

# MEMORANDUM

HC

Agenda Item No. 2(A)

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

**DATE:** September 9, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney

**SUBJECT:** Resolution authorizing the Chairperson or Vice-Chairperson of the Board to execute Amended and Restated County Deeds for Propelling into Triumph Incorporated, a Florida not-for-profit corporation, We Shop Enterprises LLC, a Florida limited liability company, Habitat for Humanity of Greater Miami, Inc., a Florida not-for-profit corporation, Maignan Development Group LLC, a Florida limited liability company and Prestige Design & Construction, a Florida for-profit corporation; authorizing extensions to construct, complete and sell single family homes to qualified homebuyers through the Infill Housing Program; and authorizing the County Mayor to take all actions necessary to enforce the provisions set forth in such Amended and Restated County Deeds, and to exercise all rights contained therein

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

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/uw

MDC001



## MEMORANDUM

(Revised)

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

**DATE:** October 6, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No.

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**
- \_\_\_\_\_ **Requires more than a majority vote (i.e., 2/3’s present \_\_\_\_, 2/3 membership \_\_\_\_, 3/5’s \_\_\_\_, unanimous \_\_\_\_, majority plus one \_\_\_\_, CDMP 7 votes (majority of membership) \_\_\_\_, CDMP 2/3 members present but not less than 7 votes (majority of membership) \_\_\_\_, CDMP 9 votes (2/3 membership) \_\_\_\_ ) to approve**
- \_\_\_\_\_ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**



Approved \_\_\_\_\_ Mayor \_\_\_\_\_ Agenda Item No.  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

RESOLUTION NO. \_\_\_\_\_

RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AMENDED AND RESTATED COUNTY DEEDS FOR PROPELLING INTO TRIUMPH INCORPORATED, A FLORIDA NOT-FOR-PROFIT CORPORATION, WE SHOP ENTERPRISES LLC, A FLORIDA LIMITED LIABILITY COMPANY, HABITAT FOR HUMANITY OF GREATER MIAMI, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION, MAIGNAN DEVELOPMENT GROUP LLC, A FLORIDA LIMITED LIABILITY COMPANY AND PRESTIGE DESIGN & CONSTRUCTION, A FLORIDA FOR-PROFIT CORPORATION; AUTHORIZING EXTENSIONS TO CONSTRUCT, COMPLETE AND SELL SINGLE FAMILY HOMES TO QUALIFIED HOMEBUYERS THROUGH THE INFILL HOUSING PROGRAM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH AMENDED AND RESTATED COUNTY DEEDS, AND TO EXERCISE ALL RIGHTS CONTAINED THEREIN

**WHEREAS**, on May 21, 2024, this Board adopted Resolution No. R-458-24, which authorized, among other conveyances, the conveyance to Propelling Into Triumph Incorporated, a Florida not-for-profit corporation (“Propelling”) one County-owned property, currently bearing Folio No: 30-3111-046-0130 (“Propelling property”); We Shop Enterprises LLC, a Florida limited liability company (“We Shop”), two County-owned properties, currently bearing the Folio Nos. 30-3110-053-0680 and 30-3110-038-0011 (“We Shop properties”); Habitat For Humanity of Greater Miami, Inc., a Florida not-for-profit corporation (“Habitat”), four County-owned properties including the properties currently bearing Folio Nos. 30-3116-009-3230 and 30-3111-036-0030 (“Habitat properties”); Maignan Development Group LLC, a Florida limited liability company (“Maignan”), two County-owned properties, currently bearing Folio Nos. 30-3111-007-0070 and 30-3111-037-0440 (“Maignan properties”); and Prestige Design & Construction, a Florida for-profit corporation (“Prestige”), two County-owned properties, currently bearing Folio

Nos. 30-2135-025-0170 and 30-3104-005-0600 (“Prestige properties”); (collectively “the Properties” and “the Developers”) for the purpose of developing such properties with homes to be sold to qualified households in accordance with the Infill Housing Program, and section 125.379, Florida Statutes; and

**WHEREAS**, the time to construct the homes on the Properties expired on August 19, 2026; and

**WHEREAS**, on July 9, 2026, Propelling submitted a request to the County Commissioner of District 2, a copy of which is attached hereto as Attachment “A” and incorporated herein by reference, requesting that the County extend the time by which construction must be completed on the Propelling property and stated the grounds for the request and the status of the development; and

**WHEREAS**, on July 14 and August 21, 2026, We Shop submitted requests to the County Commissioner of District 2, copies of which are attached hereto as Attachment “B” and incorporated herein by reference, requesting that the County extend the time by which construction must be completed on the We Shop properties and stated the grounds for the request and the status of the development; and

**WHEREAS**, on July 14, 2026, Habitat submitted a request to the County Commissioner of District 2, a copy of which is attached hereto as Attachment “C” and incorporated herein by reference, requesting that the County extend the time by which construction must be completed on the Habitat properties and stated the grounds for the request and the status of the development; and

**WHEREAS**, on July 14 and July 16, 2026, Maignan submitted requests to the County Commissioner of District 2, copies of which are attached hereto as Attachment “D” and incorporated herein by reference, requesting that the County extend the time by which construction must be completed on the Maignan properties and stated the grounds for the request and the status of the development; and

**WHEREAS**, on August 24, 2026, Prestige submitted a request to the County Commissioner of District 2, a copy of which is attached hereto as Attachment “J” and incorporated herein by reference, requesting that the County extend the time by which construction must be completed on the Prestige properties and stated the grounds for the request and the status of the development; and

**WHEREAS**, the requested extensions are the first extensions requested by the Developers for the Properties; and

**WHEREAS**, this Board desires to grant the Developers a one-year extension from the date of recording of amended deeds, to construct the homes and obtain final certificates of occupancy on the Properties,

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

**Section 1.** This Board adopts the foregoing recitals as if fully set forth herein.

**Section 2.** Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute the Amended and Restated Deeds (“amended deeds”) to the Developers, in substantially the form attached hereto as Attachments “E” through “I” and incorporated herein by reference, in order to grant the Developers a one-year extension from the date of recording of the amended deeds to construct the

homes and obtain final certificates of occupancy. Such amended deeds shall be executed for the Properties conveyed to the Developers pursuant to Resolution No. R-458-24.

**Section 3.** This Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the amended deeds, including, but not limited to, exercising the County's option to enforce its reversionary interest after conducting all due diligence, title searches and environmental reviews. In the event that the County Mayor or County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the Property Appraiser's Office. Alternatively, this Board authorizes the County Mayor or County Mayor's designee to receive on behalf of the County from the Developers, after conducting all due diligence, title searches and environmental reviews, a deed which conveys any or all of the properties back to the County in the event a developer is unable or fail to comply with the deed restrictions set forth in the amended deeds. Upon the receipt of the deed from a developer, the County Mayor or County Mayor's designee shall record such deed in the Public Records of Miami-Dade County.

**Section 4.** This Board authorizes the County Mayor or County Mayor's designee to grant the Developers a one-year extension from the date of recording of the amended deeds, to obtain the final certificate of occupancy for each of the homes to be sold to qualified households through the Infill Housing Program. The grant of such extension shall be in the manner set forth in the amended deeds.

**Section 5.** This Board authorizes County Mayor or County Mayor's designee to take all action necessary to enforce the provisions set forth in such amended deeds.

**Section 6.** This Board directs the County Mayor or County Mayor's designee to provide copies of the recorded amended deeds to the Property Appraiser.

**Section 7.** This Board directs the County Mayor or County Mayor's designee to ensure that proper signage is placed on the properties described in the amended deeds identifying the County's name and the name of the district commissioner.

**Section 8.** The County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the Public Record all deeds, covenants, reverters, and mortgages creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. The Clerk of the Board, pursuant to Resolution No. R-974-09, shall attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Commissioner Marleine Bastien. 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          | Vicki L. Lopez         |
| Natalie Milian Orbis            | Raquel A. Regalado     |
| Micky Steinberg                 |                        |

The Chairperson thereupon declared this resolution duly passed and adopted this 6<sup>th</sup> day of October, 2026. 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.



Shannon D. Summerset-Williams



**Propelling Into Triumph**

7640 NE 3rd Place  
Miami, FL 33138

**July 9, 2026**

**RE: Request for Extension of Development Timeline**

**Triumph House**

8670 NW 14th Avenue  
Miami, Florida 33147

Dear District 2 Leadership,

I am writing on behalf of Propelling Into Triumph to respectfully request an extension of the development timeline for the Triumph House project located at **8670 NW 14th Avenue**, conveyed by Miami-Dade County through Resolution R-458-24 under the Infill Housing Program.

First and foremost, I would like to express my sincere appreciation to Commissioner Marleine Bastien, the District 2 Office, Miami-Dade County Housing, and the Real Estate Division for believing in our vision and entrusting Propelling Into Triumph with the opportunity to develop this property into permanent affordable housing for youth transitioning from foster care.

When this property was conveyed to our organization in August 2024, our vision was to construct something that would create lasting impact for generations of young people. We are proud to share that today, after nearly two years of diligent work, that vision is becoming a reality.

Throughout the past two years, our organization has continuously advanced this project through every phase of development. As a first-time affordable housing developer, we have worked diligently alongside architects, engineers, contractors, lenders, attorneys, title professionals, Miami-Dade County Housing, and numerous partners to satisfy each requirement necessary to responsibly construct this development.

During this time, significant milestones have included:

- Completion of architectural design and engineering.
- Zoning review and permitting.
- Environmental and due diligence requirements.
- Construction budgeting and cost estimating.



- Securing Miami-Dade County Surtax funding.
- Completing lender underwriting requirements.
- Obtaining construction financing.
- Executing construction contracts.
- Finalizing pre-construction planning and mobilization.

As a result of these efforts, the project has now entered the construction phase. Our contractor has been authorized to begin pre-construction activities, and our official groundbreaking ceremony has been scheduled for July 30, 2026..

While construction is now commencing, the project will not obtain its final Certificate of Occupancy prior to the original two-year deadline contained within the deed. This delay was not the result of inactivity or abandonment, but rather the extensive permitting, financing, underwriting, and development processes that accompany affordable housing projects of this nature.

We respectfully request an extension of the development period pursuant to the provisions contained within the County Deed so that Propelling Into Triumph may complete construction of Triumph House.

Granting this extension will allow the County's vision for this property to be fully realized by creating a newly constructed six-bedroom affordable housing development dedicated to serving youth transitioning from foster care. Upon completion, Triumph House will become the first property permanently owned by Propelling Into Triumph, ensuring long-term affordable housing opportunities for one of our community's most vulnerable populations.

For your review, we have attached documentation demonstrating the substantial progress that has already been made, including:

- Development timeline
- Permit approvals
- Construction financing commitment
- Miami-Dade County Surtax approval
- Construction contract
- Project renderings
- Development budget and sources of funds
- Groundbreaking information





We appreciate the confidence Miami-Dade County has placed in our organization and respectfully request approval of this extension so we may complete construction and deliver this important community asset.

Thank you for your consideration and continued partnership. We look forward to bringing this project to completion and celebrating its impact with Miami-Dade County and District 2.

