

MEMORANDUM

Agenda Item No. 5(W)

TO:	Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners	DATE:	May 6, 2025
FROM:	Geri Bonzon-Keenan County Attorney	SUBJECT:	Resolution approving the conveyance, pursuant to Florida Statutes section 125.38, and by a two-thirds vote of Board members present pursuant to section 2-8.6.5 of the County Code, of 10,800 square foot County-owned property located at 100 NE 84th Street, Miami, FL 33138 to Family Action Network Movement, Inc. ("FANM"), a Florida not-for-profit corporation, for nominal consideration, for provision of essential social services to the community; declaring the property surplus; authorizing execution of a County Deed; directing the County Mayor to take all actions necessary to effectuate the conveyance of the Property and to exercise all rights conferred in the deed; waiving Resolution No. R-407-19 requiring four weeks advance written notice prior to Board consideration, and certain provisions of Implementing Order No. 8-4; waiving past-due rent from FANM from lease of property; requiring report; approving a significant modification of Building Better Communities General Obligation Bond ("Bond") Program Project Nos. 214 – "New Haitian Community Center" to reduce allocation by \$752,848.00 of surplus funds, and 232 – "Future Multi-Use Facilities" to revise description and increase allocation by \$752,848.00 using surplus funds; waiving by two-thirds vote of Board Members present Bond Program Advisory Committee review to approve use of surplus funds; allocating \$1,369,312.00 of Bond Program Project No. 232 funds to FANM for capital improvements to Property

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



Geri Bonzon-Keenan
County Attorney

GBK/jp

MDC001



MEMORANDUM

(Revised)

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

DATE: May 6, 2025

FROM: 
Glen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 5(W)

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(W)
5-6-25

RESOLUTION NO. _____

RESOLUTION APPROVING THE CONVEYANCE, PURSUANT TO FLORIDA STATUTES SECTION 125.38, AND BY A TWO-THIRDS VOTE OF BOARD MEMBERS PRESENT PURSUANT TO SECTION 2-8.6.5 OF THE COUNTY CODE, OF 10,800 SQUARE FOOT COUNTY-OWNED PROPERTY LOCATED AT 100 NE 84TH STREET, MIAMI, FL 33138 TO FAMILY ACTION NETWORK MOVEMENT, INC. (“FANM”), A FLORIDA NOT-FOR-PROFIT CORPORATION, FOR NOMINAL CONSIDERATION, FOR PROVISION OF ESSENTIAL SOCIAL SERVICES TO THE COMMUNITY; DECLARING THE PROPERTY SURPLUS; AUTHORIZING EXECUTION OF A COUNTY DEED; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EFFECTUATE THE CONVEYANCE OF THE PROPERTY AND TO EXERCISE ALL RIGHTS CONFERRED IN THE DEED; WAIVING RESOLUTION NO. R-407-19 REQUIRING FOUR WEEKS ADVANCE WRITTEN NOTICE PRIOR TO BOARD CONSIDERATION, AND CERTAIN PROVISIONS OF IMPLEMENTING ORDER NO. 8-4; WAIVING PAST-DUE RENT FROM FANM FROM LEASE OF PROPERTY; REQUIRING REPORT; APPROVING A SIGNIFICANT MODIFICATION OF BUILDING BETTER COMMUNITIES GENERAL OBLIGATION BOND (“BOND”) PROGRAM PROJECT NOS. 214 – “NEW HAITIAN COMMUNITY CENTER” TO REDUCE ALLOCATION BY \$752,848.00 OF SURPLUS FUNDS, AND 232 – “FUTURE MULTI-USE FACILITIES” TO REVISE DESCRIPTION AND INCREASE ALLOCATION BY \$752,848.00 USING SURPLUS FUNDS; WAIVING BY TWO-THIRDS VOTE OF BOARD MEMBERS PRESENT BOND PROGRAM ADVISORY COMMITTEE REVIEW TO APPROVE USE OF SURPLUS FUNDS; ALLOCATING \$1,369,312.00 OF BOND PROGRAM PROJECT NO. 232 FUNDS TO FANM FOR CAPITAL IMPROVEMENTS TO PROPERTY

