MEMORANDUM

HC
Agenda Item No. 2(A)

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

DATE: November 10, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute an amended and restated County deed for JL Brown Corporation, a Florida for profit corporation; authorizing an extension to construct, complete and sell single family homes to qualified homebuyers through the Infill Housing Program in accordance with section 17-124 of the Code; and authorizing the County Mayor to take all actions necessary to enforce the provisions set forth in such amended and restated County deed, and to exercise all rights contained therein

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

for
Geri Bonzon-Keenan
County Attorney

GBK/ks

MEMORANDUM

(Revised)

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

DATE: January 20, 2027

FROM: Geri 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 AN AMENDED AND RESTATED COUNTY DEED FOR JL BROWN CORPORATION, A FLORIDA FOR PROFIT CORPORATION; AUTHORIZING AN EXTENSION TO CONSTRUCT, COMPLETE AND SELL SINGLE FAMILY HOMES TO QUALIFIED HOMEBUYERS THROUGH THE INFILL HOUSING PROGRAM IN ACCORDANCE WITH SECTION 17-124 OF THE CODE OF MIAMI-DADE COUNTY; 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 DEED, AND TO EXERCISE ALL RIGHTS CONTAINED THEREIN

WHEREAS, JL Brown Development Corporation, a Florida for-profit corporation ("JL Brown Development"), is an experienced developer in Miami-Dade County's Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, on June 5, 2018 this Board adopted Resolution No. R-618-18, which authorized the conveyance to JL Brown Development of four County-owned properties (specifically the properties currently bearing Folio Nos. 30-6913-000-0521, 30-5019-003-1150, 30-5019-001-6670, and 30-6007-000-0141) (the "Properties") located in Commission District 9, for the purpose of developing such properties with affordable housing to be sold to very low-, low-, or moderate income households in accordance with sections 125.379, Florida Statutes; and

WHEREAS, on February 7, 2023, this Board adopted Resolution No. R-105-23, which: (1) authorized an increase in the sales price from $205,000.00 to the maximum sales price authorized by Ordinance No. 21-80 for the homes to be constructed on the Properties, and (2) granted JL Brown Development an 18 month extension to construct the units and obtain final certificates of occupancy; and

WHEREAS, the extension granted pursuant to Resolution No. R-105-23 expired on September 26, 2025; and

WHEREAS, on October 21, 2025, this Board adopted Resolution No. R-1035-25, which: granted JL Brown Development a one-year extension to construct the units and obtain final certificates of occupancy; and

WHEREAS, the extension granted pursuant to Resolution No. R-1035-25 expired on September 26, 2026; and

WHEREAS, on June 16, 2026, this Board adopted Ordinance No. 26-49 which amended Section 17-124 of the Code of Miami-Dade County and provided for no more than two extensions of one year each and requiring developers requesting an extension to set forth their progress toward completion and the cause for delays; and

WHEREAS, on October 9, 2026, JL Brown Development submitted a request to the County Commissioner of District 9, a copy of which is attached hereto as Attachment "A" and incorporated herein by reference, requesting that the County further extend the time by which construction must be completed, setting forth the progress toward completion, and the reason for the delays; and

WHEREAS, this extension request is JL Brown's first request for an extension since the adoption of Ordinance No. 26-49; and

WHEREAS, this Board desires to grant JL Brown Development a one-year extension from the recording of an amended and restated County deed, to construct the units and obtain final certificates of occupancy,

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

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

Section 2. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board of County Commissioners, in accordance with Section 17-124 of the Code of Miami-Dade County, to execute the Amended and Restated Deed ("amended deed") to JL Brown Development, in substantially the form attached hereto as Attachment "B" and incorporated herein by reference, in order grant a one-year extension from the recording of the amended deed to construct the units and obtain final certificates of occupancy for the Properties, specifically the properties currently bearing Folio Nos. 30-6913-000-0521, 30-5019-003-1150, 30-5019-001-6670, and 30-6007-000-0141.

