

## MEMORANDUM

Non-Agenda Item No. 15(F)(2)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** March 1, 2022

**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 related to two properties (Folio Nos. 34-2117-004-4310 And 34-2115-007-1260) that were conveyed to Ecotech Visions Foundation, Inc, a Florida for Profit Corporation, to increase the maximum sales price from \$205,000.00 to the current maximum sales price authorized pursuant to Ordinance No. 21-80 for single-family homes constructed and sold to qualified households in accordance with the Miami-Dade Infill Housing Initiative Program, as amended; authorizing the County Mayor to take all action necessary to exercise any and all rights set forth in Resolution No. R-139-18 and the amended and restated County Deed; and waiving implementing Order 8-4

Resolution No. R-237-22

The accompanying resolution was prepared and placed on the agenda at the request of Prime Sponsor Vice-Chairman Oliver G. Gilbert, III.



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

GBK/jp



**MEMORANDUM**  
(Revised)

**TO:** Honorable Chairman Jose "Pepe" Diaz  
and Members, Board of County Commissioners

**DATE:** March 1, 2022

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

**SUBJECT:** Non-Agenda Item No. 15(F)(2)

Please note any items checked.

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

Approved \_\_\_\_\_ Mayor  
Veto \_\_\_\_\_  
Override \_\_\_\_\_

Non-Agenda Item No. 15(F)(2)  
3-1-22

RESOLUTION NO. R-237-22

RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AN AMENDED AND RESTATED COUNTY DEED RELATED TO TWO PROPERTIES (FOLIO NOS. 34-2117-004-4310 AND 34-2115-007-1260) THAT WERE CONVEYED TO ECOTECH VISIONS FOUNDATION, INC, A FLORIDA FOR PROFIT CORPORATION, TO INCREASE THE MAXIMUM SALES PRICE FROM \$205,000.00 TO THE CURRENT MAXIMUM SALES PRICE AUTHORIZED PURSUANT TO ORDINANCE NO. 21-80 FOR SINGLE-FAMILY HOMES CONSTRUCTED AND SOLD TO QUALIFIED HOUSEHOLDS IN ACCORDANCE WITH THE MIAMI-DADE INFILL HOUSING INITIATIVE PROGRAM, AS AMENDED; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO TAKE ALL ACTION NECESSARY TO EXERCISE ANY AND ALL RIGHTS SET FORTH IN RESOLUTION NO. R-139-18 AND THE AMENDED AND RESTATED COUNTY DEED; AND WAIVING IMPLEMENTING ORDER 8-4

**WHEREAS**, at the March 1, 2022 Board of County Commissioners meeting, a motion was made to: (1) authorize the Chairperson or the Vice-Chairperson of the Board to execute an amended and restated County Deed related to two properties (Folio Nos. 34-2117-004-4310 and 34-2115-007-1260) that were previously conveyed to EcoTech Visions Foundation, Inc. in accordance with Resolution No. R-139-18 in order to increase the sales price from \$205,000.00 to the maximum sales price set forth in Ordinance No. 21-80 for single-family homes that are constructed and sold to qualified households through the Miami-Dade Infill Housing Initiative Program, as amended, subject to the County Attorney’s Office approval; (2) authorize the County Mayor or County Mayor’s designee to take all actions necessary to exercise any and all rights set forth in Resolution No. R-139-18 and the amended and restated deed, including the County’s reversionary rights that are not reserved by the Board; and (3) waive Implementing Order 8-4,

which requires all contracts, leases, and agreements, except those with other governmental entities, to be executed by the other party before submission to the Board,

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

**Section 1.** Pursuant to section 125.411, Florida Statutes, authorizes the Chairperson or Vice-Chairperson of the Board to execute amended and restated County Deed (“amended deed”) related to two properties (Folio Nos. 34-2117-004-4310 and 34-2115-007-1260) that were previously conveyed to EcoTech Visions Foundation, Inc. (“Eco Tech”) in accordance with Resolution No. R-139-18, in order to increase the maximum sales price from \$205,000.00 to the current maximum sales price set forth in Ordinance No. 21-80 for single-family homes that are constructed and sold to qualified households through the Miami-Dade Infill Housing Initiative Program, as amended, subject to the County Attorney’s Office approval.