WHEREAS, in July 2017, pursuant to Resolution No. 787-17, this Board approved the purchase of the property located at 100 NE 84th Street, City of Miami, (Folio Number 01-3112-012-0330) consisting of approximately 10,800 square feet of land and a building of approximately

6,273 square feet (the “Property”), a portion of which was currently leased at the time of the purchase to FANM Ayisen Nan Miyami, Inc., a Florida not-for-profit corporation, now known as Family Action Network Movement, Inc. (“FANM”); and

WHEREAS, FANM is a Florida not-for-profit corporation, organized for the community interest and welfare purpose of providing social services to low and moderate income families including vital direct services such as housing assistance, immigration support, healthcare access, legal aid and educational programs; and

WHEREAS, the Property was acquired using funds from Building Better Communities General Obligation Bond (“Bond”) Program Project No. 232 – “Future Multi-Use Facilities” (“Project No. 232”) which were allocated in the amount of \$2,600,000.00 for the acquisition or development of a facility by the County for the provision of services to the community by the County’s Community Action and Human Services Department (“CAHSD”) and FANM from the facility; and

WHEREAS, the County used the Project No. 232 funds to acquire the Property and to make capital improvements to it such that \$464,464.00 of the original allocation of Project No. 232 funds remain unused to date; and

WHEREAS, FANM has continuously provided essential social services to the community at the Property, however, its lease has expired, and therefore, FANM currently occupies the Property as a month-to-month tenant; and

WHEREAS, FANM seeks to continue to provide social services to the community at the Property and has requested, as set forth in FANM’s letter attached as Exhibit “A”, that the County convey the Property to FANM for nominal value so that it may invest in the Property, improve the land, and expand the facilities to meet the existing and increasing community need; and

WHEREAS, originally, when the County acquired the Property, it was intended that CAHSD would occupy a portion of the Property from which to provide County social services, however, CAHSD ultimately decided that FANM would be the principal entity for services and CAHSD would supplement with additional services for domestic violence and human trafficking victims, food insecure residents and their families, older adults, and people with varied abilities from other existing CAHSD sites in Commission District 3; and

WHEREAS, pursuant to the Miami-Dade County Property Appraiser's website, the Property has an assessed value of \$906,126.00 and a market value of \$1,143,096.00, as further set forth in Exhibit "B"; and

WHEREAS, County administration has circulated the Property to all County departments for possible use, and no County department has expressed a need for the Property; and

WHEREAS, prior to conveyance, it is necessary for County administration to perform required due diligence to ensure that no obstacles or impediments exist with respect to the conveyance, including but not limited to title work and a review of restrictions contained in deeds, restrictive covenants, grants, or other contracts that would preclude the conveyance or that would result in significant financial impact to the County ("Due Diligence"); and

WHEREAS, FANM's use of the Property represents a purpose consistent with promoting community interest and welfare, and FANM has represented that it will use the Property consistent with its mission, and in support of community interest and welfare purposes; and

WHEREAS, this Board finds that, pursuant to Section 125.38, Florida Statutes, the Property is required by FANM for such use, that the County does not otherwise require the property for a County purpose, that the intended use would promote community interest and welfare, and that therefore, this Board desires to convey the Property to FANM; and

WHEREAS, the Property would be conveyed to FANM by County Deed in substantially the form attached as Exhibit “C,” attached hereto and incorporated herein (“County Deed”), which requires FANM to utilize the Property for the community interest and welfare purpose set forth herein, consistent with FANM’s mission, and subject to a reverter for non-compliance with the provisions and requirements of the County Deed; and

WHEREAS, FANM has an outstanding balance of rent in the amount of \$140,920.00 (“Prior Obligations”); and

WHEREAS, in light of the nature of the proposed use of the Property for the benefit of providing vital community services, and substantial expenditures which will be made by FANM, to construct, expand, and improve the Property, plus the continuing costs of maintenance, a substantially compelling reason exists to convey the Property for nominal value rather than to lease it to FANM and to waive the Prior Obligations; and

WHEREAS, in light of the critical need to proceed with the expansion and improvement of the facilities on the Property, and FANM’s longstanding presence on and use of the Property, this Board wishes to waive Resolution No. R-407-19 requiring public notice to be posted no less than four weeks prior to Board consideration; and