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 deed, 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 the County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the 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 developer identified in section 2 of this resolution, 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 the developers are unable or fail to comply with the deed restrictions set forth in the amended deed. Upon the receipt of the deed from the developers, 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 JL Brown Development one one-year extension from the recording of the amended deed 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 deed.

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

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

Section 7. This Board directs the County Mayor or the County Mayor's designee to ensure that proper signage is placed on the properties described in the amended deed 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 Vice Chairman Kionne L. McGhee, III. 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 20th day of January, 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

J.L. Brown Development Corporation

13645 Old Cutler Road: Palmetto Bay, Florida 33158
Jlbrowndevelopment@hotmail.com Phone 786-586-6931

October 9, 2026

Commissioner Kionne McGhee
Miami-Dade County Commission
111 NW 1st Street, Suite 320
Miami, Florida 33128

Dear Commissioner McGhee:

Please accept this letter of request to extend County Deeds for the Infill lots in District 9. Attached is the restated deed that was signed in December 2025. However, the deed stated that lots must be developed by September 2026.

PROJECT STATUS:

14210 Madison Street Duplex Building– Under Construction – 60 Percent Completed
10700 SW 151 Street Duplex Building – Under Construction – 60 Percent Completed

11251 SW 216 Street – Triplex Building in **Permitting**
This parcel is part of MDEAT lottery program which was launched September 1, 2026.

22170 SW 122 Court and 22180 SW 122 Court (22101 SW 122 Court -Private Lot) IN PERMITTING
This project consists of 5 duplex buildings for a total of 10 units. The project will be funded by MDEAT(BBIF). We purchased the lot at 22101 SW 122 Court and combined with 2 infill county lots. We have combined all 3 parcels and going through a waiver of Plat for 5 lots. Each lot will Have a duplex unit. The Project start date will be January 2027 with a completion date of October 2027.

We have filed our progress reports with HCD office. I will review and pay all outstanding property taxes To make sure we are in full Compliance.

The last extension granted was for 1 year which was signed in December 2025. Please grant an 18 Month extension that way we will have more than enough time to complete all 4 projects.

Sincerely,

James L Brown, Sr.

James L. Brown, Sr.
President

J.L. Brown Development Corporation

13645 Old Cutler Road: Palmetto Bay, Florida 33158
jlbrowndevelopment@hotmail.com Phone 786-586-6931

September 22, 2026

Marga Amador
Real Estate Analyst, Infill Housing Program
Dept. of Public Housing & Community Development
701 NW 1st Court, 16th Floor, Miami, FL 33136
☎ (786) 469-4154 and 786-881-2830

marga.amador@miamidade.gov

Dear Ms. Amador:

Please accept this progress report letter for the property listed below conveyed to J.L. Brown Development Corporation in District 9

Parcel Description

22170 SW 122 Court, Goulds, Fla – Folio Number 30-6913-000-0521
22180 SW 122 Court, Goulds, Fla – Folio Number 30-6913-000-0522

Project Description

This project will consist of 5 duplex buildings for a total of 10 homes. The floor plans include 3 and 4 bedrooms, 3 full bath, family room. Each unit has separate water and sewer connections with a front, side and rear yard space.

Project Status

Please be advised that we are in for platting now for almost a year. Lots of complications with the legal description. However, we have finally resolved the matter with Public Works and the Property appraisal The Plat name is Townhomes at Goulds, Plat Number 24893. In addition, we are currently under permitting for the above properties.

The complete construction documents have been approved and permitted by Miami Dade County Building Department under the Permit Number 2022045756. We have applied for a permit for each duplex building and have been issued the following process numbers:

PROCESS NUMBERS	ADDRESS
C2022154653 C2022154656 C2022154658 C2022154666 C2022154670	22170 SW 122 COURT 22180 SW 122 COURT THIS SITE WILL CONSIST OF 5 DUPLEX BUILDINGS FOR A TOTAL OF 10 RESIDENTIAL UNITS**. In additional to the 2 lots provided by the county we purchase the parcel next door to make a full development on this street.**

We have received disapproval comments from each reviewer and are currently addressing the disapproval comments.

