

MEMORANDUM

Agenda Item No. 5(E)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: November 18, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring as surplus certain County-owned properties known as Arthur Mays Villas, Naranja, Modello II, and Pine Island Public Housing Developments located in commission District 9 ("Properties"); revising the inventory list of real properties for affordable housing, after a public hearing, to include the properties in accordance with section 125.379, Florida Statutes; directing the County Mayor, on an expedited basis, to: (1) perform all due diligence necessary to determine whether any obstacles or impediments exist to dispose of the properties under the United States Department of Housing and Urban Development's ("HUD") Section 18 and/or Rental Assistance Demonstration Program, and section 125.379, Florida Statutes, for the purpose of redeveloping said properties with affordable homeownership housing; (2) negotiate final terms of a lease and development agreement with SG South Miami-Dade Ventures, LLC, a Florida limited liability company, related to the development of the properties; (3) seek HUD's consent to dispose and/or amend any existing disposition of the properties without a competitive process in accordance with applicable federal laws, regulations and HUD directives; and (4) initiate the HUD required community engagement process; requiring a report; and directing the County Mayor to submit the final agreement to the Board for approval

Resolution No. R-1120-25

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice Chairman Kionne L. McGhee.


Geri Bonzon-Keenan
County Attorney

GBK/ks



MEMORANDUM

(Revised)

TO: Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners

DATE: November 18, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(E)

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 ____, majority plus one ____, 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) ____, 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(E)
11-18-25

RESOLUTION NO. R-1120-25

RESOLUTION DECLARING AS SURPLUS CERTAIN COUNTY-OWNED PROPERTIES KNOWN AS ARTHUR MAYS VILLAS, NARANJA, MODELLO II, AND PINE ISLAND PUBLIC HOUSING DEVELOPMENTS LOCATED IN COMMISSION DISTRICT 9 (“PROPERTIES”); REVISING THE INVENTORY LIST OF REAL PROPERTIES FOR AFFORDABLE HOUSING, AFTER A PUBLIC HEARING, TO INCLUDE THE PROPERTIES IN ACCORDANCE WITH SECTION 125.379, FLORIDA STATUTES; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE, ON AN EXPEDITED BASIS, TO: (1) PERFORM ALL DUE DILIGENCE NECESSARY TO DETERMINE WHETHER ANY OBSTACLES OR IMPEDIMENTS EXIST TO DISPOSE OF THE PROPERTIES UNDER THE UNITED STATES DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT’S (“HUD”) SECTION 18 AND/OR RENTAL ASSISTANCE DEMONSTRATION PROGRAM, AND SECTION 125.379, FLORIDA STATUTES, FOR THE PURPOSE OF REDEVELOPING SAID PROPERTIES WITH AFFORDABLE HOMEOWNERSHIP HOUSING; (2) NEGOTIATE FINAL TERMS OF A LEASE AND DEVELOPMENT AGREEMENT WITH SG SOUTH MIAMI-DADE VENTURES, LLC, A FLORIDA LIMITED LIABILITY COMPANY, RELATED TO THE DEVELOPMENT OF THE PROPERTIES; (3) SEEK HUD’S CONSENT TO DISPOSE AND/OR AMEND ANY EXISTING DISPOSITION OF THE PROPERTIES WITHOUT A COMPETITIVE PROCESS IN ACCORDANCE WITH APPLICABLE FEDERAL LAWS, REGULATIONS AND HUD DIRECTIVES; AND (4) INITIATE THE HUD REQUIRED COMMUNITY ENGAGEMENT PROCESS; REQUIRING A REPORT; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO SUBMIT THE FINAL AGREEMENT TO THE BOARD FOR APPROVAL

WHEREAS, Miami-Dade County continues to face an affordable and workforce housing shortage, with over half of its households being “cost-burdened,” which means that these household are paying 30 percent more of their household incomes on housing; and

WHEREAS, in Miami-Dade County over half of all renters and homeowners alike are cost-burdened; and

WHEREAS, the County, through its Housing and Community Development Department (“HCD”) owns two parcels of land totaling approximately 17 acres and located at 27101 SW 128th Avenue (Folio number 30-6935-010-0010) and 26862 SW 127th Avenue (Folio number 30-6935-011-0010) in Homestead, Florida 33032 improved with approximately 130 units of public housing and commonly known as Pine Island 1 and Pine Island 2, respectively (“Pine Island Property”); and

WHEREAS, the County, through HCD also owns: (a) an approximately 12.35 acre parcel of land located at 11351 SW 216th Street, Miami, Florida 33170 (Folio number 30-6007-016-0010) improved with 144 public housing units and commonly known as Arthur Mays Villas (“Arthur Mays Property”); and (b) an approximately 10 acre parcel of land located at 26201 SW 139th Court, Homestead, Florida 33032 (Folio number 30-6927-000-0500) improved with 116 public housing units and commonly known as the Naranja family development (“Naranja Property”); and (c) an approximately 5-acre parcel of land located at 15302 SW 282nd Street, 15370 SW 282nd Street, and 17375 SW 284th Street, Homestead, Florida 33033 (Folio number 30-7904-000-0190), which has been vacant since after Hurricane Andrew in 1992 (“Modello II Property”) (collectively the Pine Island Property, Arthur Mays Property, Naranja Property and Modello II Property are referred to herein as the “Properties”); and

WHEREAS, the Properties are further described in Exhibit “A,” attached hereto and incorporated herein; and

WHEREAS, according to the Property Appraiser's website, the total market values for the two parcels that comprise the Pine Island Property is \$11,318,451.00, \$16,462,189.00 for the Arthur Mays Property, \$11,228,987.00 for the Naranja Property, and \$1,086,540.00 for the Modello II Property; and

WHEREAS, on November 23, 2011, this Board adopted Resolution No. R-1026-11, which awarded site control through a ground lease to Gorman & Company, Inc. ("Gorman") for the redevelopment of the Modello public housing site as a mixed-finance affordable housing project, which included the Modello II Property, (the "Gorman project"); and

WHEREAS, on July 16, 2013, this Board adopted Resolution No. R-628-13, which authorized the submission of a demolition and disposition application to HUD related to the development of the Gorman project; and

WHEREAS, on April 8, 2014, this Board adopted Resolution No. R-330-14, which authorized the County Mayor or County Mayor's designee to execute a master development agreement with Gorman or its assignee for the demolition and construction of the Gorman project; and

WHEREAS, Gorman's affiliate successfully constructed phase one of the Gorman project, which includes a 100-unit income restricted project known as Modello Apartments; and

WHEREAS, however, on February 10, 2020, the County terminated the master development agreement related to this property because Gorman was not able to redevelop the Modello II Property with phase two of the project; and

WHEREAS, subsequently, Gorman released and terminated any development rights it had to the Modello II Property; and

WHEREAS, on April 4, 2023, this Board adopted Resolution No. R-283-23, which authorized the County Mayor or County Mayor's designee to submit an amendment to the County's demolition and/or disposition of the Modello II Property to HUD; and

WHEREAS, in 2018, this Board, through the approval of Resolution Nos. R-710-18 and R-1240-18, adopted a program to redevelop many of its public housing units through the United States Department of Housing and Urban Development's ("HUD") Rental Assistance Demonstration Program ("RAD" or "RAD program"); and

WHEREAS, through the RAD program, public housing can be modernized by leveraging additional financing from public and private sources; and

WHEREAS, additionally, through the RAD program, public housing units are replaced on a one-for-one basis, and current residents are provided with a guaranteed right to return along with other resident protection rights; and

WHEREAS, in March 2019, the County obtained a portfolio award from HUD, which allows the County to redevelop 6,426 of its existing public housing units, including the Properties, through the RAD program; and

WHEREAS, subsequently, the County's portfolio award was amended to increase the total number of units converted through RAD to 7,718; and

WHEREAS, the Naranja Property and Arthur Mays Property were originally contemplated to be part of the County's effort to re-develop, modernize, and financially stabilize most of the County's public housing units through the RAD program; and

WHEREAS, on April 7, 2020, this Board adopted Resolution No. R-298-20, which approved a pool of prequalified developers in accordance with RFQ-01295, Redevelopment of County Properties Under the RAD Program Pool; and

WHEREAS, the County advertised a Work Order Proposal Request to obtain proposals from the pool of prequalified developers for the redevelopment of public housing properties, including for the Naranja Property and the Arthur Mays Property; and

WHEREAS, on October 6, 2020, a short-term ground lease was executed in accordance with Resolution No. R-961-20, which gave site control to Centennial Management Corp and its affiliates (“Centennial”) for purposes of Centennial applying for financing; and

WHEREAS, however, during the negotiations of the master development agreement and the 75-year ground lease, Centennial rescinded their proposal; and

WHEREAS, thereafter, the County commenced negotiations with Michaels Development Company I, L.P. (“Michaels”), the second ranked proposer, but the County was unable to reach an agreement with Michaels because they would not be able to develop the two sites in a reasonable time due to Michaels’ significant funding gap; and

WHEREAS, on July 2, 2024, this Board adopted Resolution No. R-589-24, rejecting all proposals since the proposers could not meet the conditions required by the County for the development of the Naranja Property and the Arthur Mays Property; and

WHEREAS, Resolution No. R-589-24 also authorized the County Mayor or County Mayor’s designee to submit a Section 18 demolition and/or disposition and Part 200 retention applications to HUD, if required, for the for the rehabilitation and redevelopment of the Naranja Property; and

WHEREAS, despite the County’s best efforts to redevelop the Arthur Mays Property, Modello II Property, and Naranja Property, these properties remain undeveloped; and

WHEREAS, HUD Notice PIH 2024-40 states that “[a] Ground Lease is a negotiated disposition (vs. public bid sale) and HUD will only approve it if HUD finds it in the best interests of the [public housing agency] and federal government”; and

WHEREAS, SG South Miami-Dade Ventures, LLC (“Developer”) applied to the Office of the District 9 County Commissioner with a comprehensive plan to redevelop the Properties; and

WHEREAS, a copy of the Developer’s preliminary proposal (“Proposal”) is attached hereto as Exhibit “B,” and incorporated herein by reference; and