Respectfully,

**Shavon Saint Preux**  
Chief Executive Officer  
Propelling Into Triumph

July 14, 2026

Miami-Dade County  
Public Housing and Community Development Department  
Infill Housing Initiative Program

Re: Request for Extension – Infill Housing Initiative  
Property: 2112 NW 83 Street, Miami, FL 33147  
Folio: 30-3110-053-0680  
Owner: We Shop Enterprises, LLC (James Prophete)

To Whom It May Concern,

The project has continued to move forward diligently and substantial progress has been made toward obtaining all required approvals. On June 12, 2026, the project received a Pre-Permit Review Deficiency Letter requesting revisions to the site plans, including updated landscape plans and a complete revised plan set.

Those requested revisions have since been completed and submitted to Miami-Dade County through the EnerGov portal. We are currently awaiting review and approval of the revised plans by the County.

In addition, the project has advanced through multiple departmental reviews, and several disciplines have already received approvals. The remaining reviews, including the dry run process, are nearing completion and are currently pending final approval. These remaining items are administrative in nature and outside of the owner's direct control. Throughout this process, We Shop Enterprises, LLC has acted diligently and has continuously responded to all County comments and requests in a timely manner. The delays experienced have resulted from the normal governmental review and permitting process rather than any lack of effort by the owner or development team.

Given the substantial progress made, the continued advancement of the permitting process, and the fact that the remaining approvals are currently under County review, we respectfully request that an extension be granted to allow sufficient time for completion of the permitting process and commencement of construction to break ground in the next 60 days. We appreciate your time and consideration of this request. Please let us know if any additional information or documentation is required to assist in your review.

Respectfully,

James Prophete  
We Shop Enterprises, LLC

September 21,2026

RE: Extension Request / Folio# 30-3110-038-0011

**Dear Commissioner Bastien,** I would like to request an extension for the following project, Folio# 30-3110-038-0011. We are almost there. We are in the process of resolving an administrative issue regarding the title/deed of the property in order to close with our qualified buyer. Please see my explanation and progress below.

**Explanation:**

**Title Issue:**

Our legal description for 1720 NW 87 Street is the same as 8620 NW 17 Ave and it shouldn't be. We are trying to obtain a Deed from James Martin Ministries in regards back over to We Shop Enterprises.

**JENNIFER BURKE, PRESIDENT  
COUTURE TITLE AND ESCROW LLC**

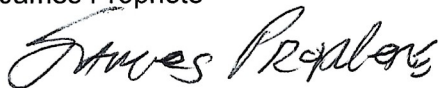
The foundation is complete.

The model is at 95% completion and will soon be ready to leave the factory for permanent Installation.

The property is listed and currency under contract with a qualified buyer.

Sincerely,

James Prophete



**We Shop Enterprises**  
**(954) 249-7512**  
**jpinvestorsolutions@gmail.com**



July 14, 2026.

Hon. Marleine Bastien  
Miami-Dade County Board of Commissioners  
111 NW 1st Street, Suite 220  
Miami, FL 33130

Dear Commissioner Bastien:

I hope this email finds you well and that you are having a good summer.

Commissioner, you have been very kind to Habitat in sponsoring five infill properties for us to build on. I am happy to report that of those 5, three of them are already closed and wonderful families are living in their new homes. I have attached the bios of your district's newest residents.

On two properties, however, we need a little help. The first, folio 30-3111-036-0030 is well under construction and we have selected a family for it. We project completion and final sale by the end of September, 2026. However, the deed on that property will expire in August, so we are requesting a six month extension so we do not run into title issues when the time to close comes. This property took a lot of time in the State as it required a septic tank which took several months for approval. Again, the property is under contract and construction is well underway (pictures attached).

The second property, folio 30-3116-009-3230, has been particularly challenging. This property required platting, workforce housing designation, a right of way dedication, tree permits and a series of other hurdles that needed to be cleared prior to permitting. We ARE now in permitting and expect final approval by September 1st, with expedited construction soon to follow. For this property, to be on the safe side, we could use an additional year, if possible. Our projected closing date on this property is January, 2027.

We are not fans of requiring extensions and pride ourselves in meeting Infill parameters. I assure you delays have not been due to lack of effort, but rather facing some of the roadblocks that so many administrative requirements generate.



In summary, we are requesting that you sponsor an extension for folios 30-3116-009-3230 and 30-3111-036-0030 so we may continue our work of providing deserving low-income families their opportunities of home-ownership with Habitat provided zero percent interest mortgages.

I am available to further discuss and thank you for your continued support of Habitat for Humanity of Greater Miami.

In sincere appreciation,

A handwritten signature in black ink, appearing to read "Mario J. Artecona".

Mario J Artecona  
Chief Executive Officer



In Permitting: Requires Attention.



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 07/13/2026

| PROPERTY INFORMATION |                                             |
|----------------------|---------------------------------------------|
| Folio                | 30-3111-036-0030                            |
| Property Address     | 0<br>FL                                     |
| Owner                | HABITAT FOR HUMANITY , OF GREATER MIAMI INC |
| Mailing Address      | 3800 NW 22 AVE<br>MIAMI, FL 33142           |
| Primary Zone         | 0100 SINGLE FAMILY - GENERAL                |
| Primary Land Use     | 0081 VACANT RESIDENTIAL : VACANT LAND       |
| 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             | 4,650 Sq.Ft                                 |
| Year Built           | 0                                           |

| ASSESSMENT INFORMATION |           |           |           |  |
|------------------------|-----------|-----------|-----------|--|
| Year                   | 2026      | 2025      | 2024      |  |
| Land Value             | \$125,550 | \$120,900 | \$121,080 |  |
| Building Value         | \$0       | \$0       | \$0       |  |
| Extra Feature Value    | \$0       | \$0       | \$0       |  |
| Market Value           | \$125,550 | \$120,900 | \$121,080 |  |
| Assessed Value         | \$125,550 | \$120,900 | \$36,158  |  |

| BENEFITS INFORMATION |                      |      |      |          |
|----------------------|----------------------|------|------|----------|
| Benefit              | Type                 | 2026 | 2025 | 2024     |
| Non-Homestead Cap    | Assessment Reduction |      |      | \$84,922 |
| County               | Exemption            |      |      | \$36,158 |

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

| SHORT LEGAL DESCRIPTION    |  |
|----------------------------|--|
| 11 53 41                   |  |
| LITTLE RIVER TERR PB 19-28 |  |
| LOT 9 BLK 4                |  |
| OR 18552-1364 0399 2 (5)   |  |



| TAXABLE VALUE INFORMATION |           |           |           |  |
|---------------------------|-----------|-----------|-----------|--|
| Year                      | 2026      | 2025      | 2024      |  |
| COUNTY                    |           |           |           |  |
| Exemption Value           | \$0       | \$0       | \$36,158  |  |
| Taxable Value             | \$125,550 | \$120,900 | \$0       |  |
| SCHOOL BOARD              |           |           |           |  |
| Exemption Value           | \$0       | \$0       | \$121,080 |  |
| Taxable Value             | \$125,550 | \$120,900 | \$0       |  |
| CITY                      |           |           |           |  |
| Exemption Value           | \$0       | \$0       | \$0       |  |
| Taxable Value             | \$0       | \$0       | \$0       |  |
| REGIONAL                  |           |           |           |  |
| Exemption Value           | \$0       | \$0       | \$36,158  |  |
| Taxable Value             | \$125,550 | \$120,900 | \$0       |  |

| SALES INFORMATION |          |              |                                           |
|-------------------|----------|--------------|-------------------------------------------|
| Previous Sale     | Price    | OR Book-Page | Qualification Description                 |
| 08/19/2024        | \$100    | 34367-3431   | Federal, state or local government agency |
| 11/07/2014        | \$0      | 29400-3920   | Corrective, tax or QCD; min consideration |
| 03/01/1999        | \$21,800 | 18552-1364   | Deeds that include more than one parcel   |
| 06/01/1993        | \$40,000 | 15983-1948   | Deeds that include more than one parcel   |

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>





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30.3111.036.0030

Construction at 60%

Estimated Completion, SEPT 2026

Estimated Closing, OCT 2026







## Meet Our Future Homeowner!

# Pedro

Pedro was born in Nicaragua and came to Miami when he was just four years old. He has proudly called the city home ever since. After graduating from high school, he joined the U.S. Navy, serving four years and completing three deployments overseas. The experience shaped him deeply. “It helped me become who I am,” he says. “I learned a lot of things that I still use today, like being responsible and paying attention to detail.”

After returning home, Pedro worked in retail, went back to school to study network services, and eventually found his path in public service, a job he describes as busy but meaningful.

Through every stage of his life, one dream remained constant: owning a home. “Ever since I was young, I’ve always dreamed of having a home. Part of the American dream,” he says.

For years, Pedro tried to buy in Miami’s competitive market, often being outbid. But he stayed committed. For him, owning a home is not just as a goal on its own, but as the starting point for what comes next.



# Residential Contract For Sale And Purchase

THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR



1\* **PARTIES:** Habitat for Humanity of Greater Miami ("Seller"),  
2\* and PEDRO FORNOS ("Buyer"),

3 agree that Seller shall sell and Buyer shall buy the following described Real Property and Personal Property  
4 (collectively "Property") pursuant to the terms and conditions of this Residential Contract For Sale And Purchase and  
5 any riders and addenda ("Contract");

## 6 1. PROPERTY DESCRIPTION:

7\* (a) Street address, city, zip: 7933 NW 14 COURT, MIAMI, FLORIDA 33147

8\* (b) Property is located in: Miami Dade County, Florida. Real Property Tax ID No: 30-3111-036-0030

9\* (c) Legal description of the Real Property: \_\_\_\_\_  
10\* 11 53 41 LITTLE RIVER TERR PB 19-28 LOT 9 BLK 4 OR 18552-1364 0399 2 (5)

11 together with all existing improvements and fixtures, including built-in appliances, built-in furnishings and  
12 attached wall-to-wall carpeting and flooring ("Real Property") unless specifically excluded below.

13 (d) Personal Property: The following items owned by Seller and existing on the Property as of the date  
14 of the initial offer are included in the purchase ("Personal Property"): (i) range(s)/oven(s), dishwasher(s),  
15 disposal, ceiling fan(s), intercom, light fixtures, rods, draperies and other window treatments, garage door  
16 openers, and security gate and other access devices; and (ii) those additional items checked below. If  
17 additional details are necessary, specify below. **If left blank, the item below is not included:**

- |                                                |                                            |                                                     |                                                    |
|------------------------------------------------|--------------------------------------------|-----------------------------------------------------|----------------------------------------------------|
| <input type="checkbox"/> Refrigerator(s)       | <input type="checkbox"/> Smoke detector(s) | <input type="checkbox"/> Pool barrier/fence         | <input type="checkbox"/> Storage shed              |
| <input type="checkbox"/> Microwave oven        | <input type="checkbox"/> Security system   | <input type="checkbox"/> Pool equipment             | <input type="checkbox"/> TV antenna/satellite dish |
| <input type="checkbox"/> Washer                | <input type="checkbox"/> Window/wall a/c   | <input type="checkbox"/> Pool heater                | <input type="checkbox"/> Water softener/purifier   |
| <input type="checkbox"/> Dryer                 | <input type="checkbox"/> Generator         | <input type="checkbox"/> Spa or hot tub with heater | <input type="checkbox"/> Storm shutters and panels |
| <input type="checkbox"/> Stand-alone ice maker |                                            | <input type="checkbox"/> Above ground pool          |                                                    |

18 The only other items of Personal Property included in this purchase, and any additional details regarding  
19 Personal Property, if necessary, are: \_\_\_\_\_

20  
21 Personal Property is included in the Purchase Price, has no contributory value, and shall be left for the Buyer.