The Plat will be approved by December 2026. We will start construction no later than January 2026 on all 5 duplexes. The construction will be completed by August 2027.

Attached is the progress report, site plan, floor plan and elevation for this project. Also, Attached are the disapproval comments from the Miami Dade County Building Department.

Thank you for your support in making homeownership available to the residents of Miami Dade County.

Sincerely,

James L. Brown, Sr.

James L. Brown, Sr. President

J.L. Brown Development Corporation

13645 Old Cutler Road: Palmetto Bay, Florida 33158
jlbrowndevelopment@hotmail.com Phone 786-586-6931

September 22, 2026

Marga Amador
Real Estate Analyst, Infill Housing Program
Dept. of Public Housing & Community Development
701 NW 1st Court, 16th Floor, Miami, FL 33136
☎ (786) 469-4154 and 786-881-2830

marga.amador@miamidade.gov

Dear Ms. Amador:

Please accept this progress report letter for the property listed below conveyed to J.L. Brown Development Corporation in District 9

Parcel Address 10700 SW 151 Street Folio Number 30-5019-003-11500

Project Description

This project will consist of 1 duplex building for a total of 2 homes. The floor plans include 3 and 4 bedrooms, 3 full baths, Family room. Each unit has separate water and Septic Tank connections.

Project Status

Please be advised that we are currently under construction of a duplex building on the above parcel. Construction started in May 2026, and the completion date of December 2026.

We have buyers approved for the homes upon receiving the Certificate of Occupancy

Attached is the progress report, site plan, color rendering and floor plans and actual photos of the construction in progress.

Thank you for your support in making homeownership available to the residents of Miami Dade County.

Sincerely,

James L. Brown, Sr.

James L. Brown, Sr. President

J.L. Brown Development Corporation

13645 Old Cutler Road: Palmetto Bay, Florida 33158
jlbrowndevelopment@hotmail.com Phone 786-586-6931

September 22, 2026

Marga Amador
Real Estate Analyst, Infill Housing Program
Dept. of Public Housing & Community Development
701 NW 1st Court, 16th Floor, Miami, FL 33136
☎ (786) 469-4154 and 786-881-2830
marga.amador@miamidade.gov

Dear Mr. Amador:

Please accept this progress report letter for the property listed below conveyed to J.L. Brown Development Corporation in District 9.

Parcel Address: 11251 SW 216 Street **Folio Number 30-6007-000-0141**

Project Status

We are currently in the permitting stage with Miami Dade County. We have designed a triplex building for the site which includes three two story homes.

This project is part of the Welcome home program with MDEAT. We launched a lottery program on September 1, 2026 and took in 200 application the first day. A live drawing was held on zoom and UTUBE. MDEAT selected 3 buyers for the lottery program and 7 backup applications. We expect to break ground December 2026 with a completion date of July 2027.

Attached is the color rendering and floor plan for this project.

Thank you for your support in making homeownership available to the residents of Miami Dade County.

Sincerely,

James L. Brown, Sr.

James L. Brown, Sr.
President

J.L. Brown Development Corporation

13645 Old Cutler Road: Palmetto Bay, Florida 33158
jlbrowndevelopment@hotmail.com Phone 786-586-6931

September 22, 2026

Marga Amador
Real Estate Analyst, Infill Housing Program
Dept. of Public Housing & Community Development
701 NW 1st Court, 16th Floor, Miami, FL 33136
☎ (786) 469-4154 and 786-881-2830

marga.amador@miamidade.gov

Dear Ms. Amador:

Please accept this progress report letter for the property listed below conveyed to J.L. Brown Development Corporation in District 9

Parcel Address 14210 Madison Street Folio Number 30-5019-001-6670

Project Description

This project will consist of 1 duplex building for a total of 2 homes. The floor plans include 3 and 4 bedrooms, 3 full baths, Family room. Each unit has separate water and Septic Tank connections.