WHEREAS, the Developer agrees the Proposal will be modified to be consistent with this resolution and the Agreement; and

WHEREAS, the Developer, through its principals Michael Swerdlow, Stephen Garchik, and Alben Duffie, has vast experience in the development of affordable housing including: (1) the completion of the largest primarily senior affordable mixed-use project in the United States within the last decade (Block 55/Sawyer’s Walk) consisting of 578 units, and over 200,000 square feet of commercial and office space with a total development cost of \$400,000,000.00; (2) the award by the County of the largest RAD-affordable-workforce-mixed-use-transit-oriented development project in the County’s history, “Little River,” that will produce significant revenue to the County over the lease term; and (3) other projects that have accounted for over 57 million square feet of development, cost over \$9,000,000,000.00 to build, and delivered over 5,000 apartment units and 4,000 single family homes; and

WHEREAS, since the submission of the Proposal, the Developer and the County, through HCD, have preliminarily agreed that the redevelopment of the Properties will in part involve use of HUD’s Transfer of Assistance Program permitted under HUD Notices H-2019-9 and PIH 2019-23 that allows the transfer of RAD units from the Arthur Mays Property and Naranja Property to the Pine Island Property, or to other public housing developments within an eight-mile radius of the Naranja Property, subject to any approvals required by HUD; and

WHEREAS, the Developer further agrees to sell each of the townhome units at a sales price that is no more than the maximum sales price for all homes sold under county affordable housing programs pursuant to section 17-162 of the Code of Miami-Dade County, Florida; and

WHEREAS, the Developer also agrees to pay the County (a) \$5,000.00 per unit for units to be used for homeownership; provided however, the unit fee may be waived should the Developer provide for additional infrastructure for private home security and (b) \$5,000.00 per unit as a capitalized lease payment, 30 percent share of the developer fees to be paid to County pari passu with the Developer's portion of the fee, and 10 percent of cash flow for all rental units; and

WHEREAS, this Board desires the Developer and the County Mayor or County Mayor's designee to negotiate the terms of a lease and development agreement ("Agreement") that includes the development of the Naranja Property and Modello II Property with affordable homeownership units, a combination of rental units and homeownership units on the Arthur Mays Property, and rental units on the Pine Island Property; and

WHEREAS, this Board further desires the Developer and the County Mayor or County Mayor's designee to negotiate the Agreement so as to provide for redevelopment that will include affordable homeownership and rental apartment opportunities based on all appropriate and available State, County, and Federal programs, such as the RAD, Low-Income Housing Tax Credit and the County's Affordable Housing Homebuyer Loan programs (collectively "Housing Assistance Programs"); and

WHEREAS, this Board further desires to guarantee that each of the current public housing residents have the right to return to the new development through either the purchase or rental of the units constructed on the Properties through the Housing Assistance Programs; and

WHEREAS, with regard to the homeownership component and in furtherance of the purposes set forth herein, this Board desires that the Agreement guarantee that qualified homebuyers whose incomes do not exceed 120 percent of area median income (“AMI”) shall be able to participate through the County’s Documentary Stamps Surtax Program administered by HCD and Miami-Dade Economic Advocacy Trust (“MDEAT”); and

WHEREAS, this Board further desires that the Developer and the County Mayor or County Mayor’s designee, as part of the negotiation of the Agreement, consider the following: (a) an overall unit count for homeownership and possible rental for former Naranja residents of a minimum of 140 units and up to the maximum permitted by the underlying zoning designation; (b) a provision granting the County the right to terminate the Agreement if the Developer fails to achieve financial closing and commence construction within 24 months of the Agreement’s execution; (c) a requirement that provides the County or former Naranja residents with the right of first refusal to purchase such townhomes; (d) a plan for the demolition of the existing structures on the Naranja Property in accordance with the RAD and/or Section 18 program and applicable regulations and notices promulgated by HUD; (e) a plan for the transfer of RAD units from the Naranja Property to Pine Island Property or to another development within an eight-mile radius of the Naranja Property; (f) an overall unit count for homeownership and possible rental for former Arthur Mays residents up to the maximum permitted by the underlying zoning district, with a minimum of 75 multifamily rental units on the Arthur Mays Property; (g) a plan for the demolitions of the existing structures on the Arthur Mays Property in accordance with the RAD and/or Section 18 program and applicable regulations and notices promulgated by HUD; and (h) a plan for the transfer of RAD units from the Arthur Mays property to the Pine Island Property or to another development with an eight-mile radius of the Arthur Mays Property; and

WHEREAS, Miami-Dade County's Urban Center District standards provided in Chapter 33 of the Code promote high-quality, pedestrian-oriented, and well-designed communities that reflect the County's vision for vibrant, livable neighborhoods; and

WHEREAS, the Naranja Property is located within the Naranja Community Urban Center, the Modello II Property is located within the Leisure City Community Urban Center, and the Arthur Mays Property is located in the Goulds Community Urban Center, where the land use and design features of these districts were developed through extensive community charrettes, and where the purpose of such districts is to create a framework that facilitates development and investment in private land as well as in public infrastructure, preserves the community's heritage, enhances its livability and sense of unity, and encourages design quality, both architectural and urban; and

WHEREAS, phase one of the Modello project was constructed by Gorman in compliance with the Leisure City Community Urban Center requirements, which provide an example of the character of development anticipated for the area, including building design, landscaping, and streetscape features; and

WHEREAS, accordingly, this Board desires that the proposed homeownership development on the Modello II Property and the Naranja Property, and both the proposed homeownership and multifamily rental development on the Arthur Mays Property be consistent with, and designed in accordance with, the applicable Urban Center District regulations for the area in which each property is located, ensuring that future homeowners benefit from the highest standards of design, accessibility, and community character that these regulations provide, unless otherwise agreed to by the County and Developer; and

WHEREAS, this Board desires that the Developer and the County Mayor or County Mayor's designee also consider maximizing the overall unit count for multifamily rental on the

Pine Island Property consistent with the existing zoning, and that notwithstanding, the Developer's desire to seek additional density on the Pine Island Property over and above existing zoning, the Developer shall seek requisite land use and/or zoning changes in order to permit additional density; and

WHEREAS, the federal regulations and HUD's directives permit public housing agencies to use a noncompetitive selection method under the following circumstances that include among others (a) after soliciting several sources, competition is determined inadequate; (b) there are reasons to be in the best interests of the PHA or federal government; (c) there is commensurate public benefit to the community; or (d) as stated in HUD Notice PIH 2024-40, recognition that a ground lease is a negotiated disposition; and

WHEREAS, this Board wishes to direct the Developer and the County Mayor or County Mayor's designee to consider an overall new unit count inclusive of homeownership and rental of up to 1,000 units distributed appropriately among the Properties; and

WHEREAS, section 125.379, Florida Statutes, allows this Board the use of County-owned property for the provision of permanent affordable housing without a competitive process and requires that: (a) each county prepare an inventory list of all real property within its jurisdiction to which the County holds fee simple title that is appropriate for use as affordable housing; (b) the inventory list include the address and legal description of each such real property and specify whether the property is vacant or improved; and (c) the governing body of the County review the inventory list at a public hearing, revise it at the conclusion of the public hearing, and adopt a resolution that includes an inventory list of such property following the public hearing; and

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

WHEREAS, because of the pressing need for homeownership that is affordable and accessible to those of low- and moderate-income, this Board finds that (a) it is important to ensure that development and implementation is handled by an experienced developer, like the Developer, that understands the complexities of financing and building large projects such as what is proposed herein, and (b) a waiver of Implementing Order 8-4 is warranted to expedite the development, except for those provisions and requirements of Implementing Order 8-4 dealing with circulation of properties and due diligence to determine the existence of any obstacles or impediments; and

WHEREAS, further, to address the critical need for affordable housing in South Miami-Dade County, which would benefit all the residents of Miami-Dade County, this Board desires to expeditiously: (a) determine whether any obstacles or impediments exist to dispose of the Properties under HUD's Section 18 and/or RAD program, 2 CFR part 200, if applicable, and section 125.379, Florida Statutes, for the purpose of with affordable homeownership and rental units that are to be conveyed or rented to eligible homeowners and renter, respectively, including to the current public housing residents, (b) complete the appraisals to comply with section 2-8.6.5 of the Code of Miami-Dade County, Florida; (c) commence the process of seeking HUD's consent to dispose and/or amend any existing disposition of the Properties without a competitive process in accordance with the United States Act of 1937, as amended, 2 CFR § 200.320, the RAD program, and other applicable federal regulations and HUD directives; and (d) initiate any remaining community engagement processes required by HUD for the disposition of the Properties; and

WHEREAS, this Board believes that the County has met the requirements to engage the Developer without a competitive process, and this Board wishes to either lease or convey the Properties to the Developer under section 123.379, Florida Statutes, without a competitive process, subject to HUD's approvals; and

WHEREAS, in furtherance of the purposes set forth herein, this Board desires the Developer to expeditiously provide to the County administration with all information required or requested to analyze the proposed transactions, including analysis of the estimated costs, budgets, funding sources, and timelines and milestones of the proposed transactions and developments in accordance with those provisions and requirements of Implementing Order 8-4 dealing with circulation of properties and due diligence to determine the existence of any obstacles or impediments,

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 the Properties surplus, and in accordance with section 125.379, Florida Statutes, revises the inventory list of real properties for affordable housing use, after a public hearing, to include the Properties.