22\* (e) The following items are excluded from the purchase: \_\_\_\_\_

23\*  
24\* **2. PURCHASE PRICE** (U.S. currency): \_\_\_\_\_ \$ 349,000.00

25\* (a) Initial deposit to be held in escrow in the amount of **(checks subject to COLLECTION)** \$ 4000.00

26 The initial deposit made payable and delivered to "Escrow Agent" named below

27\* **(CHECK ONE):** ☐ accompanies offer or ☐ is to be made upon acceptance (Effective Date)  
28\* or ☐ is to be made within \_\_\_\_\_ (if blank, then 3) days after Effective Date

29\* Escrow Agent Information: Name: Habitat for Humanity of Greater Miami

30\* Address: 3800 NW 22 Ave, Miami, FL 33142

Phone: 305-634-3628

31\* E-mail: \_\_\_\_\_

Fax: \_\_\_\_\_

32\* (b) Additional deposit to be delivered to Escrow Agent within \_\_\_\_\_ (if blank, then 3)  
33\* days after Effective Date \_\_\_\_\_ \$ \_\_\_\_\_

34 (All deposits paid or agreed to be paid, are collectively referred to as the "Deposit")

35\* (c) Financing: Express as a dollar amount or percentage ("Loan Amount") see Paragraph 8 \_\_\_\_\_ \$ 349,000.00

36\* (d) Other: \_\_\_\_\_ \$ \_\_\_\_\_

37 (e) Balance to close (not including Buyer's closing costs, prepaids and prorations) by wire  
38\* transfer or other **COLLECTED** funds. \_\_\_\_\_ \$ \_\_\_\_\_

39 **NOTE: For the definition of "COLLECTION" or "COLLECTED" see STANDARD S.**

## 40 3. TIME FOR ACCEPTANCE OF OFFER AND COUNTER-OFFERS; EFFECTIVE DATE:

41\* (a) If not signed by Buyer and Seller, and an executed copy delivered to all parties on or before \_\_\_\_\_  
42\* this offer shall be deemed withdrawn and the Deposit, if any, will be returned to Buyer.

43 Unless otherwise stated, time for acceptance of any counter-offers shall be within 2 days after the day  
44 the counter-offer is delivered.

45 (b) The effective date of this Contract will be the date when the last one of the Buyer and Seller has signed or  
46 initialed this offer or final counter-offer ("Effective Date").

47 **4. CLOSING DATE:** Unless modified by other provisions of this Contract, the closing of this transaction shall occur  
48 and the closing documents required to be furnished by each party pursuant to this Contract shall be delivered  
49\* ("Closing") on \_\_\_\_\_ ("Closing Date"), at the time established by the Closing Agent.

Buyer's Initials PF  
FloridaRealtors/FloridaBar-1

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Seller's Initials [Signature]

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50 5. EXTENSION OF CLOSING DATE:

- 51 (a) If Closing funds from Buyer's lender(s) are not available at time of Closing due to Truth In Lending Act (TILA)  
52 notice requirements, Closing shall be extended for such period necessary to satisfy TILA notice requirements,  
53 not to exceed 7 days.
- 54 (b) If extreme weather or other condition or event constituting "Force Majeure" (see STANDARD G) causes:  
55 (i) disruption of utilities or other services essential for Closing, or (ii) Hazard, Wind, Flood or Homeowners'  
56 insurance, to become unavailable prior to Closing, Closing will be extended a reasonable time up to 3 days  
57 after restoration of utilities and other services essential to Closing, and availability of applicable Hazard, Wind,  
58 Flood or Homeowners' insurance. If restoration of such utilities or services and availability of insurance has not  
59\* occurred within \_\_\_\_\_ (if left blank, 14) days after Closing Date, then either party may terminate this  
60 Contract by delivering written notice to the other party, and Buyer shall be refunded the Deposit, thereby  
61 releasing Buyer and Seller from all further obligations under this Contract.

62 6. OCCUPANCY AND POSSESSION: Unless otherwise stated herein, Seller shall, at Closing, have removed all  
63 personal items and trash from the Property and shall deliver occupancy and possession, along with all keys,  
64 garage door openers, access devices and codes, as applicable, to Buyer. If Property is intended to be rented or  
65 occupied beyond Closing, the fact and terms thereof and the tenant(s) or occupants shall be disclosed pursuant  
66 to STANDARD D. If occupancy is to be delivered before Closing, Buyer assumes all risks of loss to Property from  
67 date of occupancy, shall be responsible and liable for maintenance from that date, and shall be deemed to have  
68 accepted Property in its existing condition as of time of taking occupancy, except with respect to any items  
69 identified by Buyer pursuant to Paragraph 12 prior to taking occupancy which require repair, replacement,  
70 treatment or remedy.

71\* 7. ASSIGNABILITY: (CHECK ONE) ☐ Buyer may assign and thereby be released from any further liability  
72\* under this Contract; ☐ may assign but not be released from liability under this Contract; or ☐ may not assign  
73 this Contract.

74 FINANCING

75 8. FINANCING:

- 76\* ☐ (a) Buyer will pay cash or may obtain a loan for the purchase of the Property. There is no financing contingency  
77 to Buyer's obligation to close.
- 78\* ☒ (b) This Contract is contingent upon Buyer obtaining a written loan commitment for a ☒ conventional ☐ FHA  
79\* ☐ VA loan on the following terms within \_\_\_\_\_ (if blank, then 30) days after Effective Date ("Loan  
80\* Commitment Date") for: (CHECK ONE): ☐ fixed, ☐ adjustable, ☐ fixed or adjustable rate loan in  
81\* the principal amount of \$ \_\_\_\_\_ or \_\_\_\_\_ % of the Purchase Price, at an initial interest rate  
82\* not to exceed 1.00 % (if blank, then prevailing rate based upon Buyer's creditworthiness), and for a  
83\* term of 30 years ("Financing").

84\* Buyer will make mortgage loan application for the Financing within \_\_\_\_\_ (if blank, then 5) days after  
85 Effective Date and use good faith and diligent effort to obtain a written loan commitment for the Financing  
86 ("Loan Commitment") and close this Contract. Buyer shall keep Seller and Broker fully informed about  
87 the status of mortgage loan application and Loan Commitment and authorizes Buyer's mortgage broker and  
88 Buyer's lender to disclose such status and progress to Seller and Broker.

89 If Buyer does not receive Loan Commitment, then Buyer may terminate this Contract by delivering written  
90 notice to Seller, and the Deposit shall be refunded to Buyer, thereby releasing Buyer and Seller from all  
91 further obligations under this Contract.

92 If Buyer does not deliver written notice to Seller of receipt of Loan Commitment or Buyer's written waiver of  
93 this financing contingency, then after Loan Commitment Date Seller may terminate this Contract by  
94 delivering written notice to Buyer and the Deposit shall be refunded to Buyer, thereby releasing Buyer and  
95 Seller from all further obligations under this Contract.

96 If Buyer delivers written notice of receipt of Loan Commitment to Seller and this Contract does not  
97 thereafter close, the Deposit shall be paid to Seller unless failure to close is due to: (1) Seller's default;  
98 (2) Property related conditions of the Loan Commitment have not been met (except when such conditions  
99 are waived by other provisions of this Contract); (3) appraisal of the Property obtained by Buyer's lender is  
100 insufficient to meet terms of the Loan Commitment; or (4) the loan is not funded due to financial failure of  
101 Buyer's lender, in which event(s) the Deposit shall be returned to Buyer, thereby releasing Buyer and Seller  
102 from all further obligations under this Contract.

103\* ☐ (c) Assumption of existing mortgage (see rider for terms).

104\* ☐ (d) Purchase money note and mortgage to Seller (see riders; addenda; or special clauses for terms).

Buyer's Initials

PF

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Seller's Initials

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559\* 20. ADDITIONAL TERMS \_\_\_\_\_  
560\* \_\_\_\_\_  
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569\* \_\_\_\_\_

570 COUNTER-OFFER/REJECTION

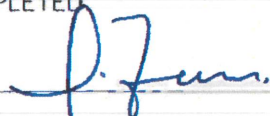
571\* ☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and  
572 deliver a copy of the acceptance to Seller).  
573\* ☐ Seller rejects Buyer's offer.

574 THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT. IF NOT FULLY UNDERSTOOD, SEEK THE ADVICE  
575 OF AN ATTORNEY PRIOR TO SIGNING.

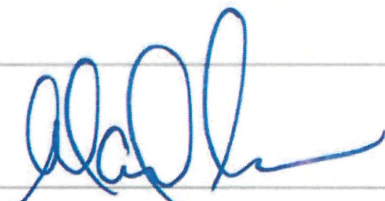
576 THIS FORM HAS BEEN APPROVED BY THE FLORIDA REALTORS AND THE FLORIDA BAR.

577 Approval of this form by the Florida Realtors and The Florida Bar does not constitute an opinion that any of the terms  
578 and conditions in this Contract should be accepted by the parties in a particular transaction. Terms and conditions  
579 should be negotiated based upon the respective interests, objectives and bargaining positions of all interested  
580 persons.

581 AN ASTERISK (\*) FOLLOWING A LINE NUMBER IN THE MARGIN INDICATES THE LINE CONTAINS A BLANK TO  
582 BE COMPLETED

583\* Buyer:  Date: 2-11-26

584\* Buyer: \_\_\_\_\_ Date: \_\_\_\_\_

585\* Seller:  Date: 2-11-26

586\* Seller: \_\_\_\_\_ Date: \_\_\_\_\_

|                                            |                                         |
|--------------------------------------------|-----------------------------------------|
| 587 Buyer's address for purposes of notice | Seller's address for purposes of notice |
| 588* _____                                 | _____                                   |
| 589* _____                                 | _____                                   |
| 590* _____                                 | _____                                   |

591 **BROKER:** Listing and Cooperating Brokers, if any, named below (collectively, "Broker"), are the only Brokers entitled  
592 to compensation in connection with this Contract. Instruction to Closing Agent: Seller and Buyer direct Closing Agent  
593 to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage  
594 agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has  
595 retained such fees from the escrowed funds. This Contract shall not modify any MLS or other offer of compensation  
596 made by Seller or Listing Broker to Cooperating Brokers.

|                                         |                         |
|-----------------------------------------|-------------------------|
| 597* _____                              | _____                   |
| 598 Cooperating Sales Associate, if any | Listing Sales Associate |

|                                |                |
|--------------------------------|----------------|
| 599* _____                     | _____          |
| 600 Cooperating Broker, if any | Listing Broker |

Home completed  
and sold, 6/2026



### Meet Our Future Homeowner!

## Avontae

Family has always been at the center of Avontae's life. A Miami native, she has worked at the airport for almost a decade. She currently shares an apartment with her two sons and her mom. While the neighborhood is decent, there are some safety concerns.