Project Status

Please be advised that we are currently under construction of a duplex building on the above parcel. Construction started in May 2026, and the completion date of December 2026.

We have buyers approved for the homes upon receiving the Certificate of Occupancy

Attached is the progress report, site plan, color rendering and floor plans and actual photos of the construction in progress .

Thank you for your support in making homeownership available to the residents of Miami Dade County.

Sincerely,

James L. Brown, Sr.

James L. Brown, Sr. President

TWIN HOMES AT GOULDS

SPONSOR BY

COMMISSIONER KIONNE L. McGHEE

LOT 1 | LOT 2 | LOT 3 | LOT 4 | LOT 5



MDC014

22101 UNIT B	22101 UNIT B	22121 UNIT B	22121 UNIT B	22141 UNIT B	22141 UNIT B	22161 UNIT B	22161 UNIT B	22181 UNIT B	22181 UNIT B

J.L. BROWN DEVELOPMENT CORPORATION

EMAIL: jlbrowndevelopment@hotmail.com - PHONE: 786-586-6931

PASCUAL PEREZ KILIDDJIAN STARR
ARCHITECTS + PLANNERS

LUXURY VILLAS OF SOUTH DADE

SPONSORED BY

Commissioner Kionne L. McGhee

Commissioner Danielle Cohen Higgins



MDC015

J.L. BROWN DEVELOPMENT CORPORATION

Email: Jlbrowndevelopment@hotmail.com Phone: 786-586-6931

PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES

ARCHITECTS - PLANNERS

LUXURY VILLAS OF SOUTH DADE

SPONSORED BY

Commissioner Kionne L. McGhee

Commissioner Danielle Cohen Higgins



GROUND FLOOR PLAN



SECOND FLOOR PLAN

UNIT C AREA CALCULATIONS:	
A/C 1st FLOOR	945 SQUARE FEET
A/C 2nd. FLOOR	931 SQUARE FEET
TOTAL A/C	1,876 SQUARE FEET
PORCH	46 SQUARE FEET
TOTAL	1,922 SQUARE FEET