**Section 2.** Authorizes the County Mayor or County Mayor’s designee to take all actions necessary to exercise any and all rights set forth in Resolution No. R-139-18 and the amended deed, including the County’s reversionary rights, that are not reserved by the Board.

**Section 3.** Waives Implementing Order 8-4, which requires all contracts, leases, and agreements, except those with other governmental entities, to be executed by the other party before submission to the Board.

**Section 4.** Directs the County Mayor or the County Mayor’s designee, pursuant to Resolution No. R-974-09, to record in the public record the amended deeds, covenants, rental regulatory agreements, and any instrument creating or reserving a real property interest in favor of the County and to provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. This Board directs the Clerk of the Board, pursuant to

Resolution No. R-974-09, to attach and permanently store a recorded copy of any instrument provided in accordance herewith together with this resolution.

The Prime Sponsor of the foregoing resolution is Vice-Chairman Oliver G. Gilbert, III. It was offered by Commissioner **Oliver G. Gilbert, III**, who moved its adoption. The motion was seconded by Commissioner **José "Pepe" Diaz** and upon being put to a vote, the vote was as follows:

	Jose "Pepe" Diaz, Chairman	<b>aye</b>	
	Oliver G. Gilbert, III, Vice-Chairman	<b>aye</b>	
Sen. René García	<b>absent</b>	Keon Hardemon	<b>aye</b>
Sally A. Heyman	<b>aye</b>	Danielle Cohen Higgins	<b>aye</b>
Eileen Higgins	<b>aye</b>	Joe A. Martinez	<b>aye</b>
Kionne L. McGhee	<b>aye</b>	Jean Monestime	<b>aye</b>
Raquel A. Regalado	<b>aye</b>	Rebeca Sosa	<b>aye</b>
Sen. Javier D. Souto	<b>absent</b>		

The Chairperson thereupon declared this resolution duly passed and adopted this 1<sup>st</sup> day of March, 2022. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

HARVEY RUVIN, CLERK

**Basia Pruna**

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



Approved by County Attorney as  
to form and legal sufficiency.

Terrence A. Smith



CFN 2022R0315596  
 OR BK 33135 Pgs 4820-4827 (8Pgs)  
 RECORDED 04/18/2022 11:00:26  
 DEED DOC TAX \$0.60  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Instrument prepared by and returned to:  
 Terrence A. Smith  
 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 30936 Pages 2535-2541 of the Public Records of Miami-Dade County on April 12, 2018, and Notice Regarding Reversionary Interest and Extension recorded in Official Record Book 32849 Page 2224 (5Pgs) of the Public Records of Miami-Dade County on November 15, 2021, only as it relates to the two properties listed in Exhibit A of the deed.**

**AMENDED AND RESTATED COUNTY DEED**

**THIS AMENDED AND RESTATED COUNTY DEED**, made this 14<sup>th</sup> day of April 2022 by **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, (hereinafter "County"), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **ECOTECH VISIONS FOUNDATION, INC.** a Florida not for profit corporation (hereinafter "Developer"), whose address is 670 N.W. 113<sup>th</sup> Street, Miami, Florida 33168.

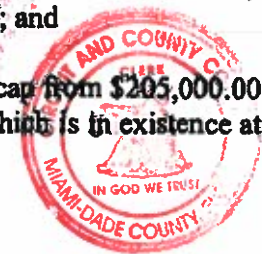
**RECITALS**

**WHEREAS**, the real properties as more fully described in Exhibit "A" were conveyed to the Developer through that certain County Deed recorded in Official Records Book 30936 Pages 2535-2541 of the Public Records of Miami-Dade County on April 12, 2018, and Notice Regarding Reversionary Interest and Extension recorded in Official Record Book 32849 Page 2224 of the Public Records of Miami-Dade County on November 15, 2021; and

**WHEREAS**, on July 20, 2021, the Miami-Dade Board of County Commissioners (the "Board") adopted Ordinance No. 21-80, as codified in Section 17-161 of the Code of Miami-Dade County (the "Code"), which is more commonly known as the Miami-Dade Infill Housing Initiative Program ("Infill Housing Program"); and