Avontae comes from a big, close-knit family, where holidays often bring together as many as 30 relatives. Growing up, her family moved frequently due to financial challenges. Those experiences made her value stability and dream of having a home she could truly call her own.

She says, "Being able to purchase a home will give me both the stability and the affordability because I can't get in a situation where I can't afford anything. That's my comfort zone." She's especially excited for the kitchen, where she can cook healthier meals with her son, and for a home where her family can settle in and feel secure in their own space.







Home Completed  
AND SOLD, 5/26



### Meet Our Future Homeowner!

## Liliam

Born and raised in Miami, Liliam saw firsthand her parents' hard work in getting their first home, learning early what a safe, stable family space truly means. Now, as a mom to 14-year-old Liam and 1-year-old Ares, she's determined to give her children that same security.

Liliam works for Miami-Dade County in a department where she occasionally sees Habitat projects cross her desk, making this journey even more meaningful. After years of moving and renting under an affordable housing program where her eligibility depends on her income, meaning any change could force her to leave, she longed for a place her family could truly call their own.

She had been following Miami Habitat's posts, searching for the right opportunity. When she saw a new Habitat home being built nearby, she applied immediately. For Liliam, homeownership means peace of mind, no more worrying about where they will live next, and the joy of knowing her children will always have a safe place to grow. She is especially excited to work alongside her oldest son on sweat equity hours, making the journey to their home a true family effort.







Home Completed And  
Sold, 6/2026



### Meet Our Future Homeowner!

## Antricia

Antricia grew up in Miami with her mom, dad, and siblings. Today, she is raising her daughter, Aariah, on her own in a small apartment. With limited space, they made room in the living area so young Aariah could have a space of her own.

Aariah is the heart of everything Antricia does, and her biggest motivation for creating a stable future. "I want to give her a home where she can always come back and say, 'This is where I grew up,'" she shares. "I always wanted to be self-sufficient, independent, but now I can actually see myself achieving that fully. Being a homeowner... it's breaking generational curses. I'll be the youngest in my family to have a home of my own."

Working at the airport, Antricia knows this new home will be more than walls and a roof, it will be it's a place where she and her daughter will have space, stability, and room to grow together.







**July 14, 2026**

**Miami-Dade County**

Public Housing and Community Development Department  
Infill Housing Initiative Program

**Re: Request for Extension – Infill Housing Initiative**

**Property:** 8019 NW 8 Avenue, Miami, FL 33150

**Folio:** 30-3111-007-0070

**Owner:** Maignan Development Group, LLC (Jean Patrick Maignan)

To Whom It May Concern,

On behalf of Maignan Development Group, LLC, we respectfully request an extension under the Infill Housing Initiative Program for the above-referenced property.

The project was originally submitted as a duplex development. During the review process, comments were received regarding onsite sewage treatment requirements, setbacks, and other site-related constraints. After evaluating the comments received from the reviewing agencies, we elected to revise the project to a **single-family residence** in order to better satisfy the applicable development requirements and facilitate the approval process.

The revised plans for the single-family residence have been completed and submitted to Miami-Dade County, and the project is currently under review. We are also awaiting approval from the Florida Department of Health regarding the onsite sewage treatment system, which is a required component of the permitting process.

Throughout this process, we have worked diligently with our architects, engineers, consultants, and County staff to address all review comments promptly and advance the project toward approval. The remaining time required is primarily due to the governmental review and permitting process rather than any lack of diligence by the owner or development team.

Given the substantial progress made, the redesign undertaken to address agency comments, and the fact that the project is actively under review, we respectfully request an extension to allow sufficient time to obtain the remaining approvals and proceed with construction to break ground within the next 60 days.

Thank you for your time and consideration. Please let us know if any additional information or documentation is required in support of this request.

Respectfully,

**Jean Patrick Maignan**

Maignan Development Group, LLC

**LETTER OF INTENT**

**Date:** July 16, 2026

**Miami-Dade County Department of Regulatory and Economic Resources**

Development Services Division

111 NW 1st Street

Miami, FL 33128

**Re:** Request for Extension – Pre-Permit Review Application **R2026000010**

**Property Address:** 1400 NW 81 Street, Miami, FL 33147

**Folio Number:** 30-3111-037-0440

To Whom It May Concern,

On behalf of the property owner, we respectfully request an extension of the above-referenced pre-permit review application.

Prior to the issuance of the Deficiency Letter, the proposed development had already been revised from a **duplex** to a **single-family** residence. The updated plans reflecting this revision have been submitted and are expected to address the comments contained in the Deficiency Letter. Accordingly, we respectfully request that the Department continue its review based on the revised single-family proposal.

We believe that this revised proposal addresses the comments identified in the Deficiency Letter. Accordingly, we respectfully request that the Department continue its review using the updated single-family plans and grant an extension of this application to allow sufficient time for the review process to be completed without requiring a new application.

Should any additional information or documentation be required, we will promptly provide it.

Thank you for your time and consideration of this request. We appreciate your assistance and look forward to the continued review of this application.

Respectfully,



**Jean Patrick Maignan**

Maignan Development Group, LLC

2005 NE 160th Street

North Miami Beach, FL 33162

Phone: 678-508-9676

Email: cargologistic@aol.com

## Attachment "E"

Instrument prepared by and returned to:  
Shannon D. Summerset-Williams  
Assistant County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

**This Amended and Restated County Deed shall supersede and replace the County Deed recorded in Official Record Book 34367 Pages 3875-3833 of the Public Records of Miami-Dade County on August 19, 2024, solely as it relates to the property listed in Exhibit A attached hereto and incorporated herein by reference.**

### AMENDED AND RESTATED COUNTY DEED

**THIS AMENDED AND RESTATED DEED ("Deed")**, made this \_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 2026 by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and to **Propelling Into Triumph Incorporated**, a Florida not-for-profit corporation (the "Developer"), whose address is \_\_\_\_\_, its successors and assigns.

**WITNESSETH**, that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by THE DEVELOPER, receipt whereof is hereby acknowledged, has granted, bargained, and sold to THE DEVELOPER, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

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

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

1. That if the Property is developed with single-family or multi-family affordable homes for sale, THE DEVELOPER shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, THE DEVELOPER shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.



2. That if the Property is developed as affordable and workforce rental housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very- low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income. Developer shall connect the Dwelling Units to a sewer line.
3. That at financial closing if THE DEVELOPER shall cause the Property to be developed with affordable or workforce rental housing, then THE DEVELOPER shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Property.
4. That the Property shall be developed within one year of the recording of this County Deed, as evidenced by the issuance of a final Certificate of Occupancy. Developer shall provide quarterly notarized status reports to the County Mayor or the County Mayor's designee with a copy to the District Commissioner in which the property lies at appropriate intervals regarding compliance with each milestone in this deed. Notwithstanding the foregoing restriction contained in this Paragraph 4, the County may, in its sole discretion, waive this requirement upon the Miami- Dade County Board of County Commissioners finding it necessary to extend the timeframe in which THE DEVELOPER must complete the housing required herein. In order for such waiver by the County to be effective, it shall:
  - a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
  - b. Be evidenced by the preparation and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which THE DEVELOPER must complete the housing. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within sixty (60) months from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
5. That if the Property is developed with single-family or multi-family homes for sale as set forth in paragraph 1 of this Deed, the homes developed on the Property shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed the relevant County Maximum Sales Price as set by Miami-Dade County and existing at the time of sale. In the event THE DEVELOPER fails to sell the homes to qualified homebuyers or sells the homes above County Maximum Sales Price and THE DEVELOPER, upon written notification from the County, fails to cure such default, then title to the Property shall revert to the County, at the option of the County, as set forth this County Deed, and by such reverter to the County,

the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

6. That for any of the Property located within the HOPE VI Target Area (hereinafter "Target Area"), THE DEVELOPER shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for THE DEVELOPER to notify these residents of the availability of homeownership opportunities.
7. That THE DEVELOPER shall not assign or transfer its interest in the Property or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
8. That THE DEVELOPER shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from THE DEVELOPER to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

9. That Developer shall pay real estate taxes and assessments on the Property or any part thereof when due and shall each year, immediately upon payment of such taxes, provide the County proof of payment. Developer shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, and in the event that any such lien does attach, such lien shall remain the responsibility of the Developer in the event of a reversion of the Property, provided, however, that Developer may encumber the Property with the following, subject to the requirements set forth in Section 17-124(d) of the County Code, and paragraphs 10 and 11 herein:
  - a. Any mortgage(s) in favor of any institutional lender solely for the purpose of financing or refinancing any hard costs or soft costs relating to the construction of the single-family home(s) in an amount(s) not to exceed the lesser of: (i) the value of the cost of

construction of the single-family home(s), which estimate shall be verified as set forth in section 10 below; and (ii) the Maximum Sales Price in effect at the time the mortgage is recorded.

For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term “Institutional lender” shall be deemed to include Miami-Dade County and its respective successors and assigns.

10. That the Developer shall provide the County, at least ten (10) business days prior to the execution and recordation of any mortgage purporting to meet the requirements of section 9 above, with a detailed statement of value of such actual or projected hard and soft costs for the development and construction of the single-family home(s) on the Property prepared and signed by a state certified appraiser, contractor or other similar expert, which verifies and certifies that: (a) the information or estimates set forth therein are correct and accurate; and (b) that neither the Maximum Sales Price nor the mortgage (and if more than one mortgages, all of the mortgages in the aggregate), exceed the detailed statement of value of the actual or projected hard and soft costs for each of the single-family homes constructed or to be constructed on the Property. Such statement of value shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subordinate to the lien of such mortgage; provided, however, that for the reverter in this Deed to be subordinate to any mortgage, the Developer must be in compliance with all provisions of this Deed at the time of recordation of such mortgage.
11. That prior to placing any mortgage on the Property, the Developer shall provide the County Mayor or County Mayor’s designee with written notice of the intent to mortgage same, along with a copy of the proposed mortgage and the statement of value required by section 8 above, to evidence that such mortgage does not exceed the cost of construction.
12. That in the event that any mortgage(s) on the Property in favor of any institutional lender goes into default, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, all deed restrictions and provisions set forth in this Deed, save and except for the right of reverter, shall not be extinguished, and shall remain enforceable by the County and in full force and effect. The restrictions set forth in this Deed shall run with the land and shall be binding on any successors or assigns of Developer, notwithstanding the mortgage or change in ownership until such deed restrictions are satisfied or released as set forth paragraph 15 below.
13. In the event that Developer mortgages the Property without compliance with



sections 9 through 12 herein, then such mortgage shall be of no force and effect, and shall be subordinate to all rights of the County, including the County's right of reverter.