Section 3. This Board directs the County Mayor or County Mayor's designee to, on an expedited basis: (a) perform all review and due diligence necessary to determine whether any obstacles or impediments exist to dispose of the Properties under HUD's Section 18 and/or RAD program, 24 CFR part 200, if applicable, and section 125.379, Florida Statutes, for the purpose of with affordable homeownership and rental units that are to be conveyed or rented to eligible homeowners and renter, respectively, including to the current public housing residents; (b) complete the appraisals to comply with section 2-8.6.5 of the Code of Miami-Dade County,

Florida; (c) seek HUD's consent to dispose of the Properties and/or amend any existing disposition of the Properties without a competitive process in accordance with the United States Act of 1937, as amended, 2 CFR § 200.320, the RAD program, and other applicable federal regulations and HUD directives; and (d) initiate the required HUD community engagement process. To the extent that any obstacles or impediments are identified during negotiations, including, but not limited to, obstacles or impediments related to obtain certain approvals from HUD or if the Developer does not provide the requested and necessary information, the County Mayor or County Mayor's designee is further directed to expedite all necessary steps to resolve such issues in order to effectuate the transactions contemplated by this resolution. This Board further directs the County Mayor or County Mayor's designee to take all actions to identify the steps that will be taken, subject to HUD's approval, to allow for the fee simple interest in the land upon which homeownership units will be built will be transferred to the Developer who shall sell the homeownership units in fee to purchasers with incomes that do not exceed 120 percent of AMI. Further, the County Mayor or County Mayor's designee is directed to (a) identify and incorporate all applicable qualitative and performance standards for the prospective homeownership and multifamily projects, including, but not limited to, minimum unit square footage, architectural design requirements, construction quality, sustainable design features, and the overall character and intent of the applicable Urban Center District; (b) require the Developer as part of the Agreement to prepare a comprehensive phasing plan, inclusive of: (i) a community benefits plan that supports the goal of encouraging wealth-building opportunities through homeownership opportunities for low- to moderate-income families, inclusive of public housing families, (ii) provides for measurable community benefits for those sites that have multifamily rental, and (iii) secures all requisite entitlements and permits, and ensure that all site and building plans are reviewed in coordination with the County to confirm alignment with County objectives and

community design intent; and (c) require project milestones and timelines, performance guarantees, financing and equity commitments, affordability requirements, homeowner eligibility and selection procedures, long-term maintenance and association responsibilities, and any reverter or enforcement provisions necessary to safeguard the County's investment and the public interest. Further, with respect to the development of the homeownership units on the Naranja Property, Arthur Mays Property and Modello II Property, this Board directs the County Mayor or County Mayor's designee to include in the Agreement a requirement that new homeownership unit purchasers shall be permitted to participate in the County's Affordable Housing Homebuyer Loan programs managed by HCD and MDEAT in an amount sufficient to provide second mortgage and downpayment assistance to all the qualifying homebuyers, subject to funding availability. Finally, the Agreement shall include provisions that grant the County the right of first refusal to purchase the townhomes contemplated herein such right of first refusal to be exercised within a time certain to be agreed to by the County and Developer and included in the Agreement, and guarantees that the existing residents of the Arthur Mays and Naranja public housing developments have a right to purchase or rent the housing units developed on the Properties through the Housing Assistance Programs. This Board directs the County Mayor or County Mayor's designee to negotiate the final terms of the Agreement within 30 days of the effective date of this resolution.

Section 4. This Board directs the County Mayor or County Mayor's designee within 14 days of the effective date of this resolution to provide a status report to this Board, which shall: (a) provide an update as to the status of all due diligence performed, including an identification of any obstacles or impediments which were identified that prevent or affect the County and the Developer from entering into the Agreement on the terms and conditions set forth herein; (b) identify any information which was not provided by the Developer that was requested by the County; (c) identify methods by which any identified obstacles or impediments can be eliminated,

including any cost of same; (d) identify legally available funds for the purposes set forth in this resolution; and (e) the status of negotiations with the Developer. The report identified herein shall be placed on an agenda of the full Board without committee review pursuant to rule 5.06(j) of the Board's Rules of Procedure.

Section 5. In the event of HUD's approval as required herein, this Board directs the County Mayor or County Mayor's designee to submit the completed and fully negotiated Agreement to this Board for its consideration and approval within 30 days of HUD's approval.

The Prime Sponsor of the foregoing resolution is Vice Chairman Kionne L. McGhee. It was offered by Commissioner **Kionne L. McGhee**, who moved its adoption. The motion was seconded by Commissioner **Danielle Cohen Higgins** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Natalie Milian Orbis	aye
Raquel A. Regalado	aye	Micky Steinberg	nay
District 5 - Vacant			

The Chairperson thereupon declared this resolution duly passed and adopted this 18th day of November, 2025. 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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

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

Terrence A. Smith
Monica Rizo Perez



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

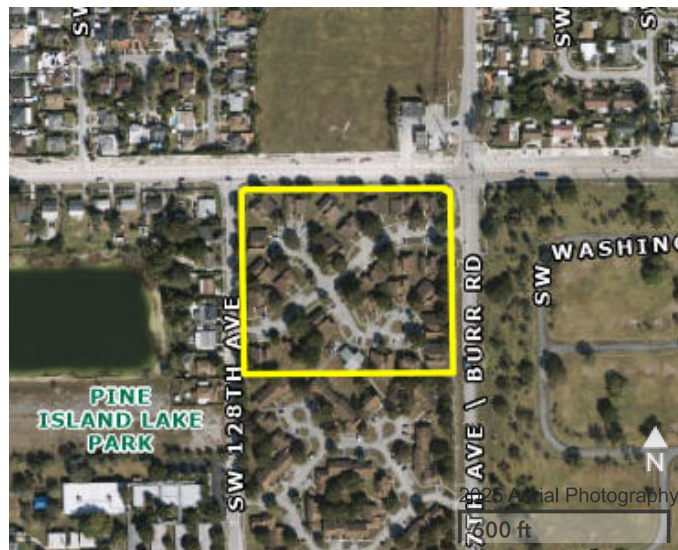
Generated On: 10/24/2025

PROPERTY INFORMATION	
Folio	30-6935-011-0010
Property Address	26862 SW 127 AVE MIAMI, FL 33032-0000
Owner	MIAMI-DADE COUNTY , MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136
Primary Zone	3700 MULTI-FAMILY - 10-21 U/A
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths /Half	152 / 100 / 3
Floors	2
Living Units	50
Actual Area	
Living Area	
Adjusted Area	62,447 Sq.Ft
Lot Size	318,859 Sq.Ft
Year Built	1980

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$956,577	\$956,577	\$956,577
Building Value	\$3,280,591	\$3,337,153	\$3,181,610
Extra Feature Value	\$72,902	\$74,160	\$75,416
Market Value	\$4,310,070	\$4,367,890	\$4,213,603
Assessed Value	\$4,310,070	\$4,367,890	\$4,213,603

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
County	Exemption	\$4,310,070	\$4,367,890	\$4,213,603

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



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$4,310,070	\$4,367,890	\$4,213,603	
Taxable Value	\$0	\$0	\$0	
SCHOOL BOARD				
Exemption Value	\$4,310,070	\$4,367,890	\$4,213,603	
Taxable Value	\$0	\$0	\$0	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$4,310,070	\$4,367,890	\$4,213,603	
Taxable Value	\$0	\$0	\$0	

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/24/2025

Property Information

Folio: 30-6935-011-0010

Property Address: 26862 SW 127 AVE

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	RU-3M	3700	Square Ft.	318,859.00	\$956,577	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1980			2,458	\$128,878
2	1	1980			2,385	\$125,050
3	1	1980			2,749	\$150,513
4	1	1980			2,385	\$125,050
5	1	1980			2,385	\$125,050
6	1	1980			2,385	\$125,050
7	1	1980			2,385	\$125,050
8	1	1980			2,385	\$125,050
9	1	1980			2,385	\$125,050
10	1	1980			2,385	\$125,050
11	1	1980			2,385	\$125,050
12	1	1980			2,385	\$125,050
13	1	1980			2,385	\$125,050
14	1	1980			2,385	\$125,050
15	1	1980			2,385	\$125,050
16	1	1980			2,385	\$125,050
17	1	1980			2,385	\$125,050
18	1	1980			2,385	\$125,050
19	1	1980			2,385	\$125,050
20	1	1980			2,385	\$125,050
21	1	1980			2,385	\$125,050
22	1	1980			2,385	\$125,050
23	1	1980			2,385	\$125,050
24	1	1980			2,385	\$125,050
25	1	1980			2,385	\$125,050
26	1	1980			2,385	\$125,050
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS unreinforced			1980	2,664	\$6,180	
Wall - CBS unreinforced			1980	216	\$501	
Paving - Asphalt			1980	49,116	\$42,731	
Light Standard - 10-30 ft High - 1 Fixture			1980	5	\$3,770	
Chain-link Fence 6-7 ft high			1980	2,000	\$16,240	
Central A/C (Aprox 400 sqft/Ton)			1980	5	\$3,480	

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

<https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/24/2025

Property Information

Folio: 30-6935-011-0010

Property Address: 26862 SW 127 AVE

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	RU-3M	3700	Square Ft.	318,859.00	\$956,577	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1980			2,458	\$131,100
2	1	1980			2,385	\$127,206
3	1	1980			2,749	\$153,109
4	1	1980			2,385	\$127,206
5	1	1980			2,385	\$127,206
6	1	1980			2,385	\$127,206
7	1	1980			2,385	\$127,206
8	1	1980			2,385	\$127,206
9	1	1980			2,385	\$127,206
10	1	1980			2,385	\$127,206
11	1	1980			2,385	\$127,206
12	1	1980			2,385	\$127,206
13	1	1980			2,385	\$127,206
14	1	1980			2,385	\$127,206
15	1	1980			2,385	\$127,206
16	1	1980			2,385	\$127,206
17	1	1980			2,385	\$127,206
18	1	1980			2,385	\$127,206
19	1	1980			2,385	\$127,206
20	1	1980			2,385	\$127,206
21	1	1980			2,385	\$127,206
22	1	1980			2,385	\$127,206
23	1	1980			2,385	\$127,206
24	1	1980			2,385	\$127,206
25	1	1980			2,385	\$127,206
26	1	1980			2,385	\$127,206
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS unreinforced			1980	2,664	\$6,287	
Wall - CBS unreinforced			1980	216	\$510	
Paving - Asphalt			1980	49,116	\$43,468	
Light Standard - 10-30 ft High - 1 Fixture			1980	5	\$3,835	
Chain-link Fence 6-7 ft high			1980	2,000	\$16,520	
Central A/C (Aprox 400 sqft/Ton)			1980	5	\$3,540	