J.L. BROWN DEVELOPMENT CORPORATION

Email: Jlbrowndevelopment@hotmail.com Phone: 786-586-6931

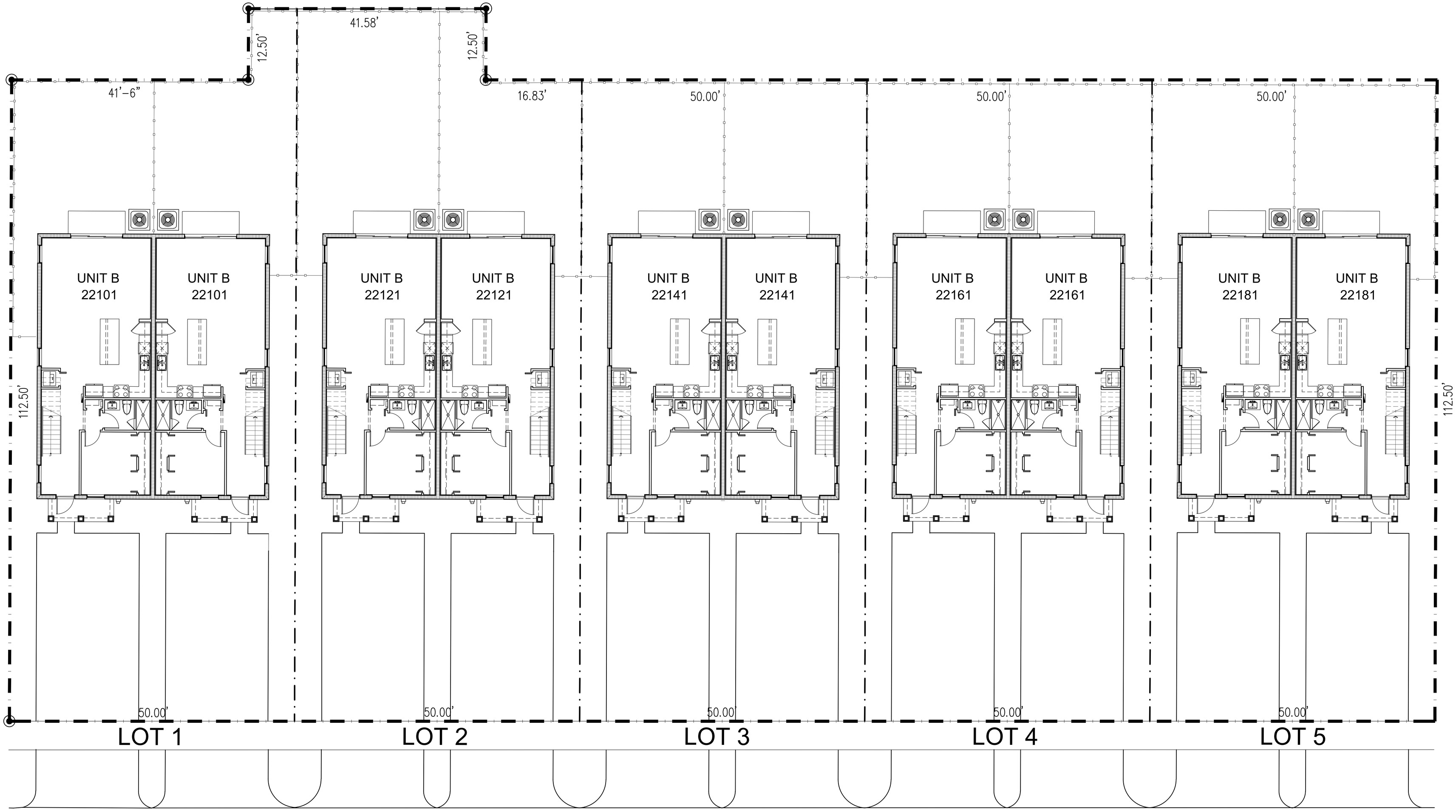
PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES

ARCHITECTS - PLANNERS

MDC016

TWIN HOMES AT GOULDS

SITE PLAN



SW 122ND COURT

PUBLIC ROAD

NORTH

MDD017

LUXURY VILLAS OF SOUTH DADE

SPONSORED BY

Commissioner Kionne L. McGhee

Miami Dade Economic Advocacy Trust

MDC018

UNIT C

UNIT B

UNIT B

PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES

ARCHITECTS - PLANNERS

LUXURY VILLAS OF SOUTH DADE

SPONSORED BY

Commissioner Kionne L. McGhee

Miami Dade Economic Advocacy Trust



UNIT C UNIT B UNIT B

GROUND FLOOR PLAN

MDC019

PASCUAL, PEREZ, KILIDDJIAN & ASSOCIATES

ARCHITECTS - PLANNERS

LUXURY VILLAS OF SOUTH DADE

SPONSORED BY

Commissioner Kionne L. McGhee

Miami Dade Economic Advocacy Trust



UNIT C

AREA CALCULATIONS:	
A/C 1st FLOOR	705 SQUARE FEET
A/C 2nd. FLOOR	730 SQUARE FEET
TOTAL A/C	1435 SQUARE FEET
COVERED ENTRY	25 SQUARE FEET
GARAGE	
TOTAL	1460 SQUARE FEET

UNIT B

AREA CALCULATIONS:	
A/C 1st FLOOR	930 SQUARE FEET
A/C 2nd. FLOOR	915 SQUARE FEET
TOTAL A/C	1845 SQUARE FEET
COVERED ENTRY	46 SQUARE FEET
GARAGE	
TOTAL	1891 SQUARE FEET

UNIT B

AREA CALCULATIONS:	
A/C 1st FLOOR	930 SQUARE FEET
A/C 2nd. FLOOR	915 SQUARE FEET
TOTAL A/C	1845 SQUARE FEET
COVERED ENTRY	46 SQUARE FEET
GARAGE	
TOTAL	1891 SQUARE FEET

SECOND FLOOR PLAN

MDC020

ATTACHMENT "B"

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

Folio No: See Exhibit "A" attached.