14. The County retains a reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any other term of this Deed is not complied with, the Developer shall correct or cure the default/violation within thirty (30) days of notification of the default by the County. If the Developer fails to remedy the default within thirty (30) days, as determined in the sole discretion of the County, title to the subject Property shall revert to the County, at the option of the County, which shall be effected upon written notice to Developer of such failure to remedy the default, and the filing of a Notice of Reverter in the public records evidencing same (which may be filed simultaneously with or subsequent to such written notice of reverter). The reverter will become effective upon the filing of such Notice of Reverter. In the event of such reverter, the Developer shall immediately deed such Property back to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon the filing of the Notice of Reverter, regardless of whether the Developer provides a deed back to the County for such Property.

All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.

15. Upon receiving proof of compliance with all of the Deed restrictions set forth herein, to be determined in the County's sole discretion, the County shall furnish the Developer with an appropriate instrument acknowledging satisfaction with all Deed restrictions. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.
16. If in the sole discretion of the County, (a) THE DEVELOPER ceases to exist prior to sale or rental of the housing contemplated herein; (b) THE DEVELOPER fails to rent or sell the homes within the sale or rental limits described herein; (c) THE DEVELOPER fails to construct the housing project contemplated herein within one (1) year of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, THE DEVELOPER shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If THE DEVELOPER fails to remedy such default within sixty (60) days, title to the subject Property shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, THE DEVELOPER shall immediately deed the Property back

to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by THE DEVELOPER. The County retains such reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami Dade County. Should the Property revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

17. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.
18. Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish THE DEVELOPER with an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami- Dade County, Florida.

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

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

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN, CLERK

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Anthony Rodriguez, Chairman

Approved for legal sufficiency:

By: \_\_\_\_\_  
Shannon D. Summerset-Williams  
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -2\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2026.



IN WITNESS WHEREOF, the representative of **PROPELLING INTO TRIUMPH INCORPORATED**, a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 18<sup>th</sup> day of August, 2026, and it is hereby approved and accepted.

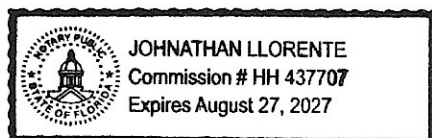
[Signature]  
Witness/Attest Signature  
Yoslee G. Wilson  
Print Name 12030 Hialeah Gardens BLVD  
Hialeah Gardens, FL 33018  
Address

By: [Signature]  
Name: Shavon Saint Preux  
Title: Chief Executive Officer

[Signature]  
Witness/Attest Signature  
Angie J. Jumper  
Print Name 12030 Hialeah Gardens BLVD  
Hialeah Gardens, FL 33018  
Address

STATE OF FLORIDA                    )  
COUNTY OF MIAMI-DADE        )

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this day of 18<sup>th</sup> August, 2026, by Shavon Saint Preux as Chief Executive Officer of **PROPELLING INTO TRIUMPH INCORPORATED**, a Florida not-for-profit corporation.



[Signature]  
Signature  
Johnathan Llorente  
Printed Name  
Notary Public, State of Florida

☐ Personally Known or ☒ Produced Identification  
Type of Identification Produced

**EXHIBIT A**

**FOLIO NUMBER**

**LEGAL DESCRIPTION**

|                  |                                                                                                                      |
|------------------|----------------------------------------------------------------------------------------------------------------------|
| 30-3111-046-0130 | CORRECTED PL OF FERNVILLE PARK<br>S62.25 FT OF N162.25FT OF E141FT<br>TR3-AKA LOT 8 & N1/2 OF LOT 9<br>BLK 3 PB 22-7 |
|------------------|----------------------------------------------------------------------------------------------------------------------|

## Attachment "F"

Instrument prepared by and returned to:  
Shannon D. Summerset-Williams  
Assistant County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

**This Amended and Restated County Deed shall supersede and replace the County Deed recorded in Official Record Book 34367 Pages 2310-2318 of the Public Records of Miami-Dade County on August 19, 2024, solely as it relates to the property listed in Exhibit A attached hereto and incorporated herein by reference.**

### AMENDED AND RESTATED COUNTY DEED

**THIS AMENDED AND RESTATED DEED ("Deed")**, made this \_\_\_\_ day of \_\_\_\_\_, 2026 by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and to **We Shop Enterprises LLC**, a Florida limited liability company (the "Developer"), whose address is \_\_\_\_\_, its successors and assigns.

**WITNESSETH**, that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by THE DEVELOPER, receipt whereof is hereby acknowledged, has granted, bargained, and sold to THE DEVELOPER, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

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

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

1. That if the Property is developed with single-family or multi-family affordable homes for sale, THE DEVELOPER shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, THE DEVELOPER shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

2. That if the Property is developed as affordable and workforce rental housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very- low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income. Developer shall connect the Dwelling Units to a sewer line.
3. That at financial closing if THE DEVELOPER shall cause the Property to be developed with affordable or workforce rental housing, then THE DEVELOPER shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Property.
4. That the Property shall be developed within one (1) year of the recording of this County Deed, as evidenced by the issuance of a final Certificate of Occupancy. Developer shall provide quarterly notarized status reports to the County Mayor or the County Mayor's designee with a copy to the District Commissioner in which the property lies at appropriate intervals regarding compliance with each milestone in this deed. Notwithstanding the foregoing restriction contained in this Paragraph 4, the County may, in its sole discretion, waive this requirement upon the Miami-Dade County Board of County Commissioners finding it necessary to extend the timeframe in which THE DEVELOPER must complete the housing required herein. In order for such waiver by the County to be effective, it shall:
  - a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
  - b. Be evidenced by the preparation and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which THE DEVELOPER must complete the housing. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within sixty (60) months from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
5. That if the Property is developed with single-family or multi-family homes for sale as set forth in paragraph 1 of this Deed, the homes developed on the Property shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed the relevant County Maximum Sales Price as set by Miami-Dade County and existing at the time of sale. In the event THE DEVELOPER fails to sell the homes to qualified homebuyers or sells the homes above County Maximum Sales Price and THE DEVELOPER, upon written notification from the County, fails to cure such default, then title to the Property shall revert to the County, at the option of the County, as set forth this County Deed, and by such reverter to the County,



the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

6. That for any of the Property located within the HOPE VI Target Area (hereinafter "Target Area"), THE DEVELOPER shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for THE DEVELOPER to notify these residents of the availability of homeownership opportunities.
7. That THE DEVELOPER shall not assign or transfer its interest in the Property or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
8. That THE DEVELOPER shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from THE DEVELOPER to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

9. That Developer shall pay real estate taxes and assessments on the Property or any part thereof when due and shall each year, immediately upon payment of such taxes, provide the County proof of payment. Developer shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, and in the event that any such lien does attach, such lien shall remain the responsibility of the Developer in the event of a reversion of the Property, provided, however, that Developer may encumber the Property with the following, subject to the requirements set forth in Section 17-124(d) of the County Code, and paragraphs 10 and 11 herein:
  - a. Any mortgage(s) in favor of any institutional lender solely for the purpose of financing or refinancing any hard costs or soft costs relating to the construction of the single-family home(s) in an amount(s) not to exceed the lesser of: (i) the value of the cost of

construction of the single-family home(s), which estimate shall be verified as set forth in section 10 below; and (ii) the Maximum Sales Price in effect at the time the mortgage is recorded.

For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term “Institutional lender” shall be deemed to include Miami-Dade County and its respective successors and assigns.

10. That the Developer shall provide the County, at least ten (10) business days prior to the execution and recordation of any mortgage purporting to meet the requirements of section 9 above, with a detailed statement of value of such actual or projected hard and soft costs for the development and construction of the single-family home(s) on the Property prepared and signed by a state certified appraiser, contractor or other similar expert, which verifies and certifies that: (a) the information or estimates set forth therein are correct and accurate; and (b) that neither the Maximum Sales Price nor the mortgage (and if more than one mortgages, all of the mortgages in the aggregate), exceed the detailed statement of value of the actual or projected hard and soft costs for each of the single-family homes constructed or to be constructed on the Property. Such statement of value shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subordinate to the lien of such mortgage; provided, however, that for the reverter in this Deed to be subordinate to any mortgage, the Developer must be in compliance with all provisions of this Deed at the time of recordation of such mortgage.
11. That prior to placing any mortgage on the Property, the Developer shall provide the County Mayor or County Mayor’s designee with written notice of the intent to mortgage same, along with a copy of the proposed mortgage and the statement of value required by section 8 above, to evidence that such mortgage does not exceed the cost of construction.
12. That in the event that any mortgage(s) on the Property in favor of any institutional lender goes into default, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, all deed restrictions and provisions set forth in this Deed, save and except for the right of reverter, shall not be extinguished, and shall remain enforceable by the County and in full force and effect. The restrictions set forth in this Deed shall run with the land and shall be binding on any successors or assigns of Developer, notwithstanding the mortgage or change in ownership until such deed restrictions are satisfied or released as set forth paragraph 15 below.
13. In the event that Developer mortgages the Property without compliance with

sections 9 through 12 herein, then such mortgage shall be of no force and effect, and shall be subordinate to all rights of the County, including the County's right of reverter.

14. The County retains a reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any other term of this Deed is not complied with, the Developer shall correct or cure the default/violation within thirty (30) days of notification of the default by the County. If the Developer fails to remedy the default within thirty (30) days, as determined in the sole discretion of the County, title to the subject Property shall revert to the County, at the option of the County, which shall be effected upon written notice to Developer of such failure to remedy the default, and the filing of a Notice of Reverter in the public records evidencing same (which may be filed simultaneously with or subsequent to such written notice of reverter). The reverter will become effective upon the filing of such Notice of Reverter. In the event of such reverter, the Developer shall immediately deed such Property back to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon the filing of the Notice of Reverter, regardless of whether the Developer provides a deed back to the County for such Property.

All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.

15. Upon receiving proof of compliance with all of the Deed restrictions set forth herein, to be determined in the County's sole discretion, the County shall furnish the Developer with an appropriate instrument acknowledging satisfaction with all Deed restrictions. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.
16. If in the sole discretion of the County, (a) THE DEVELOPER ceases to exist prior to sale or rental of the housing contemplated herein; (b) THE DEVELOPER fails to rent or sell the homes within the sale or rental limits described herein; (c) THE DEVELOPER fails to construct the housing project contemplated herein within one (1) year of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, THE DEVELOPER shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If THE DEVELOPER fails to remedy such default within sixty (60) days, title to the subject Property shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, THE DEVELOPER shall immediately deed the Property back

to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by THE DEVELOPER. The County retains such reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami Dade County. Should the Property revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

17. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.
18. Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish THE DEVELOPER with an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami- Dade County, Florida.

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



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

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN, CLERK

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Anthony Rodriguez, Chairman

Approved for legal sufficiency:

By: \_\_\_\_\_  
Shannon D. Summerset-Williams  
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -2\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2026.

IN WITNESS WHEREOF, the representative of WE SHOP ENTERPRISES LLC, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this 21<sup>st</sup> day of AUGUST, 2026, and it is hereby approved and accepted.

[Signature]

Witness/Attest Signature

John Sosa

Print Name

2805 E Oakland Park Blvd

Address Ft Lauderdale FL 33306

By: WE SHOP ENTERPRISES

Name: James Prophete

Title: OWNER

[Signature]

Witness/Attest Signature

Jeremy Curbelo

Print Name

2805 E Oakland Park Blvd

Address Ft Lauderdale FL 33306

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this day of August 21<sup>st</sup>, 2026, by James Prophete as Owner of WE SHOP ENTERPRISES LLC, a Florida limited liability company.