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

<https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/24/2025

Property Information

Folio: 30-6935-011-0010

Property Address: 26862 SW 127 AVE

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	RU-3M	3700	Square Ft.	318,859.00	\$956,577	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1980			2,458	\$124,990
2	1	1980			2,385	\$121,277
3	1	1980			2,749	\$145,972
4	1	1980			2,385	\$121,277
5	1	1980			2,385	\$121,277
6	1	1980			2,385	\$121,277
7	1	1980			2,385	\$121,277
8	1	1980			2,385	\$121,277
9	1	1980			2,385	\$121,277
10	1	1980			2,385	\$121,277
11	1	1980			2,385	\$121,277
12	1	1980			2,385	\$121,277
13	1	1980			2,385	\$121,277
14	1	1980			2,385	\$121,277
15	1	1980			2,385	\$121,277
16	1	1980			2,385	\$121,277
17	1	1980			2,385	\$121,277
18	1	1980			2,385	\$121,277
19	1	1980			2,385	\$121,277
20	1	1980			2,385	\$121,277
21	1	1980			2,385	\$121,277
22	1	1980			2,385	\$121,277
23	1	1980			2,385	\$121,277
24	1	1980			2,385	\$121,277
25	1	1980			2,385	\$121,277
26	1	1980			2,385	\$121,277
EXTRA FEATURES						
Description		Year Built		Units	Calc Value	
Wall - CBS unreinforced		1980		2,664	\$6,394	
Wall - CBS unreinforced		1980		216	\$518	
Paving - Asphalt		1980		49,116	\$44,204	
Light Standard - 10-30 ft High - 1 Fixture		1980		5	\$3,900	
Chain-link Fence 6-7 ft high		1980		2,000	\$16,800	
Central A/C (Aprox 400 sqft/Ton)		1980		5	\$3,600	

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

<https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/24/2025

Property Information

Folio: 30-6935-011-0010

Property Address: 26862 SW 127 AVE

FULL LEGAL DESCRIPTION

H U D FLORIDA 5-73

PB 114-54 7.320 AC

TRACT A

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
---------------	-------	--------------	---------------------------

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

<https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 10/24/2025

PROPERTY INFORMATION	
Folio	30-6935-011-0010
Property Address	26862 SW 127 AVE MIAMI, FL 33032-0000
Owner	MIAMI-DADE COUNTY , MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136
Primary Zone	3700 MULTI-FAMILY - 10-21 U/A
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths /Half	152 / 100 / 3
Floors	2
Living Units	50
Actual Area	
Living Area	
Adjusted Area	62,447 Sq.Ft
Lot Size	318,859 Sq.Ft
Year Built	1980

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$956,577	\$956,577	\$956,577
Building Value	\$3,280,591	\$3,337,153	\$3,181,610
Extra Feature Value	\$72,902	\$74,160	\$75,416
Market Value	\$4,310,070	\$4,367,890	\$4,213,603
Assessed Value	\$4,310,070	\$4,367,890	\$4,213,603

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
County	Exemption	\$4,310,070	\$4,367,890	\$4,213,603
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$4,310,070	\$4,367,890	\$4,213,603
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$4,310,070	\$4,367,890	\$4,213,603
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$4,310,070	\$4,367,890	\$4,213,603
Taxable Value	\$0	\$0	\$0

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/24/2025

Property Information

Folio: 30-6935-011-0010

Property Address: 26862 SW 127 AVE

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	RU-3M	3700	Square Ft.	318,859.00	\$956,577	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1980			2,458	\$128,878
2	1	1980			2,385	\$125,050
3	1	1980			2,749	\$150,513
4	1	1980			2,385	\$125,050
5	1	1980			2,385	\$125,050
6	1	1980			2,385	\$125,050
7	1	1980			2,385	\$125,050
8	1	1980			2,385	\$125,050
9	1	1980			2,385	\$125,050
10	1	1980			2,385	\$125,050
11	1	1980			2,385	\$125,050
12	1	1980			2,385	\$125,050
13	1	1980			2,385	\$125,050
14	1	1980			2,385	\$125,050
15	1	1980			2,385	\$125,050
16	1	1980			2,385	\$125,050
17	1	1980			2,385	\$125,050
18	1	1980			2,385	\$125,050
19	1	1980			2,385	\$125,050
20	1	1980			2,385	\$125,050
21	1	1980			2,385	\$125,050
22	1	1980			2,385	\$125,050
23	1	1980			2,385	\$125,050
24	1	1980			2,385	\$125,050
25	1	1980			2,385	\$125,050
26	1	1980			2,385	\$125,050
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS unreinforced			1980	2,664	\$6,180	
Wall - CBS unreinforced			1980	216	\$501	
Paving - Asphalt			1980	49,116	\$42,731	
Light Standard - 10-30 ft High - 1 Fixture			1980	5	\$3,770	
Chain-link Fence 6-7 ft high			1980	2,000	\$16,240	
Central A/C (Aprox 400 sqft/Ton)			1980	5	\$3,480	

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

<https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/24/2025

Property Information

Folio: 30-6935-011-0010

Property Address: 26862 SW 127 AVE

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-3M	3700	Square Ft.	318,859.00	\$956,577

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1980			2,458	\$131,100
2	1	1980			2,385	\$127,206
3	1	1980			2,749	\$153,109
4	1	1980			2,385	\$127,206
5	1	1980			2,385	\$127,206
6	1	1980			2,385	\$127,206
7	1	1980			2,385	\$127,206
8	1	1980			2,385	\$127,206
9	1	1980			2,385	\$127,206
10	1	1980			2,385	\$127,206
11	1	1980			2,385	\$127,206
12	1	1980			2,385	\$127,206
13	1	1980			2,385	\$127,206
14	1	1980			2,385	\$127,206
15	1	1980			2,385	\$127,206
16	1	1980			2,385	\$127,206
17	1	1980			2,385	\$127,206
18	1	1980			2,385	\$127,206
19	1	1980			2,385	\$127,206
20	1	1980			2,385	\$127,206
21	1	1980			2,385	\$127,206
22	1	1980			2,385	\$127,206
23	1	1980			2,385	\$127,206
24	1	1980			2,385	\$127,206
25	1	1980			2,385	\$127,206
26	1	1980			2,385	\$127,206

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wall - CBS unreinforced	1980	2,664	\$6,287
Wall - CBS unreinforced	1980	216	\$510
Paving - Asphalt	1980	49,116	\$43,468
Light Standard - 10-30 ft High - 1 Fixture	1980	5	\$3,835
Chain-link Fence 6-7 ft high	1980	2,000	\$16,520
Central A/C (Aprox 400 sqft/Ton)	1980	5	\$3,540

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

<https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/24/2025

Property Information

Folio: 30-6935-011-0010

Property Address: 26862 SW 127 AVE

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	RU-3M	3700	Square Ft.	318,859.00	\$956,577	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	1	1980			2,458	\$124,990
2	1	1980			2,385	\$121,277
3	1	1980			2,749	\$145,972
4	1	1980			2,385	\$121,277
5	1	1980			2,385	\$121,277
6	1	1980			2,385	\$121,277
7	1	1980			2,385	\$121,277
8	1	1980			2,385	\$121,277
9	1	1980			2,385	\$121,277
10	1	1980			2,385	\$121,277
11	1	1980			2,385	\$121,277
12	1	1980			2,385	\$121,277
13	1	1980			2,385	\$121,277
14	1	1980			2,385	\$121,277
15	1	1980			2,385	\$121,277
16	1	1980			2,385	\$121,277
17	1	1980			2,385	\$121,277
18	1	1980			2,385	\$121,277
19	1	1980			2,385	\$121,277
20	1	1980			2,385	\$121,277
21	1	1980			2,385	\$121,277
22	1	1980			2,385	\$121,277
23	1	1980			2,385	\$121,277
24	1	1980			2,385	\$121,277
25	1	1980			2,385	\$121,277
26	1	1980			2,385	\$121,277
EXTRA FEATURES						
Description			Year Built	Units	Calc Value	
Wall - CBS unreinforced			1980	2,664	\$6,394	
Wall - CBS unreinforced			1980	216	\$518	
Paving - Asphalt			1980	49,116	\$44,204	
Light Standard - 10-30 ft High - 1 Fixture			1980	5	\$3,900	
Chain-link Fence 6-7 ft high			1980	2,000	\$16,800	
Central A/C (Aprox 400 sqft/Ton)			1980	5	\$3,600	

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at

<https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 10/24/2025

Property Information

Folio: 30-6935-011-0010

Property Address: 26862 SW 127 AVE

FULL LEGAL DESCRIPTION			
H U D FLORIDA 5-73			
PB 114-54 7.320 AC			
TRACT A			
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

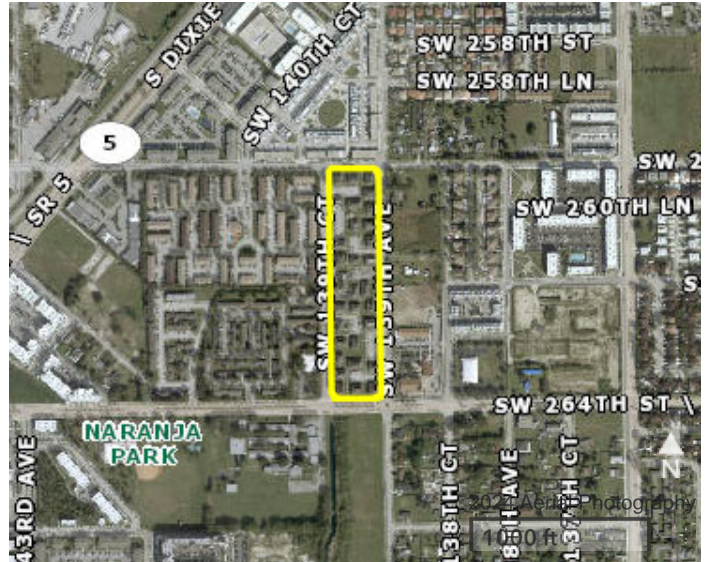
Generated On: 09/10/2025

PROPERTY INFORMATION	
Folio	30-6927-000-0500
Property Address	13924 SW 260 ST MIAMI, FL 33032-0000
Owner	MIAMI-DADE COUNTY , MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136
Primary Zone	3050 UC EDGE - RESIDENTIAL (R) 2 MAX HT
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths /Half	342 / 140 / 0
Floors	2
Living Units	140
Actual Area	
Living Area	
Adjusted Area	133,180 Sq.Ft
Lot Size	435,600 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$3,483,813	\$2,178,000	\$2,178,000	
Building Value	\$7,604,451	\$7,606,160	\$7,132,377	
Extra Feature Value	\$140,723	\$141,296	\$141,869	
Market Value	\$11,228,987	\$9,925,456	\$9,452,246	
Assessed Value	\$10,918,001	\$9,925,456	\$9,452,246	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$310,986		
County	Exemption	\$10,918,001	\$9,925,456	\$9,452,246

