer shall sell such Dwelling Units to qualified homebuyers whose income range is established up to 120% of the most recent median family income ("AMI") for the County as reported by the United States Department of Housing and Urban Development ("HUD"). Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.



- b. That the Dwelling Units developed on the Properties shall be sold to qualified households, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed the maximum sales price established by Ordinance No. 21-80, as may be amended from time to time, or such other maximum sales price established by the Board of County Commissioners. Such maximum sales price shall be determined by the County, in its sole discretion, at the time of sale of the Dwelling Units. In the event Developer fails to sell the Dwelling Units to qualified households or sells the Dwelling Units above maximum home sale price established by the County, in its sole discretion, and Developer, 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 10, and by such reverter to the County, Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.
- c. Developer shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from Developer 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 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 as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant.

3. **Rental:** That for Dwelling Units offered for rent, the following shall apply:
- a. Tenant rent for the Dwelling Units shall be affordable, as defined by section 420.0004, Florida Statutes ("Affordable"). Developer shall execute and record against each of the Properties offered for rent 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. The Properties shall remain Affordable for



no less than 20 years from the date of certificate of occupancy.

4. That the Dwelling Units shall be developed within two (2) years of the recording of this Deed, as evidenced by the issuance of a final Certificate of Occupancy. Notwithstanding the foregoing restriction contained in this paragraph 4, the County may, in its sole discretion, waive this requirement upon the Board of County Commissioners finding it necessary to extend the timeframe in which Developer 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 Developer 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 forty-eight (48) months from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
5. That for any of the Properties located within the HOPE VI Target Area (hereinafter "Target Area"), Developer shall comply with the requirements set forth in Resolution No. R-1416-08, including but not limited to providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for Developer to notify these residents of the availability of homeownership and rental opportunities.
6. That the Properties shall be connected to a sanitary sewer system prior to the constructing of the Dwelling Units.
7. That Developer shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance of the Dwelling Units developed for sale in accordance with the Infill Program to qualified homebuyers.
8. That Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. Developer 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 Developer 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, is 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.

Notwithstanding the foregoing, the deed restrictions set forth herein remain enforceable and in full force and effect, and can only be extinguished by the County. The deed restrictions shall continue to run with the land notwithstanding the mortgage or change in ownership, and shall apply to the "successors heirs and assigns" of Developer.

9. The recordation, together with any mortgage purporting to meet the requirements of paragraph 8(a) or 8(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.
10. If, in the sole discretion of the County, the Properties cease to be used solely for the purpose set forth in paragraphs 1, 2, and/or 3 herein by Developer, or if Developer fails to construct and operate the Dwelling Units described herein in the manner and within the timeframe set forth in paragraph 4 herein, or if Developer ceases to exist prior to conveyance to the qualified homebuyers, or if Developer ceases to operate the rental Dwelling Units as affordable housing for the duration of 20 years, or if any term of this County Deed is not complied with, Developer 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 Developer 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, Developer 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 Developer. 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



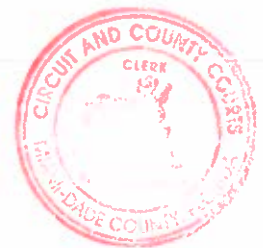
of Reversion evidencing same in the public records of Miami-Dade County.

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

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

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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: _____

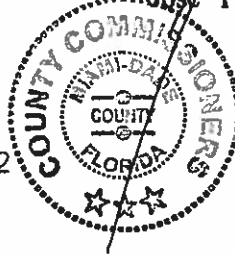
Jose "Pepe" Diaz, Chairman

Approved for legal sufficiency:

By: _____

2-17-2022

Brenda Kuhns Neuman
Assistant County Attorney



The foregoing was authorized by Resolution No. R- 1086 -21 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 16 day of November, 2021.



IN WITNESS WHEREOF, the representative of House Park, LLC, a Florida limited liability corporation, has caused this document to be executed by their respective and duly authorized representative on this 21 day of October, 2021, and it is hereby approved and accepted.

Luis Wis 6116
Witness/Attest

Segundo Falla
Witness/Attest

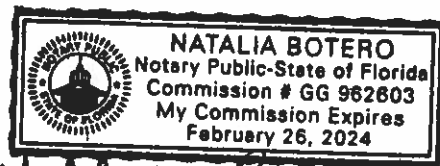
By: [Signature]
Name: Guillermo A. Roversi
Title: President

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21 day of October, 2021, by Guillermo Roversi, as President of House Park, LLC, a Florida limited liability corporation, and s/he ☒ has produced Licence # R-162-281-92-185-0 as identification or ☐ is personally known to me.

(SEAL)



Natalia B.

Notary of- State of Florida

Commission Number: GG 962603



EXHIBIT A

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30-3121-028-0570	ROOSEVELT PK ADD NO 1 PB 9-165 LOT 26 BLK 8

STATE OF FLORIDA, COUNTY OF MIAMI DADE
I HEREBY CERTIFY that this is a true and correct copy of the
original filed in this office on June 7, 2022 day of
June, AD 22
WITNESS my hand and Official Seal.
HARVEY RUVIN, Clerk of Circuit and County Courts
By Eric Stringer D.C.
ERIC STRINGER 172204