**WHEREAS**, the Developer has applied for an increase in the sales price cap for the completion of development of the affordable housing on the two properties, which are more fully described in Exhibit A attached hereto and incorporated herein by reference; and

**WHEREAS**, the County has agreed to the increase the sales price cap from \$205,000.00 to the relevant County maximum sales price as set forth in the Code, and which is in existence at the time of sale of the homes required herein; and



**WHEREAS**, the Developer agrees to develop and sell the Infill lots in accordance with the Code, Chapter 17, Article VII of the Code, Implementing No. Order 3-44; and Infill Housing Initiative Program Guidelines; and

**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 said Developer, their successors and assigns forever, the following described land lying and being in Miami-Dade County, Florida (hereinafter the "Properties"):

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

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

1. That the Properties shall be developed 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. The 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 May 15, 2022, 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 by May 15, 2022, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.

The document prepared and executed as set forth herein 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.

3. That the affordable housing developed on the Properties 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 relevant 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 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 9, 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 herein by the Developer, or if the

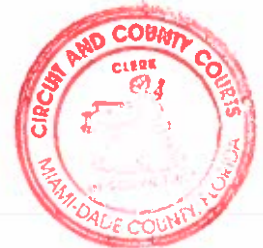


Developer fails to construct the homes described herein in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any term of this County Deed is not complied with, the Developer shall correct or cure the default/violation within (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:


HARVEY RUVIN, CLERK

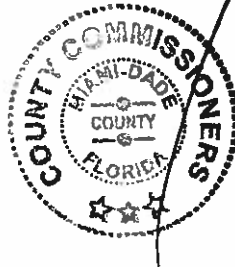
By:   
Deputy Clerk

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

By:   
Jose "Pepe" Diaz, Chairman

Approved for legal sufficiency:

By:   
Terrence A. Smith  
Assistant County Attorney



The foregoing was authorized by Resolution No. R-237-22 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the 1st day of March, 2022.



IN WITNESS WHEREOF, the representative of ECOTECH VISIONS FOUNDATION, INC., a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 23rd day of March, 2022, and it is hereby approved and accepted.

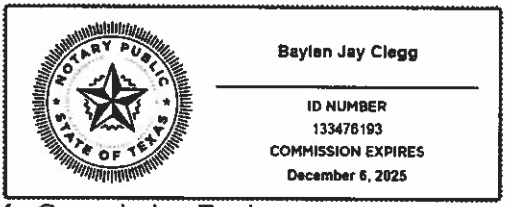
Robert Black  
Witness/Attest

By: Pandwe Gibson  
Name: Pandwe Gibson  
Title: Executive Director

Daemeyan Davis  
Witness/Attest

STATE OF ~~FLORIDA~~ TEXAS  
COUNTY OF ~~MIAMI-DADE~~ COLLIN

THE FOREGOING INSTRUMENT was acknowledged before me by means of  physical presence or  online notarization this 23rd day of March, 2022 by Pandwe Aletha Gibson as Executive Director, on behalf of ECOTECH VISIONS FOUNDATION, INC., a Florida not-for-profit corporation, and s/he () has produced DRIVER LICENSE as identification or ( ) is personally known to me.



Baylen Jay Clegg  
Notary Public  
State of ~~Florida~~ at Large  
Texas

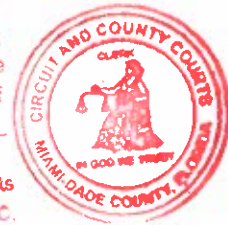
My Commission Expires: 12/06/2025  
Notarized online using audio-video communication



**EXHIBIT "A"**

<b>Folio Numbers</b>	<b>Legal Description</b>
34-2117-004-4310	VENETIAN GARDENS REV PB 31-37 S80FT OF N320FT OF E1/2 OF TR 90
34-2115-007-1260	BISCAYNE RIVER GDNS PB 49-53 LOT 12 BLK 8

STATE OF FLORIDA, COUNTY OF MIAMI DADE  
I HEREBY CERTIFY that this is a true and correct copy of the  
original filed in this office on April 18 day of  
2022, A.D.  
WITNESS my hand and Official Seal:  
HARVEY RUVIN, Clerk of Circuit and County Courts  
By [Signature] D.C.



**ERIC STRINGER #172204**