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



TAXABLE VALUE INFORMATION				
Year	2025	2024	2023	
COUNTY				
Exemption Value	\$10,918,001	\$9,925,456	\$9,452,246	
Taxable Value	\$0	\$0	\$0	
SCHOOL BOARD				
Exemption Value	\$11,228,987	\$9,925,456	\$9,452,246	
Taxable Value	\$0	\$0	\$0	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$0	\$0	\$0	
REGIONAL				
Exemption Value	\$10,918,001	\$9,925,456	\$9,452,246	
Taxable Value	\$0	\$0	\$0	

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.miamidad.e.gov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-6927-000-0500

Property Address: 13924 SW 260 ST

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	UC-RM	3161	Square Ft.	329.00	\$1,645	
GENERAL	UC-R	3050	Square Ft.	435,271.00	\$3,482,168	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
31	1	1995			1,907	\$124,733
1	1	1971			3,320	\$189,904
2	1	1971			3,320	\$189,904
3	1	1971			3,320	\$189,904
4	1	1971			3,320	\$189,904
5	1	1971			3,320	\$189,904
6	1	1971			3,320	\$189,904
7	1	1971			4,395	\$251,394
8	1	1971			4,395	\$251,394
9	1	1971			4,395	\$251,394
10	1	1971			4,395	\$251,394
11	1	1971			4,395	\$251,394
12	1	1971			4,395	\$251,394
13	1	1971			4,395	\$251,394
14	1	1971			4,395	\$251,394
15	1	1971			4,395	\$251,394
16	1	1971			4,395	\$251,394
17	1	1971			4,395	\$251,394
18	1	1971			4,395	\$251,394
19	1	1971			4,395	\$251,394
20	1	1971			4,395	\$251,394
21	1	1971			4,800	\$274,560
22	1	1971			4,800	\$274,560
23	1	1971			4,800	\$274,560
24	1	1971			4,800	\$274,560
25	1	1971			4,800	\$274,560
26	1	1971			4,800	\$274,560
27	1	1971			5,783	\$330,788
28	1	1971			5,783	\$330,788
29	1	1971			5,783	\$330,788
30	1	1971			3,674	\$181,054
EXTRA FEATURES						
Description			Year Built		Units	Calc Value
Wrought Iron Fence			1995		150	\$4,709
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		480	\$1,056
Wall - CBS unreinforced			1971		480	\$1,056
Wall - CBS unreinforced			1971		480	\$1,056
Wall - CBS unreinforced			1971		480	\$1,056
Wall - CBS unreinforced			1971		480	\$1,056
Wall - CBS unreinforced			1971		480	\$1,056

Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	312	\$686
Wall - CBS unreinforced	1971	312	\$686
Wall - CBS unreinforced	1971	312	\$686
Wall - CBS unreinforced	1971	1,400	\$3,080
Wall - CBS unreinforced	1971	408	\$898
Paving - Asphalt	1971	57,000	\$47,025
Light Standard - 10-30 ft High - 2 Fixtures	2013	6	\$10,920
Light Standard - 10-30 ft High - 2 Fixtures	1971	4	\$4,400
Light Standard - 10-30 ft High - 1 Fixture	2013	19	\$22,477
Light Standard - 10-30 ft High - 1 Fixture	1994	8	\$7,488
Light Standard - 10-30 ft High - 1 Fixture	1971	1	\$715
Cent A/C - Comm (Aprox 300 sqft/Ton)	1996	3	\$2,775
Cent A/C - Comm (Aprox 300 sqft/Ton)	1971	10	\$8,250

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.miamidad.e.gov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-6927-000-0500

Property Address: 13924 SW 260 ST

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	UC-RM	3161	Square Ft.		329.00	\$1,645
GENERAL	UC-R	3050	Square Ft.		435,271.00	\$2,176,355
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
31	1	1995			1,907	\$126,442
1	1	1971			3,320	\$189,904
2	1	1971			3,320	\$189,904
3	1	1971			3,320	\$189,904
4	1	1971			3,320	\$189,904
5	1	1971			3,320	\$189,904
6	1	1971			3,320	\$189,904
7	1	1971			4,395	\$251,394
8	1	1971			4,395	\$251,394
9	1	1971			4,395	\$251,394
10	1	1971			4,395	\$251,394
11	1	1971			4,395	\$251,394
12	1	1971			4,395	\$251,394
13	1	1971			4,395	\$251,394
14	1	1971			4,395	\$251,394
15	1	1971			4,395	\$251,394
16	1	1971			4,395	\$251,394
17	1	1971			4,395	\$251,394
18	1	1971			4,395	\$251,394
19	1	1971			4,395	\$251,394
20	1	1971			4,395	\$251,394
21	1	1971			4,800	\$274,560
22	1	1971			4,800	\$274,560
23	1	1971			4,800	\$274,560
24	1	1971			4,800	\$274,560
25	1	1971			4,800	\$274,560
26	1	1971			4,800	\$274,560
27	1	1971			5,783	\$330,788
28	1	1971			5,783	\$330,788
29	1	1971			5,783	\$330,788
30	1	1971			3,674	\$181,054
EXTRA FEATURES						
Description			Year Built		Units	Calc Value
Wrought Iron Fence			1995		150	\$4,773
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		1,400	\$3,080
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		408	\$898
Wall - CBS unreinforced			1971		480	\$1,056
Wall - CBS unreinforced			1971		480	\$1,056
Wall - CBS unreinforced			1971		480	\$1,056

Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	312	\$686
Wall - CBS unreinforced	1971	312	\$686
Wall - CBS unreinforced	1971	312	\$686
Paving - Asphalt	1971	57,000	\$47,025
Light Standard - 10-30 ft High - 2 Fixtures	2013	6	\$11,040
Light Standard - 10-30 ft High - 2 Fixtures	1971	4	\$4,400
Light Standard - 10-30 ft High - 1 Fixture	2013	19	\$22,724
Light Standard - 10-30 ft High - 1 Fixture	1994	8	\$7,592
Light Standard - 10-30 ft High - 1 Fixture	1971	1	\$715
Cent A/C - Comm (Aprox 300 sqft/Ton)	1996	3	\$2,813
Cent A/C - Comm (Aprox 300 sqft/Ton)	1971	10	\$8,250

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.miamidad.e.gov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-6927-000-0500

Property Address: 13924 SW 260 ST

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3161	Square Ft.	329.00	\$1,645
GENERAL	UC-R	3050	Square Ft.	435,271.00	\$2,176,355

BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
31	1	1995			1,907	\$120,141
1	1	1971			3,320	\$178,035
2	1	1971			3,320	\$178,035
3	1	1971			3,320	\$178,035
4	1	1971			3,320	\$178,035
5	1	1971			3,320	\$178,035
6	1	1971			3,320	\$178,035
7	1	1971			4,395	\$235,682
8	1	1971			4,395	\$235,682
9	1	1971			4,395	\$235,682
10	1	1971			4,395	\$235,682
11	1	1971			4,395	\$235,682
12	1	1971			4,395	\$235,682
13	1	1971			4,395	\$235,682
14	1	1971			4,395	\$235,682
15	1	1971			4,395	\$235,682
16	1	1971			4,395	\$235,682
17	1	1971			4,395	\$235,682
18	1	1971			4,395	\$235,682
19	1	1971			4,395	\$235,682
20	1	1971			4,395	\$235,682
21	1	1971			4,800	\$257,400
22	1	1971			4,800	\$257,400
23	1	1971			4,800	\$257,400
24	1	1971			4,800	\$257,400
25	1	1971			4,800	\$257,400
26	1	1971			4,800	\$257,400
27	1	1971			5,783	\$310,113
28	1	1971			5,783	\$310,113
29	1	1971			5,783	\$310,113
30	1	1971			3,674	\$169,739

EXTRA FEATURES			
Description	Year Built	Units	Calc Value
Wrought Iron Fence	1995	150	\$4,838
Wall - CBS unreinforced	1971	408	\$898
Wall - CBS unreinforced	1971	408	\$898
Wall - CBS unreinforced	1971	408	\$898
Wall - CBS unreinforced	1971	408	\$898
Wall - CBS unreinforced	1971	408	\$898
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056

MDC034

Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	480	\$1,056
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	504	\$1,109
Wall - CBS unreinforced	1971	312	\$686
Wall - CBS unreinforced	1971	312	\$686
Wall - CBS unreinforced	1971	312	\$686
Wall - CBS unreinforced	1971	408	\$898
Wall - CBS unreinforced	1971	1,400	\$3,080
Paving - Asphalt	1971	57,000	\$47,025
Light Standard - 10-30 ft High - 2 Fixtures	2013	6	\$11,160
Light Standard - 10-30 ft High - 2 Fixtures	1971	4	\$4,400
Light Standard - 10-30 ft High - 1 Fixture	2013	19	\$22,971
Light Standard - 10-30 ft High - 1 Fixture	1994	8	\$7,696
Light Standard - 10-30 ft High - 1 Fixture	1971	1	\$715
Cent A/C - Comm (Aprox 300 sqft/Ton)	1996	3	\$2,850
Cent A/C - Comm (Aprox 300 sqft/Ton)	1971	10	\$8,250

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.miamidad.e.gov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-6927-000-0500