[Signature]

Signature

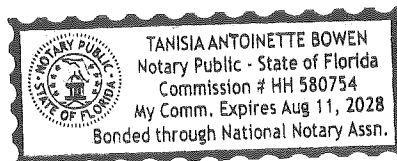
Tanisia Antoinette Bowen

Printed Name

Notary Public, State of Florida

☐ Personally Known or ☒ Produced Identification

Type of Identification Produced FL Driver License



## EXHIBIT A

| FOLIO NUMBERS    | LEGAL DESCRIPTIONS                                                                                |
|------------------|---------------------------------------------------------------------------------------------------|
| 30-3110-053-0680 | W LITTLE RIVER PB 14-75<br>LOTS 29 & 30 BLK 12                                                    |
| 30-3110-038-0011 | REV PL OF YOST VILLA<br>PB 41-1<br>N83.78FT OF E1/2 OF TR A LESS<br>E97.5FT & LESS W100FT THEREOF |

## Attachment "G"

Instrument prepared by and returned to:  
Shannon D. Summerset-Williams  
Assistant County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

**This Amended and Restated County Deed shall supersede and replace the County Deed recorded in Official Record Book 34367 Pages 3431-3439 of the Public Records of Miami-Dade County on August 19, 2024, solely as it relates to the properties listed in Exhibit A attached hereto and incorporated herein by reference.**

### AMENDED AND RESTATED COUNTY DEED

**THIS AMENDED AND RESTATED DEED** ("Deed"), made this \_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 2026 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and to **Habitat For Humanity of Greater Miami, Inc.**, a Florida not-for-profit corporation (the "Developer"), whose address is \_\_\_\_\_, its successors and assigns.

**WITNESSETH**, that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by THE DEVELOPER, receipt whereof is hereby acknowledged, has granted, bargained, and sold to THE DEVELOPER, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

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

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

1. That if the Property is developed with single-family or multi-family affordable homes for sale, THE DEVELOPER shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, THE DEVELOPER shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.



2. That if the Property is developed as affordable and workforce rental housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very- low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income. Developer shall connect the Dwelling Units to a sewer line.
3. That at financial closing if THE DEVELOPER shall cause the Property to be developed with affordable or workforce rental housing, then THE DEVELOPER shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Property.
4. That the Property shall be developed within one year of the recording of this County Deed, as evidenced by the issuance of a final Certificate of Occupancy. Developer shall provide quarterly notarized status reports to the County Mayor or the County Mayor's designee with a copy to the District Commissioner in which the property lies at appropriate intervals regarding compliance with each milestone in this deed. Notwithstanding the foregoing restriction contained in this Paragraph 4, the County may, in its sole discretion, waive this requirement upon the Miami- Dade County Board of County Commissioners finding it necessary to extend the timeframe in which THE DEVELOPER must complete the housing required herein. In order for such waiver by the County to be effective, it shall:
  - a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
  - b. Be evidenced by the preparation and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which THE DEVELOPER must complete the housing. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within sixty (60) months from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
5. That if the Property is developed with single-family or multi-family homes for sale as set forth in paragraph 1 of this Deed, the homes developed on the Property shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed the relevant County Maximum Sales Price as set by Miami-Dade County and existing at the time of sale. In the event THE DEVELOPER fails to sell the homes to qualified homebuyers or sells the homes above County Maximum Sales Price and THE DEVELOPER, upon written notification from the County, fails to cure such default, then title to the Property shall revert to the County, at the option of the County, as set forth this County Deed, and by such reverter to the County,

the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

6. That for any of the Property located within the HOPE VI Target Area (hereinafter "Target Area"), THE DEVELOPER shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for THE DEVELOPER to notify these residents of the availability of homeownership opportunities.
7. That THE DEVELOPER shall not assign or transfer its interest in the Property or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
8. That THE DEVELOPER shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from THE DEVELOPER to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

9. That Developer shall pay real estate taxes and assessments on the Property or any part thereof when due and shall each year, immediately upon payment of such taxes, provide the County proof of payment. Developer shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, and in the event that any such lien does attach, such lien shall remain the responsibility of the Developer in the event of a reversion of the Property, provided, however, that Developer may encumber the Property with the following, subject to the requirements set forth in Section 17-124(d) of the County Code, and paragraphs 10 and 11 herein:
  - a. Any mortgage(s) in favor of any institutional lender solely for the purpose of financing or refinancing any hard costs or soft costs relating to the construction of the single-family home(s) in an amount(s) not to exceed the lesser of: (i) the value of the cost of

construction of the single-family home(s), which estimate shall be verified as set forth in section 10 below; and (ii) the Maximum Sales Price in effect at the time the mortgage is recorded.

For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term “Institutional lender” shall be deemed to include Miami-Dade County and its respective successors and assigns.

10. That the Developer shall provide the County, at least ten (10) business days prior to the execution and recordation of any mortgage purporting to meet the requirements of section 9 above, with a detailed statement of value of such actual or projected hard and soft costs for the development and construction of the single-family home(s) on the Property prepared and signed by a state certified appraiser, contractor or other similar expert, which verifies and certifies that: (a) the information or estimates set forth therein are correct and accurate; and (b) that neither the Maximum Sales Price nor the mortgage (and if more than one mortgages, all of the mortgages in the aggregate), exceed the detailed statement of value of the actual or projected hard and soft costs for each of the single-family homes constructed or to be constructed on the Property. Such statement of value shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subordinate to the lien of such mortgage; provided, however, that for the reverter in this Deed to be subordinate to any mortgage, the Developer must be in compliance with all provisions of this Deed at the time of recordation of such mortgage.
11. That prior to placing any mortgage on the Property, the Developer shall provide the County Mayor or County Mayor’s designee with written notice of the intent to mortgage same, along with a copy of the proposed mortgage and the statement of value required by section 8 above, to evidence that such mortgage does not exceed the cost of construction.
12. That in the event that any mortgage(s) on the Property in favor of any institutional lender goes into default, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, all deed restrictions and provisions set forth in this Deed, save and except for the right of reverter, shall not be extinguished, and shall remain enforceable by the County and in full force and effect. The restrictions set forth in this Deed shall run with the land and shall be binding on any successors or assigns of Developer, notwithstanding the mortgage or change in ownership until such deed restrictions are satisfied or released as set forth paragraph 15 below.
13. In the event that Developer mortgages the Property without compliance with

sections 9 through 12 herein, then such mortgage shall be of no force and effect, and shall be subordinate to all rights of the County, including the County's right of reverter.

14. The County retains a reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any other term of this Deed is not complied with, the Developer shall correct or cure the default/violation within thirty (30) days of notification of the default by the County. If the Developer fails to remedy the default within thirty (30) days, as determined in the sole discretion of the County, title to the subject Property shall revert to the County, at the option of the County, which shall be effected upon written notice to Developer of such failure to remedy the default, and the filing of a Notice of Reverter in the public records evidencing same (which may be filed simultaneously with or subsequent to such written notice of reverter). The reverter will become effective upon the filing of such Notice of Reverter. In the event of such reverter, the Developer shall immediately deed such Property back to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon the filing of the Notice of Reverter, regardless of whether the Developer provides a deed back to the County for such Property.

All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.

15. Upon receiving proof of compliance with all of the Deed restrictions set forth herein, to be determined in the County's sole discretion, the County shall furnish the Developer with an appropriate instrument acknowledging satisfaction with all Deed restrictions. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.
16. If in the sole discretion of the County, (a) THE DEVELOPER ceases to exist prior to sale or rental of the housing contemplated herein; (b) THE DEVELOPER fails to rent or sell the homes within the sale or rental limits described herein; (c) THE DEVELOPER fails to construct the housing project contemplated herein within one (1) year of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, THE DEVELOPER shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If THE DEVELOPER fails to remedy such default within sixty (60) days, title to the subject Property shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, THE DEVELOPER shall immediately deed the Property back

to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by THE DEVELOPER. The County retains such reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami Dade County. Should the Property revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

17. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.
18. Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish THE DEVELOPER with an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami- Dade County, Florida.

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



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

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN, CLERK

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Anthony Rodriguez, Chairman

Approved for legal sufficiency:

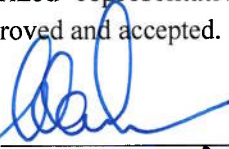
By: \_\_\_\_\_  
Shannon D. Summerset-Williams  
Assistant County Attorney

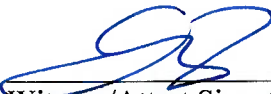
The foregoing was authorized by Resolution No. R- -2\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2026.

IN WITNESS WHEREOF, the representative of **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 18 day of August, 2026, and it is hereby approved and accepted.

  
\_\_\_\_\_  
Witness/Attest Signature  
Karin Wright

Print Name  
3800 NW 22 AVE, MIAMI, FL 33142  
Address

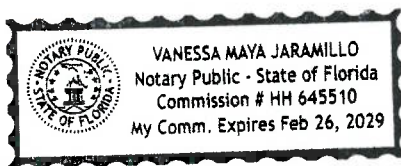
  
By: \_\_\_\_\_  
Name: MARIO ARTECONA  
Title: C.E.O OF HABITAT FOR HUMANITY

  
\_\_\_\_\_  
Witness/Attest Signature  
Ibette Benitez

Print Name  
3800 NW 22 AVE, MIAMI, FL 33142  
Address

STATE OF FLORIDA                    )  
COUNTY OF MIAMI-DADE        )

The foregoing instrument was acknowledged before me by means of (check one) ☐ physical presence or ☐ online notarization, this day of 18 / AUGUST, 2026, by Mario Artecona as C.E.O of **HABITAT FOR HUMANITY OF GREATER MIAMI, INC.**, a Florida not-for-profit corporation.



Vanessa Maya Jaramillo  
\_\_\_\_\_  
Signature  
Vanessa Maya Jaramillo  
\_\_\_\_\_  
Printed Name  
Notary Public, State of Florida

☒ Personally Known or ☐ Produced Identification  
Type of Identification Produced

**EXHIBIT A**

| <b>FOLIO NUMBER</b> | <b>LEGAL DESCRIPTION</b>                                                |
|---------------------|-------------------------------------------------------------------------|
| 30-3116-009-3230    | HIALEAH HEIGHTS PB 28-24<br>LOT 13 & E1/2 OF ALLEY ADJ THERTO<br>BLK 13 |
| 30-3111-036-0030    | LITTLE RIVER TERR PB 19-28<br>LOT 9 BLK 4                               |

## Attachment "H"

Instrument prepared by and returned to:  
Shannon D. Summerset-Williams  
Assistant County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

**This Amended and Restated County Deed shall supersede and replace the County Deed recorded in Official Record Book 34367 Pages 2095-2103 of the Public Records of Miami-Dade County on August 19, 2024, solely as it relates to the property listed in Exhibit A attached hereto and incorporated herein by reference.**

### AMENDED AND RESTATED COUNTY DEED

**THIS AMENDED AND RESTATED DEED ("Deed")**, made this \_\_\_\_ day of \_\_\_\_\_, 2026 by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and to **Maignan Development Group LLC**, a Florida limited liability company (the "Developer"), whose address is \_\_\_\_\_, its successors and assigns.