WHEREAS, to effectuate and expedite the conveyance, this Board also desires to waive the requirements of Implementing Order 8-4 relating to guidelines and procedures for the sale and conveyance of real property, other than circulation and Due Diligence; and

WHEREAS, Project No. 232, which originally funded the acquisition of the Property and the improvements thereto, was approved by voters pursuant to Resolution No. R-917-04 (the “Outreach Facilities Resolution”), for the issuance of general obligation bonds in a principal amount not to exceed \$255,070,000.00 to construct and improve public service outreach facilities to meet code and service requirements and to increase neighborhood and community access to services; and

WHEREAS, Appendix A to the Outreach Facilities Resolution lists projects eligible for funding from the Building Better Communities General Obligation Bond Program (the “Bond Program”) by project number, municipal project location, Commission district, project name, project description, street address and allocation; and

WHEREAS, Project No. 232 had an original allocation of \$39,000,000.00 and the following project description: “Acquire or construct various multi-use County government facilities in order to bring services closer to local communities;” and

WHEREAS, in addition to the \$464,464.00 balance remaining from the original Project No. 232 allocation to purchase the Property, \$152,000.00 remains unallocated and unused from Project No. 232 generally; and

WHEREAS, another project in Appendix A to the Outreach Facilities Resolution is Bond Program Project No. 214 – “New Haitian Community Center” (“Project No. 214”) with an allocation of \$12,600,000.00 and a project description that provides: “Acquire or construct a Haitian community center”, with a project address of 680 NE 159th Street, and located in Commission District 2; and

WHEREAS, the New Haitian Community Center was completed for less than the \$12,600,000.00 allocated to it, and \$752,848.00 remains unused; and

WHEREAS, this Board desires to approve a significant modification to Project No. 214 to reduce its \$12,600,000.00 allocation by \$752,848.00 to \$11,847,152.00 and to declare \$752,848.00 of Project No. 214 funds as surplus funds; and

WHEREAS, this Board also desires to approve a significant modification to Project No. 232 to increase its allocation by the \$752,848.00 of surplus funds from Project No. 214 for a new total allocation of \$39,752,848.00 and to revise its project description to remove the requirement that the facility acquired or improved be owned by the County such that the new project description will provide as follows: “Acquire or construct various multi-use facilities in order to bring services closer to local communities;” and

WHEREAS, the use of surplus funds from Project No. 214 to increase the allocation to Project No. 232 has not been presented to the Bond Program’s Citizens’ Advisory Committee (“CAC”), and, accordingly and pursuant to Ordinance No. 23-92, the Board desires to waive, by a two-thirds vote of members present, the requirement that the CAC consider and advise the Board on the use of surplus funds or unspent allocations from the Bond Program; and

WHEREAS, having previously determined that the use of the Property by FANM to provide its variety of community services satisfies the requirement that the facilities acquired or improved with Project No. 232 funds be multi-purpose facilities, this Board desires to approve an allocation of Bond Program Project No. 232 funds in the amount of \$1,369,312.00 to FANM to be used to undertake capital improvements to the Property in order to continue to provide services to the community,

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 finds that in light of (i) the substantial and required expenditure of funds to improve, expand and maintain the facilities to provide much needed community services to the public; and (ii) the nature of the proposed use of the Property for the benefit of the community which can be utilized by the public, that a compelling circumstance exists to convey the Property to FANM at nominal cost by deed rather than by lease and to waive the Prior Obligations, and thereby waives the Prior Obligations.

Section 3. This Board directs the County Mayor or County Mayor's designee to complete the Due Diligence, and to provide a report to this Board setting forth the outcome of such Due Diligence, including the identification, if any, of any obstacles or impediments to such conveyance. Such report 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, no later than 45 days from the effective date of this resolution.

Section 4. Provided that no obstacles or impediments are identified, this Board declares the Property as surplus and approves, pursuant to section 125.38, Florida Statutes, and section 2-8.6.5 of the Code of Miami-Dade County, by a two-thirds vote of the Board members present, the conveyance of the Property to FANM by County Deed in substantially the form attached as Exhibit "C" for nominal consideration, including the deed restrictions set forth therein requiring the Property to be used by FANM for the provision of essential social services to the community, and a reverter provision for non-compliance to ensure proper and continued use.