Property Address: 13924 SW 260 ST

FULL LEGAL DESCRIPTION

27 56 39 10 AC

E1/2 OF E1/2 OF SW1/4 OF SE1/4

LOT SIZE IRREGULAR

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
---------------	-------	--------------	---------------------------

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.miamidad.e.gov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 09/10/2025

PROPERTY INFORMATION	
Folio	30-6007-016-0010
Property Address	11351 SW 216 ST MIAMI, FL 33170-0000
Owner	MIAMI-DADE COUNTY , MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136
Primary Zone	3160 UC CENTER - RESIDENTIAL MODIFIED (RM) 2 MAX HT
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths /Half	418 / 176 / 0
Floors	2
Living Units	144
Actual Area	188,672 Sq.Ft
Living Area	188,672 Sq.Ft
Adjusted Area	164,604 Sq.Ft
Lot Size	537,966 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$5,379,660	\$3,227,796	\$3,227,796
Building Value	\$10,428,155	\$10,457,521	\$9,831,452
Extra Feature Value	\$654,374	\$660,498	\$666,624
Market Value	\$16,462,189	\$14,345,815	\$13,725,872
Assessed Value	\$15,780,396	\$14,345,815	\$13,725,872

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$681,793		
County	Exemption	\$15,780,396	\$14,345,815	\$13,725,872

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



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$15,780,396	\$14,345,815	\$13,725,872
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$16,462,189	\$14,345,815	\$13,725,872
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$15,780,396	\$14,345,815	\$13,725,872
Taxable Value	\$0	\$0	\$0

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.miamidadegov.info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-6007-016-0010

Property Address: 11351 SW 216 ST

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.		537,966.00	\$5,379,660
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
5	1	1975	7,110	7,110	6,188	\$481,526
6	1	1975	7,110	7,110	6,188	\$373,013
7	1	1975	7,110	7,110	6,188	\$373,013
8	1	1975	7,110	7,110	6,188	\$373,013
9	1	1975	7,110	7,110	6,188	\$373,013
10	1	1975	7,110	7,110	6,188	\$373,013
11	1	1975	7,110	7,110	6,188	\$373,013
12	1	1975	7,110	7,110	6,188	\$373,013
13	1	1975	7,110	7,110	6,188	\$373,013
14	1	1975	7,110	7,110	6,188	\$373,013
15	1	1975	7,110	7,110	6,188	\$373,013
16	1	1975	7,110	7,110	6,188	\$373,013
17	1	1975	7,110	7,110	6,188	\$373,013
18	1	1975	7,840	7,840	6,813	\$410,688
19	1	1975	7,840	7,840	6,813	\$410,688
20	1	1975	7,840	7,840	6,813	\$410,688
21	1	1975	7,840	7,840	6,813	\$410,688
22	1	1975	7,840	7,840	6,813	\$410,688
23	1	1975	4,752	4,752	4,136	\$249,318
24	1	1975	4,752	4,752	4,136	\$249,318
25	1	1975	4,752	4,752	4,136	\$249,318
26	1	1975	11,034	11,034	10,211	\$651,462
1	1	1974	7,938	7,938	6,869	\$534,518
2	1	1974	7,938	7,938	6,869	\$414,063
3	1	1974	7,938	7,938	6,869	\$534,518
4	1	1974	7,938	7,938	6,869	\$534,518
EXTRA FEATURES						
Description			Year Built	Units		Calc Value
Wall - CBS unreinforced			2013	87,552		\$318,689
Paving - Asphalt			1975	97,600		\$80,520
Patio - Concrete Slab			2013	41,809		\$148,840
Light Standard - 10-30 ft High - 1 Fixture			2013	66		\$78,078
Central A/C (Aprox 400 sqft/Ton)			1975	30		\$19,800
Aluminum Modular Fence			2013	273		\$8,447

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.miamidadegov.info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-6007-016-0010

Property Address: 11351 SW 216 ST

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	UC-RM	3160	Square Ft.	537,966.00	\$3,227,796	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
5	1	1975	7,110	7,110	6,188	\$488,308
6	1	1975	7,110	7,110	6,188	\$373,013
7	1	1975	7,110	7,110	6,188	\$373,013
8	1	1975	7,110	7,110	6,188	\$373,013
9	1	1975	7,110	7,110	6,188	\$373,013
10	1	1975	7,110	7,110	6,188	\$373,013
11	1	1975	7,110	7,110	6,188	\$373,013
12	1	1975	7,110	7,110	6,188	\$373,013
13	1	1975	7,110	7,110	6,188	\$373,013
14	1	1975	7,110	7,110	6,188	\$373,013
15	1	1975	7,110	7,110	6,188	\$373,013
16	1	1975	7,110	7,110	6,188	\$373,013
17	1	1975	7,110	7,110	6,188	\$373,013
18	1	1975	7,840	7,840	6,813	\$410,688
19	1	1975	7,840	7,840	6,813	\$410,688
20	1	1975	7,840	7,840	6,813	\$410,688
21	1	1975	7,840	7,840	6,813	\$410,688
22	1	1975	7,840	7,840	6,813	\$410,688
23	1	1975	4,752	4,752	4,136	\$249,318
24	1	1975	4,752	4,752	4,136	\$249,318
25	1	1975	4,752	4,752	4,136	\$249,318
26	1	1975	11,034	11,034	10,211	\$651,462
1	1	1974	7,938	7,938	6,869	\$542,046
2	1	1974	7,938	7,938	6,869	\$414,063
3	1	1974	7,938	7,938	6,869	\$542,046
4	1	1974	7,938	7,938	6,869	\$542,046
EXTRA FEATURES						
Description	Year Built		Units		Calc Value	
Wall - CBS unreinforced	2013		87,552		\$322,191	
Paving - Asphalt	1975		97,600		\$80,520	
Patio - Concrete Slab	2013		41,809		\$150,512	
Light Standard - 10-30 ft High - 1 Fixture	2013		66		\$78,936	
Central A/C (Aprox 400 sqft/Ton)	1975		30		\$19,800	
Aluminum Modular Fence	2013		273		\$8,539	

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.miamidadegov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-6007-016-0010

Property Address: 11351 SW 216 ST

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type		Units	Calc Value
GENERAL	UC-RM	3160	Square Ft.		537,966.00	\$3,227,796
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
5	1	1975	7,110	7,110	6,188	\$464,146
6	1	1975	7,110	7,110	6,188	\$349,699
7	1	1975	7,110	7,110	6,188	\$349,699
8	1	1975	7,110	7,110	6,188	\$349,699
9	1	1975	7,110	7,110	6,188	\$349,699
10	1	1975	7,110	7,110	6,188	\$349,699
11	1	1975	7,110	7,110	6,188	\$349,699
12	1	1975	7,110	7,110	6,188	\$349,699
13	1	1975	7,110	7,110	6,188	\$349,699
14	1	1975	7,110	7,110	6,188	\$349,699
15	1	1975	7,110	7,110	6,188	\$349,699
16	1	1975	7,110	7,110	6,188	\$349,699
17	1	1975	7,110	7,110	6,188	\$349,699
18	1	1975	7,840	7,840	6,813	\$385,020
19	1	1975	7,840	7,840	6,813	\$385,020
20	1	1975	7,840	7,840	6,813	\$385,020
21	1	1975	7,840	7,840	6,813	\$385,020
22	1	1975	7,840	7,840	6,813	\$385,020
23	1	1975	4,752	4,752	4,136	\$233,736
24	1	1975	4,752	4,752	4,136	\$233,736
25	1	1975	4,752	4,752	4,136	\$233,736
26	1	1975	11,034	11,034	10,211	\$610,745
1	1	1974	7,938	7,938	6,869	\$515,227
2	1	1974	7,938	7,938	6,869	\$388,184
3	1	1974	7,938	7,938	6,869	\$515,227
4	1	1974	7,938	7,938	6,869	\$515,227
EXTRA FEATURES						
Description			Year Built	Units		Calc Value
Wall - CBS unreinforced			2013	87,552		\$325,693
Paving - Asphalt			1975	97,600		\$80,520
Patio - Concrete Slab			2013	41,809		\$152,185
Light Standard - 10-30 ft High - 1 Fixture			2013	66		\$79,794
Central A/C (Aprox 400 sqft/Ton)			1975	30		\$19,800
Aluminum Modular Fence			2013	273		\$8,632

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.miamidadegov.info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-6007-016-0010

Property Address: 11351 SW 216 ST

FULL LEGAL DESCRIPTION

7 56 40 12.35 AC M/L

MAYS GARDENS SUB NO 1 PB 99-97

TRACT A

LOT SIZE 537966 SQ FT

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
---------------	-------	--------------	---------------------------

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.miamidad.e.gov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 09/10/2025

PROPERTY INFORMATION	
Folio	30-7904-000-0190
Property Address	15302 SW 282 ST MIAMI, FL 33033-0000
Owner	MIAMI-DADE COUNTY , MIAMI-DADE HOUSING AGENCY
Mailing Address	701 NW 1 CT 16TH FLOOR MIAMI, FL 33136
Primary Zone	3161 UC CENTER - RESIDENTIAL MODIFIED (RM) 4 MAX HT
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	217,308 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$1,086,540	\$869,232	\$869,232
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$1,086,540	\$869,232	\$869,232
Assessed Value	\$956,155	\$869,232	\$869,232

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$130,385		
County	Exemption	\$956,155	\$869,232	\$869,232

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



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$956,155	\$869,232	\$869,232
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$1,086,540	\$869,232	\$869,232
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$956,155	\$869,232	\$869,232
Taxable Value	\$0	\$0	\$0

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.miamidadegov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-7904-000-0190

Property Address: 15302 SW 282 ST

Roll Year **2025** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3161	Square Ft.	207,247.00	\$1,036,235
GENERAL	RU-4L	3800	Square Ft.	10,061.00	\$50,305

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.miamidadefl.gov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-7904-000-0190

Property Address: 15302 SW 282 ST

Roll Year **2024** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-4L	3800	Square Ft.	10,061.00	\$40,244
GENERAL	UC-RM	3161	Square Ft.	207,247.00	\$828,988

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.miamidad.e.gov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-7904-000-0190