**WITNESSETH**, that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by THE DEVELOPER, receipt whereof is hereby acknowledged, has granted, bargained, and sold to THE DEVELOPER, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

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

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

1. That if the Property is developed with single-family or multi-family affordable homes for sale, THE DEVELOPER shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, THE DEVELOPER shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

2. That if the Property is developed as affordable and workforce rental housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very- low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income. Developer shall connect the Dwelling Units to a sewer line.
3. That at financial closing if THE DEVELOPER shall cause the Property to be developed with affordable or workforce rental housing, then THE DEVELOPER shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Property.
4. That the Property shall be developed within one year of the recording of this County Deed, as evidenced by the issuance of a final Certificate of Occupancy. Developer shall provide quarterly notarized status reports to the County Mayor or the County Mayor's designee with a copy to the District Commissioner in which the property lies at appropriate intervals regarding compliance with each milestone in this deed. Notwithstanding the foregoing restriction contained in this Paragraph 4, the County may, in its sole discretion, waive this requirement upon the Miami- Dade County Board of County Commissioners finding it necessary to extend the timeframe in which THE DEVELOPER must complete the housing required herein. In order for such waiver by the County to be effective, it shall:
  - a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
  - b. Be evidenced by the preparation and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which THE DEVELOPER must complete the housing. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within sixty (60) months from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
5. That if the Property is developed with single-family or multi-family homes for sale as set forth in paragraph 1 of this Deed, the homes developed on the Property shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed the relevant County Maximum Sales Price as set by Miami-Dade County and existing at the time of sale. In the event THE DEVELOPER fails to sell the homes to qualified homebuyers or sells the homes above County Maximum Sales Price and THE DEVELOPER, upon written notification from the County, fails to cure such default, then title to the Property shall revert to the County, at the option of the County, as set forth this County Deed, and by such reverter to the County,



the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

6. That for any of the Property located within the HOPE VI Target Area (hereinafter "Target Area"), THE DEVELOPER shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for THE DEVELOPER to notify these residents of the availability of homeownership opportunities.
7. That THE DEVELOPER shall not assign or transfer its interest in the Property or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
8. That THE DEVELOPER shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from THE DEVELOPER to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

9. That Developer shall pay real estate taxes and assessments on the Property or any part thereof when due and shall each year, immediately upon payment of such taxes, provide the County proof of payment. Developer shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, and in the event that any such lien does attach, such lien shall remain the responsibility of the Developer in the event of a reversion of the Property, provided, however, that Developer may encumber the Property with the following, subject to the requirements set forth in Section 17-124(d) of the County Code, and paragraphs 10 and 11 herein:
  - a. Any mortgage(s) in favor of any institutional lender solely for the purpose of financing or refinancing any hard costs or soft costs relating to the construction of the single-family home(s) in an amount(s) not to exceed the lesser of: (i) the value of the cost of

construction of the single-family home(s), which estimate shall be verified as set forth in section 10 below; and (ii) the Maximum Sales Price in effect at the time the mortgage is recorded.

For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term “Institutional lender” shall be deemed to include Miami-Dade County and its respective successors and assigns.

10. That the Developer shall provide the County, at least ten (10) business days prior to the execution and recordation of any mortgage purporting to meet the requirements of section 9 above, with a detailed statement of value of such actual or projected hard and soft costs for the development and construction of the single-family home(s) on the Property prepared and signed by a state certified appraiser, contractor or other similar expert, which verifies and certifies that: (a) the information or estimates set forth therein are correct and accurate; and (b) that neither the Maximum Sales Price nor the mortgage (and if more than one mortgages, all of the mortgages in the aggregate), exceed the detailed statement of value of the actual or projected hard and soft costs for each of the single-family homes constructed or to be constructed on the Property. Such statement of value shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subordinate to the lien of such mortgage; provided, however, that for the reverter in this Deed to be subordinate to any mortgage, the Developer must be in compliance with all provisions of this Deed at the time of recordation of such mortgage.
11. That prior to placing any mortgage on the Property, the Developer shall provide the County Mayor or County Mayor’s designee with written notice of the intent to mortgage same, along with a copy of the proposed mortgage and the statement of value required by section 8 above, to evidence that such mortgage does not exceed the cost of construction.
12. That in the event that any mortgage(s) on the Property in favor of any institutional lender goes into default, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, all deed restrictions and provisions set forth in this Deed, save and except for the right of reverter, shall not be extinguished, and shall remain enforceable by the County and in full force and effect. The restrictions set forth in this Deed shall run with the land and shall be binding on any successors or assigns of Developer, notwithstanding the mortgage or change in ownership until such deed restrictions are satisfied or released as set forth paragraph 15 below.
13. In the event that Developer mortgages the Property without compliance with

sections 9 through 12 herein, then such mortgage shall be of no force and effect, and shall be subordinate to all rights of the County, including the County's right of reverter.

14. The County retains a reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any other term of this Deed is not complied with, the Developer shall correct or cure the default/violation within thirty (30) days of notification of the default by the County. If the Developer fails to remedy the default within thirty (30) days, as determined in the sole discretion of the County, title to the subject Property shall revert to the County, at the option of the County, which shall be effected upon written notice to Developer of such failure to remedy the default, and the filing of a Notice of Reverter in the public records evidencing same (which may be filed simultaneously with or subsequent to such written notice of reverter). The reverter will become effective upon the filing of such Notice of Reverter. In the event of such reverter, the Developer shall immediately deed such Property back to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon the filing of the Notice of Reverter, regardless of whether the Developer provides a deed back to the County for such Property.

All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.

15. Upon receiving proof of compliance with all of the Deed restrictions set forth herein, to be determined in the County's sole discretion, the County shall furnish the Developer with an appropriate instrument acknowledging satisfaction with all Deed restrictions. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.
16. If in the sole discretion of the County, (a) THE DEVELOPER ceases to exist prior to sale or rental of the housing contemplated herein; (b) THE DEVELOPER fails to rent or sell the homes within the sale or rental limits described herein; (c) THE DEVELOPER fails to construct the housing project contemplated herein within one (1) year of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, THE DEVELOPER shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If THE DEVELOPER fails to remedy such default within sixty (60) days, title to the subject Property shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, THE DEVELOPER shall immediately deed the Property back

to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by THE DEVELOPER. The County retains such reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami Dade County. Should the Property revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

17. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.
18. Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish THE DEVELOPER with an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami- Dade County, Florida.

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

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

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN, CLERK

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Anthony Rodriguez, Chairman

Approved for legal sufficiency:

By: \_\_\_\_\_  
Shannon D. Summerset-Williams  
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -2\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2026.



IN WITNESS WHEREOF, the representative of MAIGNAN DEVELOPMENT GROUP LLC, a Florida limited liability company, has caused this document to be executed by their respective and duly authorized representative on this 21st day of August, 2026, and it is hereby approved and accepted.

[Signature]  
Witness/Attest Signature  
Baul Santos  
Print Name  
940 NE 155 St North Miami Beach  
Address 33162

By: [Signature]  
Name: Jean Patrick Maignan  
Title: President

[Signature]  
Witness/Attest Signature  
H. L. Renee Charles  
Print Name  
16900 NE 4 Ave  
Address NMD 33162

STATE OF FLORIDA )  
COUNTY OF MIAMI-DADE )

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this day of 21 of August, 2026, by Jean Patrick Maignan as President of MAIGNAN DEVELOPMENT GROUP LLC, a Florida limited liability company.

[Signature]  
Signature  
Ronald Dorce  
Printed Name  
Notary Public, State of Florida



☒ Personally Known or ☐ Produced Identification  
Type of Identification Produced

## EXHIBIT A

| FOLIO NUMBERS    | LEGAL DESCRIPTIONS                                                                       |
|------------------|------------------------------------------------------------------------------------------|
| 30-3111-007-0070 | LITTLE RIVER FRUIT LANDS PB 6-98<br>S20FT LOT 6 & LOTS 7 & 8 LESS<br>S98FT THEREOF BLK 1 |
| 30-3111-037-0440 | REV PL LITTLE RIVER TERR PB 35-50<br>N50.73FT OF E1/2 OF TR 4-C                          |

## Attachment "I"

Instrument prepared by and returned to:  
Shannon D. Summerset-Williams  
Assistant County Attorney  
111 N.W. 1<sup>st</sup> Street, Suite 2810  
Miami, Florida 33128

Folio No: See Exhibit "A" attached.

**This Amended and Restated County Deed shall supersede and replace the County Deed recorded in Official Record Book 34368 Pages 2860-2868 of the Public Records of Miami-Dade County on August 19, 2024, solely as it relates to the property listed in Exhibit A attached hereto and incorporated herein by reference.**

### AMENDED AND RESTATED COUNTY DEED

**THIS AMENDED AND RESTATED DEED** ("Deed"), made this \_\_\_\_ day \_\_\_\_\_ of \_\_\_\_\_, 2026 by **MIAMI-DADE COUNTY, a political subdivision of the State of Florida**, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and to **Prestige Design & Construction**, a Florida for profit corporation (the "Developer"), whose address is \_\_\_\_\_, its successors and assigns.

**WITNESSETH**, that the County, for and in consideration of the sum of Ten Dollars and No/100 (\$10.00) to it in hand paid by THE DEVELOPER, receipt whereof is hereby acknowledged, has granted, bargained, and sold to THE DEVELOPER, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Property"):

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

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

1. That if the Property is developed with single-family or multi-family affordable homes for sale, THE DEVELOPER shall be required to comply with the requirements of the Infill Housing Initiative Program established in section 125.379, Florida Statutes, sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Further, THE DEVELOPER shall sell such homes to very-low, low, or moderate income (as these terms are defined in section 420.0004, Florida Statutes) qualified homebuyers whose income range is established up to 120% of the most recent median family income for the County as reported by the United States Department of Housing and Urban Development. Prior to such conveyance, a restrictive covenant, in a form approved by the County, in its sole discretion, shall be executed by each qualified homebuyer, and such restrictive covenant shall be recorded in the public records of Miami-Dade County.