This Amended and Restated County Deed shall supersede and replace the Amended and Restated County Deed recorded in Official Record Book 35075 Pages 1863-1869 of the Public Records of Miami-Dade County on December 16, 2025, the Amended and Restated County Deed recorded in Official Record Book 34151 Pages 3456-3463 of the Public Records of Miami-Dade County on March 26, 2024 and the County Deed recorded in Official Record Book 31063 Pages 40-46 of the Public Records of Miami-Dade County on July 18, 2018.

AMENDED AND RESTATED COUNTY DEED

THIS AMENDED AND RESTATED 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 **JL BROWN DEVELOPMENT CORPORATION,** a Florida corporation (hereinafter "Developer"), whose address is 13645 Old Cutler Road, Palmetto Bay, Florida 33158, or its successors and assigns.

RECITALS

WHEREAS, the real properties as more fully described in Exhibit "A" were conveyed to Developer through a certain County Deed recorded in Official Record Book 31063 Pages 40-46 of the Public Records of Miami- Dade County on July 18, 2018,

WITNESSETH:

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

1.That the Properties shall be developed with affordable housing, as defined by and in

accordance with the requirements of the Infill Housing Initiative Program established in Sections 17-121 through 17-128 of the Code of Miami-Dade County, Implementing Order No. 3-44, and the Miami-Dade County's Infill Housing Initiative Guidelines. Developer shall sell such affordable housing to qualified homebuyers whose income range is established up to 140% of the most recent median family income for the County 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 the Properties 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. Notwithstanding the foregoing restriction contained in this Paragraph 2, the County may, in its sole discretion, waive this requirement upon the Board finding it necessary to extend the time frame in which the Developer must complete the homes. In order for such waiver by the County to be effective, the County Mayor or the County Mayor's designee:

    a. Be given prior to the event of the reverter; and

    b. Be evidenced by the preparation of a letter executed by the County Mayor or the County Mayor's designee giving such waiver and specifying the new time frame in which the Developer must complete the homes. 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 one (1) year of the recording of this County Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.

3. That the affordable housing developed on the Property shall be sold to a qualified household, as defined in Sections 17-122(n) of the Code of Miami-Dade County, but under no circumstances shall the sales price of the home exceed the County Maximum Sales Price as set forth in the Miami-Dade County Code and existing at the time of sale. In the event the Developer fails to sell the home to a qualified household or sells the home above the County Maximum Sales Price as set forth in the Miami-Dade County Code and existing at the time of sale and the Developer, upon written notification from the County, fails to cure such default, then title to the subject Properties reverts to the County, at the option of the County, as set forth in paragraph 7, and by such reverter to the County, the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

4. That for any of the Properties 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 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.

5. That Developer shall not assign or transfer its interest in the Properties or in this Deed absent consent of the Miami-Dade County Board of County Commissioners, with the exception of any conveyance to qualified homebuyers.

6. The Developer shall require that the qualified household purchasing the eligible home execute and record simultaneously with the deed of conveyance from the developer to the qualified household the County's "Affordable Housing Restrictive Covenant," and include the following language in the deed of conveyance:

   "This Property is subject to an "Affordable Housing Restrictive Covenant" recorded simultaneously herewith, which states that the 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."