Property Address: 15302 SW 282 ST

Roll Year **2023** Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	UC-RM	3161	Square Ft.	207,247.00	\$828,988
GENERAL	RU-4L	3800	Square Ft.	10,061.00	\$40,244

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.miamidad.e.gov/info/disclaimer.asp>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 09/10/2025

Property Information

Folio: 30-7904-000-0190

Property Address: 15302 SW 282 ST

ADDITIONAL PROPERTY ADDRESSES

Address: 15370 SW 282 ST

Address: 17375 SW 284 ST

FULL LEGAL DESCRIPTION

4 57 39 4.98 AC M/L
BEG AT SE COR OF NW1/4 OF NW1/4
N544.21FT TO POB SWLY ALG HWY
50FT SELY AT R/A FOR 45FT M/L TO
E/L OF NW1/4 OF NW1/4 N TO POB &
SW1/4 OF NE1/4 OF NW1/4 LESS ST
HWY 5
LESS PORT LYING IN PB 173-014
LOT SIZE 217308 SQ FT M/L
NAU 30 7904 041 0010

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
06/27/1972	\$0	7789-0283	Sales which are disqualified as a result of examination of the deed

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.miamidad.e.gov/info/disclaimer.asp>

**Proposal for the Redevelopment of 5 Public Housing Properties in Miami-Dade County District 9:
Arthur Mays Villa, Naranja, Modello II, Pine Island 1 and Pine Island 2**

Overview of Proposal

SG South Miami-Dade New Homeownership and Affordable-Workforce Housing Opportunities, LLC (SG) is proposing to provide a total of 279 and up to 320 newly constructed four-bedroom/three bath townhome units on public housing development sites known as Arthur Mays Villa ("Arthur Mays", folio number 30-6007-016-0010, with address 11351 SW 216th Street Miami, Florida 331, Naranja (folio number 30-6927-000-0500, with address 26201 SW 139th Court, Homestead, Florida 33032, and the vacant Modello II (folio number 30-7904-000-0190, with addresses 15370 SW 282nd Street and 17375 SW 284th Street, homestead, Florida 33033.) The existing structures on the Arthur Mays and Naranja sites will be demolished as part of the U.S. Department Housing and Urban Development Department's ("HUD") Rental Assistance Demonstration (RAD) program and associated demolition regulations. Arthur Mays will consist of: (1) as many rental units that can be built on one-third (1/3) of the property that will be needed to accommodate current families residing in Arthur Mays, up to 173 units (the current number of units on the property), and as many homeownership units that can be built on two-thirds (2/3) of the property subject to modification based on the actual portion the property needed to construct rental units to address the need of residents planning to return. Naranja and Modello II will be developed for homeownership only. The project assistance under RAD, associated with 116 units at Naranja and any eligible public housing units that may not be developed as RAD rental units at Arthur Mays, will be transferred for the RAD redevelopment of public housing properties Pine Island 1 (folio number 30-6935-010-0010, with address 27101 SW 128th Avenue, Homestead, FL 33032) and Pine Island 2 (folio number 30-6935-011-0010, with address 26862 SW 127th Avenue, Homestead, FL 33032). (Pine Island 1 and 2 are adjacent to each other and will be referred to as "Pine Island.")

The homeownership units will be priced at \$385,000, and with County assistance from Homeownership Surtax funds provided by the Department of Housing and Community Development ("HCD") and the Miami-Dade Economic Advocacy Trust ("MDEAT"), the effective cost of the units to purchasers with incomes of low-income up to a maximum of 120 percent of annual adjusted gross income ("120% AMI"), would range from \$222,000 to approximately \$250,000. Current and former tenants of the public housing units at Arthur Mays and Naranja will be provided with preference to purchase these units. In addition, in cooperation with the area's Naranja Community Redevelopment Agency ("NJCR") and potentially the U.S. Department of Housing and Urban Development's ("HUD") Section 8 HCV program, ownership programs will be made available to eligible low income and former public housing families. The NJCR program may include the purchase of a certain number of completed homes by the NJCR. HCD is also considering purchasing some of the homeownership units.

The homeownership units will be developed by SG in collaboration with Miami-Dade County based, Lennar Corporation, the second largest creator of homeownership units in the country, or a company with similar capacity to perform and meet the goals of this proposal.

In order to ensure that the families still residing at Arthur Mays are provided with the option of becoming purchasers of the new homes to be built at the site, as well as being guaranteed the chance to move into new state-of-the-art rental housing, Arthur Mays will be developed under the HUD Rental Assistance Demonstration program (“RAD”). Similarly, the same path will be followed for Naranja, which while vacant, former residents who were temporarily moved by HCD within the last two years under RAD using Section 8 Housing Choice Vouchers, by law, must also be given the opportunity to move into replacement rental housing developed under RAD.

Under HUD Public Housing Notice 2019-23 and HUD Housing Notice H-2019-09, §1.4.A.12 Transfer of Assistance, the rental housing option will be effectuated by transferring the RAD assistance that accompanies 132 public housing units associated with Arthur Mays (approximately 16) and Naranja (116) to Pine Island.

Together with the 130 public housing units at Pine Island that will need to be replaced under RAD, the proposal creates a new RAD Pine Island development with at least 246 RAD units. In addition, the new Pine Island will include up to approximately 279 non-RAD “workforce” units, to create a vibrant mixed-income community with a total of at least 525 units. To stay in keeping with the character of the neighborhood, the buildings will be no more than approximately five (5) stories in height. Amenities will include an array of features common to market rate units in Miami such as central air conditioning, washer and dryer in every unit, walk-in closets, fitness center, computer lab, wifi connectivity, secure entry ways, electronic access to units, security camera system, and swimming pool.

In summary, utilizing SG’s experience in developing large and complex projects such as Block 55/Sawyer’s Walk, and taking on transformative undertakings like the RAD based 5,730 unit/300,000 square feet commercial Little River initiative, and other projects in Fort Lauderdale and the Mid-Atlantic states, valued at well over \$15 billion, the undertaking under this proposal will be another successful public-private-partnership under the leadership of District 9 Commissioner Kionne McGhee and Mayor Daniella Levine Cave.

Basis for “Transfer of Assistance” under RAD and meeting HUD and County requirements to permit conveyance through negotiations rather than through a solicitation.

The transfer of eligible public housing RAD units from Arthur Mays and Naranja to Pine Island is permitted under HUD notices identified as H-2019-9 and HUD Notice: PIH 2019-23, §1.4.A.12. The scenario under which the transfer will occur in this proposal is “where the PHA requests assistance to be transferred as part of the conversion from Converting Project to Covered Project.” This has been utilized by HCD in several RAD “covered” projects such as “Magnus,” “Gallery at Marti Park,” “Paseo del Rio,” and soon, the “Gallery at Lummus Parc.”

The proposal will require disposition of Arthur Mays, Naranja, and Modello II to allow for the fee interest in the properties to be conveyed from HCD to SG, subject to HUD approval. SG will in turn transfer the fee in the homeownership units to the purchasers of the units.

Under 24 CFR §970.19 (a) there are instances allowed of public housing property disposition where “...HUD authorizes negotiated sale for reasons found to be in the best interests of the PHA or federal government.” The PHA (Public Housing Authority, in this case HCD) may also “dispose of...property for sale for less than fair market value [where permitted by state law], based on commensurate public benefits to the community.”

These requirements that permit negotiated dispositions of public housing properties for sale for less than fair market value are reinforced in HUD Notice PIH 2024-40 (HA).

Subject to other HUD requirements such as public housing resident consultation, homeownership opportunities with appropriate financial assistance to families of low and moderate income with preference provided to those current or former residents of Arthur Mays and Naranja, is a major public benefit. Homeownership is a building block to creating generational wealth that most public housing and low-income families have not had been able to attain.

For those who choose to select the RAD rental option at Pine Island, most will be leaving substandard housing and be able to raise families in housing that is indistinguishable from modern market rate housing. It is well documented that stable and safe housing environments are major contributing factors to success in school and maintaining steady employment.

This proposal will be life-changing for almost a thousand families in District 9 and South Miami-Dade County.

HUD Notice: PIH 2024-40 §I is also explicit, stating that “[a] Ground Lease is a negotiated disposition (vs. public bid sale) and HUD will only approve it if HUD finds it is the best interests of the PHA and federal government.” Again, the ability for the disposition of public housing property through a lease to be handled through negotiation rather than through a solicitation process is clearly articulated. This is exactly what is offered for the disposition of Pine Island.

As part of the RAD transfer of units from Arthur Mays and Naranja to Pine Island, a 99-year lease, renewable for 99 years, subject to County approval, will be issued to SG. This lease term replicates other RAD projects approved by the County/HCD and HUD, such as “Little River.”

Section 125.379 Florida Statutes allows for counties to dispose of county property for affordable housing through various means inclusive of making “the property available for use for the production...of permanent affordable housing.” This can include disposition through donations or directives, with safeguards to protect the County’s interest in ensuring that the purpose of the disposition is carried out through covenants, inclusive of requiring reversion back to the County in situations of non-compliance. [Note: In the statute, “the term ‘affordable’ has the meaning as in s. 420.0004(3)” which covers families earning up to 120 percent of median annual adjusted gross income (“120% AMI”).] For both the homeownership and RAD rental redevelopment components of this proposal, eligible families will only be those that do not exceed the affordability criteria noted in §125.379 Florida Statutes.

The combined impact of this proposal will help to address housing affordability needs of the community and County. The homeownership and rental projects will all be priced to standards set

by programs such as RAD, Low-Income Housing Tax Credits, and County Surtax. For example, for homeownership units, we are projecting a sale price of \$385,000 per unit, which is significantly lower than the \$598,000 median sales price for a home in Miami-Dade County as reported by Realtor.com in June 2025. With downpayment and mortgage assistance these homes will be well within reach of families with low and moderate incomes. The Pine Island rental units will be income and rent restricted following guidelines of various subsidy programs such as RAD, Section 8 HCV, and Low-Income Housing Tax Credits. With both the homeownership and rental units, this proposal adds over 900 affordable and workforce housing units to Miami-Dade which is still in the midst of an affordable/attainable housing crisis and continues to rank in the top three metro areas in the United States where a majority of the population pays more than 30% of their incomes on housing.