2. That if the Property is developed as affordable and workforce rental housing as set forth in section 125.379, Florida Statutes, such housing shall be rented to very- low, low and moderate income households (as these terms are defined in section 420.0004, Florida Statutes), each of whose incomes do not exceed 120% of area median income. Developer shall connect the Dwelling Units to a sewer line.
3. That at financial closing if THE DEVELOPER shall cause the Property to be developed with affordable or workforce rental housing, then THE DEVELOPER shall execute and record in the Public Records of Miami-Dade County a rental regulatory agreement, in a form approved by the County in its sole discretion, governing the rental of such housing which shall be a restrictive covenant as to the Property.
4. That the Property shall be developed within one year of the recording of this County Deed, as evidenced by the issuance of a final Certificate of Occupancy. Developer shall provide quarterly notarized status reports to the County Mayor or the County Mayor's designee with a copy to the District Commissioner in which the property lies at appropriate intervals regarding compliance with each milestone in this deed. Notwithstanding the foregoing restriction contained in this Paragraph 4, the County may, in its sole discretion, waive this requirement upon the Miami- Dade County Board of County Commissioners finding it necessary to extend the timeframe in which THE DEVELOPER must complete the housing required herein. In order for such waiver by the County to be effective, it shall:
  - a. Be given by the County Mayor or the County Mayor's designee prior to the event of the reverter; and
  - b. Be evidenced by the preparation and recordation in the public records of Miami-Dade County, of a letter executed by the County Mayor or the County Mayor's designee granting such waiver and specifying the new time frame in which THE DEVELOPER must complete the housing. The letter by the County shall be conclusive evidence upon which any party may rely that the condition of the reverter has been extended to such date as specified in said waiver. If no waiver is recorded and a certificate of occupancy is not issued within sixty (60) months from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
5. That if the Property is developed with single-family or multi-family homes for sale as set forth in paragraph 1 of this Deed, the homes developed on the Property shall be sold to qualified homebuyers, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the homes exceed the relevant County Maximum Sales Price as set by Miami-Dade County and existing at the time of sale. In the event THE DEVELOPER fails to sell the homes to qualified homebuyers or sells the homes above County Maximum Sales Price and THE DEVELOPER, upon written notification from the County, fails to cure such default, then title to the Property shall revert to the County, at the option of the County, as set forth this County Deed, and by such reverter to the County,



the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

6. That for any of the Property located within the HOPE VI Target Area (hereinafter "Target Area"), THE DEVELOPER shall comply with the requirements set forth in Resolution No. R-1416-08, including, but not limited to, providing former Scott/Carver residents the right of first refusal on all units to be sold or rented within the Target Area. The County will provide a list of former Scott/Carver residents in order for THE DEVELOPER to notify these residents of the availability of homeownership opportunities.
7. That THE DEVELOPER shall not assign or transfer its interest in the Property or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to the qualified homebuyers.
8. That THE DEVELOPER shall require that the qualified homebuyers purchasing the homes to be sold in accordance with paragraph 1 of this Deed to execute and record simultaneously with the deed of conveyance from THE DEVELOPER to the qualified homebuyer the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

"This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the Property shall remain affordable during the "Control Period." The Control Period commences on the initial sale date of the eligible home, which is the date the deed is recorded transferring title from the Developer to the first qualified household, and resets automatically every twenty (20) years for a maximum of sixty (60) years. In the event Grantee wishes to sell or refinance the home during the Control Period, Grantee shall obtain prior written approval from the County. Any such sale, transfer or conveyance, shall only be to a qualified household as defined in Section 17-122(n) of the Miami-Dade County Code at or below the maximum sales price as calculated in the restrictive covenant. Should Grantee own this home for twenty consecutive years, Grantee shall automatically be released from the Affordable Housing Restrictive Covenant."

9. That Developer shall pay real estate taxes and assessments on the Property or any part thereof when due and shall each year, immediately upon payment of such taxes, provide the County proof of payment. Developer shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, and in the event that any such lien does attach, such lien shall remain the responsibility of the Developer in the event of a reversion of the Property, provided, however, that Developer may encumber the Property with the following, subject to the requirements set forth in Section 17-124(d) of the County Code, and paragraphs 10 and 11 herein:
  - a. Any mortgage(s) in favor of any institutional lender solely for the purpose of financing or refinancing any hard costs or soft costs relating to the construction of the single-family home(s) in an amount(s) not to exceed the lesser of: (i) the value of the cost of

construction of the single-family home(s), which estimate shall be verified as set forth in section 10 below; and (ii) the Maximum Sales Price in effect at the time the mortgage is recorded.

For purposes of this paragraph an “institutional lender” shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event, the term “Institutional lender” shall be deemed to include Miami-Dade County and its respective successors and assigns.

10. That the Developer shall provide the County, at least ten (10) business days prior to the execution and recordation of any mortgage purporting to meet the requirements of section 9 above, with a detailed statement of value of such actual or projected hard and soft costs for the development and construction of the single-family home(s) on the Property prepared and signed by a state certified appraiser, contractor or other similar expert, which verifies and certifies that: (a) the information or estimates set forth therein are correct and accurate; and (b) that neither the Maximum Sales Price nor the mortgage (and if more than one mortgages, all of the mortgages in the aggregate), exceed the detailed statement of value of the actual or projected hard and soft costs for each of the single-family homes constructed or to be constructed on the Property. Such statement of value shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subordinate to the lien of such mortgage; provided, however, that for the reverter in this Deed to be subordinate to any mortgage, the Developer must be in compliance with all provisions of this Deed at the time of recordation of such mortgage.
11. That prior to placing any mortgage on the Property, the Developer shall provide the County Mayor or County Mayor’s designee with written notice of the intent to mortgage same, along with a copy of the proposed mortgage and the statement of value required by section 8 above, to evidence that such mortgage does not exceed the cost of construction.
12. That in the event that any mortgage(s) on the Property in favor of any institutional lender goes into default, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, all deed restrictions and provisions set forth in this Deed, save and except for the right of reverter, shall not be extinguished, and shall remain enforceable by the County and in full force and effect. The restrictions set forth in this Deed shall run with the land and shall be binding on any successors or assigns of Developer, notwithstanding the mortgage or change in ownership until such deed restrictions are satisfied or released as set forth paragraph 15 below.
13. In the event that Developer mortgages the Property without compliance with



sections 9 through 12 herein, then such mortgage shall be of no force and effect, and shall be subordinate to all rights of the County, including the County's right of reverter.

14. The County retains a reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. If in the sole discretion of the County, the Property ceases to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any other term of this Deed is not complied with, the Developer shall correct or cure the default/violation within thirty (30) days of notification of the default by the County. If the Developer fails to remedy the default within thirty (30) days, as determined in the sole discretion of the County, title to the subject Property shall revert to the County, at the option of the County, which shall be effected upon written notice to Developer of such failure to remedy the default, and the filing of a Notice of Reverter in the public records evidencing same (which may be filed simultaneously with or subsequent to such written notice of reverter). The reverter will become effective upon the filing of such Notice of Reverter. In the event of such reverter, the Developer shall immediately deed such Property back to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of the reverter shall take place immediately upon the filing of the Notice of Reverter, regardless of whether the Developer provides a deed back to the County for such Property.

All conditions and restrictions set forth herein shall run with the land, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.

15. Upon receiving proof of compliance with all of the Deed restrictions set forth herein, to be determined in the County's sole discretion, the County shall furnish the Developer with an appropriate instrument acknowledging satisfaction with all Deed restrictions. Such satisfaction of Deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami-Dade County, Florida.
16. If in the sole discretion of the County, (a) THE DEVELOPER ceases to exist prior to sale or rental of the housing contemplated herein; (b) THE DEVELOPER fails to rent or sell the homes within the sale or rental limits described herein; (c) THE DEVELOPER fails to construct the housing project contemplated herein within one (1) year of the recording of this Deed; or (e) any other term of this Deed or deed restriction is not complied with, THE DEVELOPER shall correct or cure the default/violation within sixty (60) days of notification of the default by the County as determined in the sole discretion of the County. If THE DEVELOPER fails to remedy such default within sixty (60) days, title to the subject Property shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, THE DEVELOPER shall immediately deed the Property back

to the County, and the County shall have the right to immediate possession of such Property, with any and all improvements thereon, at no cost to the County. The effectiveness of such reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by THE DEVELOPER. The County retains such reversionary interest in the Property, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami Dade County. Should the Property revert back to the County in accordance with this paragraph all leasehold interests, mortgages, and other encumbrances shall remain.

17. All conditions and deed restrictions set forth herein shall run with the land for a period of thirty years from the date of recordation of this Deed, and shall be binding on any subsequent successors, assigns, transferees, and lessees, of any interest, in whole or in part, in the Property.
18. Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish THE DEVELOPER with an appropriate instrument acknowledging satisfaction with all deed restrictions listed above. Such satisfaction of deed restrictions shall be in a form recordable in the Office of the Clerk of the Circuit Court of Miami- Dade County, Florida.

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

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

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN, CLERK

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Anthony Rodriguez, Chairman

Approved for legal sufficiency:

By: \_\_\_\_\_  
Shannon D. Summerset-Williams  
Assistant County Attorney

The foregoing was authorized by Resolution No. R- -2\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the    day of   , 2026.

IN WITNESS WHEREOF, the representative of **PRESTIGE DESIGN & CONSTRUCTION**, a Florida for profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 24<sup>th</sup> day of August, 2026, and it is hereby approved and accepted.

J. Smith  
Witness/Attest Signature  
Jermaine Smith  
Print Name  
2890 W Broward Blvd #B Ft Lauderdale FL 33312  
Address

By: [Signature]  
Name: Jensen Nondosir  
Title: President

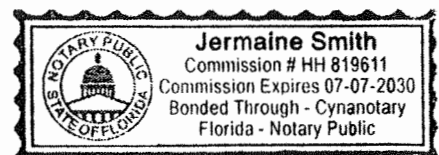
A. S.  
Witness/Attest Signature  
Andrew Cruz  
Print Name  
2890 W Broward Blvd #B Ft Lauderdale FL 33312  
Address

STATE OF FLORIDA                   )  
COUNTY OF MIAMI-DADE       )

The foregoing instrument was acknowledged before me by means of (check one) ☒ physical presence or ☐ online notarization, this day of 24th August, 2026, by Jensen Nondosir as President of **PRESTIGE DESIGN & CONSTRUCTION**, a Florida for profit corporation.

J. Smith  
Signature  
Jermaine Smith  
Printed Name  
Notary Public, State of Florida

☐ Personally Known or ☒ Produced Identification  
Type of Identification Produced State ID



## EXHIBIT A

### FOLIO NUMBERS

### LEGAL DESCRIPTIONS

|                  |                                                                                               |
|------------------|-----------------------------------------------------------------------------------------------|
| 30-2135-025-0170 | AVOCADO ESTS-2ND ADDN PB 47-42<br>LOT 2 BLK 18                                                |
| 30-3104-005-0600 | THE TROPICS ADD PB 5-91<br>LOT 1 & W1/2 OF NW 35CT LYG E &<br>ADJ CLOSED PER R-1419-78 BLK 11 |



## Extension Requests

FOLIO: 30-2135-025-0170

Proposed Address: 1222 NW 113<sup>th</sup> Terrace, Miami, FL 33167

FOLIO: 30-3104-005-0600

Proposed Address: 3564 NW 102<sup>nd</sup> Street, Miami, FL 33147

**8/24/2026**

To Whom It May Concern,

As this was our first infill assignments, it took some time to navigate the permitting process and find architects and engineers that were able to meet the respective guidelines. We have recently received zoning approval for our building design and will be submitting our plans to the county building department for all other reviews. For our sites, we are proposing a 3 bedroom and 2.5 bathroom one-story home; consisting of 1428 square feet under air. We are requesting extensions to be able to move forward with these projects.

Sincerely,

A handwritten signature in black ink, appearing to read "Jensen Mondesir", with a stylized flourish at the end.

Jensen Mondesir