7. That Developer shall pay real estate taxes and assessments on the Properties or any part thereof when due. Developer shall not suffer any levy or attachment to be made, or any material or mechanic's lien, or any unauthorized encumbrance or lien to attach, provided, however, that Developer may encumber the Properties with:

   a. Any mortgage(s) in favor of any institutional lender for the purpose of financing any hard costs or soft costs relating to the construction of the Project in an amount(s) not to exceed the value of the Improvements as determined by an appraiser; and

   b. Any mortgage(s) in favor of any institutional lender refinancing any mortgage of the character described in clause a) hereof; in an amount(s) not to exceed the value of the Improvements as determined by an appraiser.

   c. Any mortgage(s) in favor of any lender that may go into default, lis penden, foreclosure, deed in lieu of foreclosure, certificate of title or tax deed issued by the government or through court order, the affordable deed restrictions are enforceable and can only be extinguished by the County. The deed restrictions shall run with the land notwithstanding the mortgage or change in ownership for the control period. The affordable

deed restrictions apply to the "successors heirs and assigns" of the burdened land owner.

8. The recordation, together with any mortgage purporting to meet the requirements of clauses 7(a) or 7(b) above, of a statement of value by a Member of the American Institute of Real Estate Appraisers (MAI), (or member of any similar or successor organization), stating the value of the Project is equal to or greater than the amount of such mortgages(s), shall constitute conclusive evidence that such mortgage meets such requirements, and that the right of any reverter hereunder shall be subject to and limited by, and shall not defeat, render invalid, or limit in any way, the lien of such mortgage. For purposes of this paragraph an "institutional lender" shall mean any bank, savings and loan association, insurance company, foundation or other charitable entity, real estate or mortgage investment trust, pension funds, the Federal National Mortgage Association, agency of the United States Government or other governmental agency. In any event. the term "Institutional lender" shall be deemed to include Miami-Dade County and its respective successors and assigns.

9. If in the sole discretion of the County, one or more of the Properties 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 term of this County 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 as determined in the sole discretion of the County. If the Developer fails to remedy the default within thirty (30) days, title to the subject Properties shall revert to the County, at the option of the County upon written notice of such failure to remedy the default. In the event of such reverter, the Developer shall immediately deed such Properties back to the County, and the County shall have the right to immediate possession of such Properties, with any and all improvements thereon, at no cost to' the County. The effectiveness of the reverter shall take place immediately upon notice being provided by the County, regardless of the deed back to the County by the Developer. The County retains a reversionary interest in the Properties, which right may be exercised by the County, at the option of the County, in accordance with this Deed. Upon such reversion, the County may file a Notice of Reversion evidencing same in the public records of Miami-Dade County.

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

Upon receiving proof of compliance with all of the Deed restrictions listed above, to be determined in the County's sole discretion, the County shall furnish 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 Properties 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
Assistant County Attorney

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

IN WITNESS WHEREOF, the representative **JL BROWN DEVELOPMENT CORPORATION** a Florida corporation, has caused this document to be executed by their respective and duly authorized representative on this 27 day of October, 2026, and it is hereby approved and accepted.

Witness/Attest

By: James L. Brown
Name: James L. Brown
Title: President and CEO

Witness/Attest

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☑ physical presence or ☐ online notarization this 27 day of October, 2026 by James L. Brown as President and CEO, on behalf of **JL BROWN DEVELOPMENT CORPORATION,** a Florida corporation. S/he is personally known to me or has produced a _____ as identification.

NOTARY PUBLIC STATE OF FLORIDA
GERALDINE M. BELLE
MY COMMISSION # HH 639780
EXPIRES: April 15, 2029

(SEAL)

Geraldine M. Belle

Notary of- State of Florida

Commission Number: HH639780

EXHIBIT A

FOLIO	**LEGAL DESCRIPTION**
30-6913-000-0521	13 56 39 14157 SQ FT BEG 500FTS & 162.50FTW OF NE COR OF SE1/4 OF NW1/4 TH N124.33FT W137.50FT S121.66FT M/L E137.5FT TO POB
30-5019-003-1150	RICHMOND HEIGHTS ESTS PB 60-89 LOT 8 BLK 8
30-5019-001-6670	RICHMOND HEIGHTS LOT 12 BLK 52 PB 50-19
30-6007-000-0141	E75FT OF S160FT OF W1/2 OF SE1/4 OF SE1/4 OF SW1/4 LESS S35FT PR ADD 11251 SW 216 ST