Section 5. Subject to section 3 herein, this Board: (i) authorizes the Chairperson or Vice Chairperson of the Board to execute the County Deed; and (ii) directs and authorizes the County Mayor or County Mayor's designee to take all actions necessary to effectuate the conveyance and to exercise all rights set forth in the County Deed, including the right to exercise the reverter provision and to appoint staff to monitor compliance with the terms set forth in this resolution.

Section 6. This Board waives the requirements of Resolution No. R-407-19 that public notice be posted no less than four weeks prior to Board consideration and of Implementing Order 8-4 requiring certain procedures and guidelines for conveying property, other than circulation and Due Diligence.

Section 7. Pursuant to Resolution No. R-974-09, this Board: (a) directs the County Mayor or County Mayor's designee to record the instrument of conveyance in the public record and to provide a copy of such recorded instrument to the Clerk of the Board within 30 days of execution of said instrument; and (b) directs the Clerk of the Board to attach and permanently store a recorded copy of any instrument together with this resolution.

Section 8. This Board approves, following a public hearing, a significant modification of Bond Program Project No. 214 to reduce its \$12,600,000.00 allocation by \$752,848.00 to \$11,847,152.00 and to declare \$752,848.00 of Project No. 214 funds as surplus funds.

Section 9. This Board waives, pursuant to Ordinance No. 23-92 and by a two-thirds vote of members present, the requirement that the CAC consider and advise the Board on the use of surplus funds or unspent allocations from the Bond Program, and approves a significant modification to Project No. 232 to increase its allocation by the \$752,848.00 of surplus funds from Project No. 214 for a new total allocation of \$39,752,848.00, and to revise its project description

to remove the requirement that the facility acquired or improved be owned by the County such that the new project description will provide as follows: “Acquire or construct various multi-use facilities in order to bring services closer to local communities.”

Section 10. This Board approves an allocation of Bond Program Project No. 232 funds in the amount of \$1,369,312.00 to FANM to be used to undertake capital improvements to the Property in order to continue to provide services to the community.

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

Anthony Rodriguez, Chairman	
Kionne L. McGhee, Vice Chairman	
Marleine Bastien	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Eileen Higgins
Raquel A. Regalado	Micky Steinberg
District 6 - Vacant	

The Chairperson thereupon declared this resolution duly passed and adopted this 6th day of May, 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: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

MRP

Monica Rizo Perez



Family Action Network Movement, Inc. (FANM)

100 NE 84th Street, Suite 150, Miami, FL 33138

Phone: 305-756-8050 Fax: 305-756-8150

Email: info@fanm.org

www.fanm.org

Aline Francois

Executive Director

Family Action Network Movement

100 NE 84th St

Miami, FL, 33138

afrancois@fanm.org

754-423-3023

03/01/2025

Honorable Miami-Dade County Commissioner Keon Hardemon

District 3 Commissioner

111 NW 1st ST

Miami, FL 33128

Subject: Request for Donation of 100 NE 84th St Building and Allocation of Bond Funds for Critical Repairs

Honorable Commissioner,

I hope this letter finds you well. My name is Aline Francois, and I serve as the Executive Director of the Family Action Network Movement (FANM). I am reaching out to formally request that Miami-Dade County donate the building located at **100 NE 84th Street** to FANM, ensuring that we can continue providing essential services to the over **10,000 low- to moderate-income families** we serve annually.

For decades, FANM has been a pillar of support in our community, offering vital direct services such as **housing assistance, immigration support, healthcare access, legal aid, and educational programs**. The continued use of this facility is essential to sustaining and expanding these programs, ensuring that our most vulnerable residents receive the help they need.

Additionally, we request that the County **allocate the remaining balance of the \$975,000 bond** to fund critical repairs and renovations necessary to maintain the building's structural integrity and operational capacity. These improvements will allow us to continue delivering high-quality services in a safe and functional environment.