Homeownership Development Component

The homeownership component of the development consists of the construction of up to approximately 320, **four-bedroom three-bath townhomes** to be constructed by Lennar Corporation (or a builder partner with similar capacity). In order to visualize this possibility, the proposal provides for a hypothetical 153 units at Arthur Mays, 109 units at Naranja, and 58 units at Modello II for a total of 320 homeownership units. See Exhibit 1.

The homes will be sold for \$385,000. Realtor.com reported in June 2025 that the median price for a home is \$598,000. Under just County programs, e.g., Surtax downpayment assistance from HCD and MDEAT (maximum of \$53,000); HCD's second mortgage (\$100,000) Surtax program the actual amount of a first mortgage could be as low as \$232,000, and assuming an interest rate of 6%, would require a monthly payment of \$1,816 including taxes and insurance. A comparable rental in the surrounding area would cost approximately \$3,000/month. Hence, through this proposal owning a home is cheaper than renting.

There will be two parking spaces allocated for each unit, and a yard. Each complex will have recreational space, swimming pool and congregate space. Units will come with modern kitchen appliances and washer/dryer in each unit.

The homeownership component of this proposal is conditioned on HCD's agreeing as part of the development agreement that will be executed pursuant to this proposal, to make available requisite second mortgage and down payment assistance to families purchasing the units in accordance with HCD program guidelines as outlined in Affordable Housing Homebuyer Loan Program And Single-Family Rehabilitation Program Guidelines.

Lennar Corporation (or a partner with similar capacity) will finance the construction of the project and will **not** require financing from the County.

Subject to HUD approval, HCD will dispose of the properties to SG. SG will work with its builder partner to secure appropriate entitlement, zoning, and other requirements to ensure timely construction of the homes. To qualify purchasers with requisite incomes and first mortgage financing, SG, because of its housing development and financing experience will act as manager of "buyer qualification," and in this effort, engage as needed private and public sector entities such as

MDEAT. SG will be provided with a 3% service charge, based on the per unit sales price, for every unit sold.

Arthur Mays

As described in the opening of this proposal, Arthur Mays will be developed under RAD with a combination of homeownership and rental units. Homeownership units will be built on two-thirds of the property and rental units will be on one-third of the property. The actual number of rental units and the portion of the property that will be built on, will be determined based on assessment of families currently residing in Arthur Mays as to their intent to return once the new rental units are ready for occupancy.

The homeownership unit count will depend on zoning and other factors. (For conceptual purposes only, an initial site plan with 100% of the site with homeownership units is provided as part of Exhibit 1.)

Financing of the rental units to be developed at Arthur Mays, to the extent feasible will include Low Income Housing Tax Credits ("LIHTC") and may be part of the allocation of LIHTC that is also provided for Pine Island.

Pine Island

The RAD units from Arthur Mays (unknown at this time) and Naranja (116) will be transferred under applicable HUD requirements (HUD Notices identified as H-2019-9 and HUD Notice: PIH 2019-23, §1.4.12.A) to Pine Island (130). The combined RAD unit count on Pine Island will at minimum be 246. SG will add approximately up to another 279 non-RAD and workforce units for a total community of approximately 525 units that will provide for a vibrant mixed-income development. This will translate into a community with buildings of no more than approximately 5 stories, in keeping with the character of the surrounding neighborhood. This project will also allow for adequate parking without creating the need for a large costly podium parking facility.

Following RAD guidelines SG will provide right-sized units for the occupied units at Arthur Mays and the former tenants of Naranja who have been relocated by HCD and who wish to relocate to Pine Island. (However, it must be emphasized that SG's ability to do this is contingent on timely access to information regarding family size, special needs of families, so that design, construction budgets, and relocation plans can be adequately prepared.)

Project and unit amenities will include central air-conditioning, walk-in closet space, fully equipped kitchen, washer/dryer in every unit, controlled access to parking, wifi connectivity, pocket parks, fitness center, and walking/jogging paths.

SG will finance the project utilizing the 4% Low Income Housing Tax Credit (LIHTC) program,

anticipated revenues for operations and rent from the RAD program, private construction, and permanent financing as needed, and other available programs such as County Surtax, Federal Home Loan Bank Affordable Housing Program, Florida Housing Finance Corporation's SAIL and SHIP programs, and mortgage revenue bonds from Miami-Dade County's Housing Finance Agency.

Revenue Sharing for RAD Rental Units

For Pine Island and the rental units at Arthur Mays, SG also offers a revenue sharing plan that will have HCD receive 30% of the LIHTC permitted developer fee, \$5,000 per unit as a capitalized lease payment, 10% of the revenues from net cash flow from the project, and 10% of any cash available from a "cash" event where less than 100% of the "cash" is not reinvested in the development.

Conclusion

This is a visionary project that will create a dynamic public-private-partnership combining the best of homeownership and RAD rental programs. The visionary concept creates a new path for wealth building for nearly 320 families of low and moderate income, and because of the partnership with a builder with extensive experience and capacity such as Lennar, SG is confident that the first homeownership units can be delivered within a year of issuance of building permits.

Due to the ability to transfer RAD units from Arthur Mays and Naranja to Pine Island, an exciting 525 mixed-income unit development adjacent to job creation centers operated by Fedex and Amazon will take root within the next 24 to 36 months. Furthermore, as with other projects where HCD and SG have partnered, there is a revenue sharing agreement that recognizes the importance of HCD's ownership interest in its property, and the willingness to work with the private sector to creatively add value to its assets for the benefit of the community.

Exhibit 1

(These site plans are for the homeownership component of the proposal, and are provided to assist in conceptualization. Number of units are estimates only of maximum possibilities and are subject to change based on terms of the development agreement to be negotiated and subject to HUD approval.)

DENSITY STUDY ONLY
NOT PREPARED WITH A SURVEY

SITE DATA	
DENSITY	#
18-4 VILLAS	153





NARANJA

DENSITY STUDY ONLY
NOT PREPARED WITH A SURVEY

SITE DATA	
DENSITY	#
18-4 VILLAS	109

SITE PLAN
1" = 30'



MODELLO II

DENSITY STUDY ONLY
NOT PREPARED WITH A SURVEY

SITE DATA	
DENSITY	#
18-4" VILLAS	58



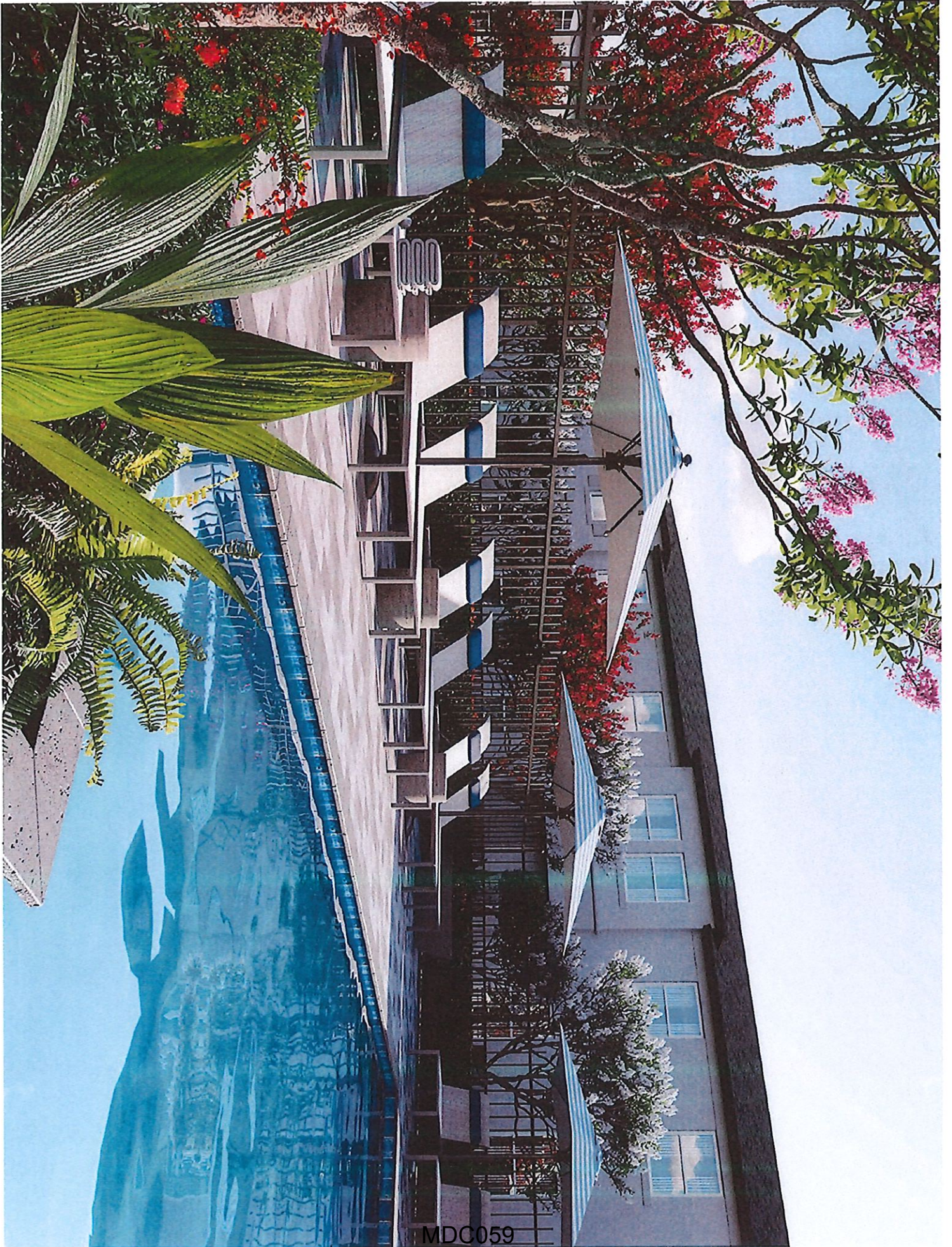
SITE PLAN
1" = 40'



MDC057



MDC058



MDC059