Family Action Network Movement, Inc. (FANM)

100 NE 84th Street, Suite 150, Miami, FL 33138

Phone: 305-756-8050 Fax: 305-756-8150

Email: info@fanm.org

www.fanm.org

We greatly appreciate Miami-Dade County's ongoing commitment to supporting community-based organizations like FANM. We would welcome the opportunity to discuss this request further and explore how we can work together to strengthen our shared mission of uplifting families in need. Please feel free to contact me at your earliest convenience.

Thank you for your time and consideration. I look forward to your response and to continuing our partnership in service to the community.

Sincerely,

Aline Francois

Executive Director

Family Action Network Movement



EXHIBIT "B"

PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 03/26/2025

PROPERTY INFORMATION	
Folio	01-3112-012-0330
Property Address	100 NE 84 ST MIAMI, FL 33138-0000
Owner	MIAMI-DADE COUNTY , COMMUNITY ACTION AND HUMAN , SERVICES DEPARTMENT
Mailing Address	701 NW 1ST COURT 10TH FLOOR MIAMI, FL 33136
Primary Zone	6101 CEN-PEDESTRIAN ORIENTATIO
Primary Land Use	8647 COUNTY : DADE COUNTY
Beds / Baths /Half	0 / 0 / 0
Floors	2
Living Units	0
Actual Area	6,408 Sq.Ft
Living Area	6,408 Sq.Ft
Adjusted Area	6,330 Sq.Ft
Lot Size	10,800 Sq.Ft
Year Built	1968

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$648,000	\$648,000	\$378,000
Building Value	\$463,558	\$434,586	\$434,586
Extra Feature Value	\$31,538	\$31,538	\$31,538
Market Value	\$1,143,096	\$1,114,124	\$844,124
Assessed Value	\$906,126	\$823,751	\$748,865

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$236,970	\$290,373	\$95,259
County	Exemption	\$906,126	\$823,751	\$748,865
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
LITTLE RIVER GARDENS AMD PB 6-51	
LOTS 11 & 12 LESS ST BLK 14	
LOT SIZE 10800 SQUARE FEET	
OR 21208-2629 0403 1	

2024 Aerial Photography
200 ft

TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$906,126	\$823,751	\$748,865
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$1,143,096	\$1,114,124	\$844,124
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$906,126	\$823,751	\$748,865
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$906,126	\$823,751	\$748,865
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/13/2017	\$900,000	30725-0052	Federal, state or local government agency
04/01/2003	\$250,000	21208-2629	Sales which are qualified
07/01/1989	\$0	14186-1476	Sales which are disqualified as a result of examination of the deed
10/01/1985	\$250,000	12657-1120	Sales which are qualified

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

Instrument prepared by and Return To:
Miami-Dade County People and Internal Operations Department
Real Estate Development Division
111 N.W. 1 Street Suite 2460
Miami, Florida 33128-1907

Folio No.: 01-3112-012-0330

COUNTY DEED

THIS DEED, made this day of , 20__, by Miami-Dade County, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1st Street, Miami, Florida 33128 (hereinafter "Grantor") and Family Action Network Movement, Inc., a Florida not-for-profit corporation (hereinafter "Grantee"), whose address is 100 NE 84th Street, Miami, Florida 33138.

WITNESSETH:

That the County, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, the following legally described land lying and being in Miami-Dade County, Florida, (hereinafter "Property"):

Legal Description

SEE EXHIBIT A

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

THIS CONVEYANCE IS SUBJECT TO all zoning, rules, regulations, ordinances restrictions, conditions, prohibitions imposed by any governmental authority with jurisdiction over the Property; easements and rights of way and other matters whether or not of record; taxes for the year of closing and subsequent years and the following covenants, restrictions, conditions and reservations:

1. This grant is made to Grantee, a not for profit corporation, and the Property shall solely be used by Grantee for the community interest and welfare purposes for which it is organized to provide social services including housing assistance, immigration support, healthcare access, legal aid, and educational programs to low to moderate income families.
2. Grantee shall not sell, assign, lease, mortgage or transfer all or any part of its interest in all or any portion of the Property or this Deed ("transfer") absent prior consent from the Miami-Dade County Board of County Commissioners.
3. The Property shall at all times be connected to a sanitary sewer system, and shall not be permitted to utilize a septic tank system.
4. Grantee shall pay real estate taxes and assessments on the Property when due and shall provide proof to the County on an annual basis that the property taxes have been satisfied. Grantee shall not allow any levy or attachment to be made, or any material or mechanic's lien or unauthorized encumbrance or lien to attach to the Property.
5. If: (a) in the sole discretion of the County, the Property ceases to be used by Grantee for the public purposes set forth in paragraph 1 herein; (b) the Grantee ceases to exist or to maintain its status as a not-for-profit entity; or (c) Grantee transfers or attempts to transfer the Property or any part or interest thereof without the prior consent of the Board of County Commissioners of Miami-Dade County, or any other term of this County Deed is not complied with, same shall be considered a default and the County shall provide written notice of such default to Grantee. Within thirty (30) days of the County's default notice, Grantee shall correct or cure the default/violation. If the Grantee fails to remedy the default within thirty (30) days, as determined in the sole discretion of the County, title to the Property shall revert to the County, at the option of the County, upon written notice of such failure to remedy the default. In the event of such reverter, Grantee shall immediately deed the Property back to the County, and the County shall have the right to immediate possession of the Property, with all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Grantee. The County retains a reversionary interest in the Property, which right may be exercised by the County, at the option of the County, for Grantee's failure to meet its obligations hereunder or violation of the terms of the Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County without notice to, or consent by, Grantee. Any failure or delay in exercising such reverter shall not be deemed a waiver of such right.

6. All conditions and restrictions set forth herein shall run with the land and be binding and take priority over any other successor, assignee, transferee, or lessee, after express permission by the Miami-Dade County Board of County Commissioners.

IN WITNESS WHEREOF Miami-Dade County has caused this instrument to be executed in its name by its Board of County Commissioners acting by the Chair or Vice Chair of said Board on the day and year aforesaid.

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN,
CLERK OF THE COURT AND COMPTROLLER

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

By: _____
Deputy Clerk

By: _____
Its Chairperson (or Vice Chairperson)

Approved for legal sufficiency: _____

The foregoing was authorized by Resolution No.: _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 2025.

In WITNESS WHEREOF, the representative of FANM, Inc., a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this ____ day of _____, 2025, and it is hereby approved and accepted.

Witnesss

By: _____
Name: _____
Title: _____

Witness

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ____ physical presence or ____ online notarization this ____ day of _____, 2025 by _____ as _____ on behalf of on, a Florida not-for-profit corporation, and s/he ____ has produced _____ as identification or ____ is personally known to me.

Notary Public
State of Florida at Large

My Commission Expires

EXHIBIT A

Lots 11 and 12, Block 14, LITTLE RIVER GARDENS, AMENDED, BLOCKS 10 TO 17, in accordance with the Amended Plat of same recorded in Plat Book 6, at Page 51, of the Public Records of Miami-Dade County, Florida, less that portion beginning at the NE corner of Lot 12, Block 14, LITTLE RIVER GARDENS, in accordance with the Amended Plat of same recorded in Plat Book 6, Page 51, of the Public Records of Miami-Dade County, Florida, run S. along the E. line of said Lot 12 for a distance of 21.32' more or less; thence with an angle to the right of $91^{\circ} 09' 30''$ more or less run 109.77' more or less to a point of curvature of a curve to the left; thence to the left along said curve having a radius of 25.00' and a central angle of $91^{\circ} 09' 30''$ more or less for an arc distance of 39.78' more or less to a point of tangency; thence S. on a line parallel to the W. line of said Lot 12 to a point on the S. line of said Lot 12 lying 10.00' east of the W. line of said Lot 12 thence with an angle to the right of $90^{\circ} 00' 00''$ run 10.00 feet to the SW corner of said Lot 12; thence N. along said W. line 50.00' to the NW corner of said Lot 12; thence E. along the N. line of said Lot 12 for a distance of 145.25' more or less to the point of beginning.

AND LESS and except the West 10 feet of Lot 11 of Block 14.

FOLIO No. 01-3112-012-0330

WITH A STREET ADDRESS OF:

100 NE 84th Street, Miami, Florida 33138