

MEMORANDUM

Agenda Item No. 11(A)(7)

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

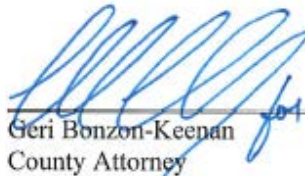
DATE: November 4, 2025

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the
County Mayor to execute an
instrument granting a two-year
extension for GPI MGMT, LLC,
a Florida limited liability
company, to obtain final
certificates of occupancy for
homes to be built on certain
properties, and to take all
necessary action to effectuate
same

Resolution No. R-1092-25

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



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM (Revised)

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

DATE: November 4, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(7)

Please note any items checked.

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

Approved _____ Mayor
Veto _____
Override _____

Agenda Item No. 11(A)(7)
11-4-25

RESOLUTION NO. _____ R-1092-25

RESOLUTION AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE AN INSTRUMENT GRANTING A TWO-YEAR EXTENSION FOR GPI MGMT, LLC, A FLORIDA LIMITED LIABILITY COMPANY, TO OBTAIN FINAL CERTIFICATES OF OCCUPANCY FOR HOMES TO BE BUILT ON CERTAIN PROPERTIES, AND TO TAKE ALL NECESSARY ACTION TO EFFECTUATE SAME

WHEREAS, on March 20, 2001, this Board adopted Ordinance No. 01-47, as amended, that created the County's Infill Housing Initiative Program ("Infill Housing Program"); and

WHEREAS, the purpose of the Infill Housing Program is "to increase the availability of affordable homes for very low-, low- and moderate-income persons ("qualified households"), maintain a stock of affordable housing, redevelop urban neighborhoods by eliminating the blight of vacant lots and dilapidated or abandoned properties, to equitably distribute homeownership opportunities within, and in some cases outside of the Infill Target Areas, and generate payment of ad valorem taxes"; and

WHEREAS, the Infill Housing Program also encourages "the redevelopment of vacant, dilapidated or abandoned property through the sale or conveyance of County property to qualified developers and the inclusion of privately owned vacant, dilapidated or abandoned properties located within and outside of the Infill Target Areas"; and

WHEREAS, the Infill Housing Program requires each developer to build no more than four single-family homes, attached or detached, on the properties that are conveyed to such developers; and

WHEREAS, the Infill Housing Program does not permit the construction of multi-family housing or developments, or commercial or retail development, on any property that is conveyed to a developer in accordance with the Infill Housing Program; and

WHEREAS, the Infill Housing Program requires each developer to construct homes within two years from the recording of the deed as evidenced by the issuance of final certificates of occupancy unless such timeframe is extended by the County upon a finding by this Board that such extension is necessary; and

WHEREAS, property conveyances by the County to developers made pursuant to the Infill Housing Program, which reference compliance with the Infill Housing Program in the deed of conveyance, includes compliance with, but is not limited to, chapter 17, article VII of the Code of Miami-Dade County, the Infill Housing Program Guidelines, and Implementing Order 3-44; and

WHEREAS, GPI MGMT, LLC (“GPI”), a Florida limited liability company, is a real estate company that creates affordable housing opportunities for working class families in Miami-Dade County; and

WHEREAS, this Board, in accordance with Resolution No. R-1067-20, authorized the conveyance of six County properties, among others, to GPI for the purpose of developing certain properties with housing to be sold to very low-, low- and moderate-income households (“qualified homebuyers”) in accordance with the Infill Housing Program; and

WHEREAS, the properties are located in Commission District 9 at 709 SW 3rd Avenue (Folio No. 10-7813-052-0340), 717 SW 3rd Avenue (Folio No. 10-7813-052-0350), 544 SW 6th Avenue (Folio No. 10-7813-036-0980), 316 SW 4th Court (Folio No. 10-7813-043-0220), 324 SW 4th Court (Folio No. 10-7813-043-0230) and 315 SW 5th Street (Folio No. 10-7813-043-0340) (“GPI properties”); and

WHEREAS, the GPI properties were conveyed to GPI by a County Deed that was recorded in the public records of Miami-Dade County on February, 23, 2021; and

WHEREAS, on May 5, 2020, this Board adopted Resolution No. R-394-20, which authorized the County Mayor or County Mayor's designee to execute instruments for multiple developers that indicate the County's intent to grant additional two-year extensions to developers to continue to develop certain former County-owned properties; and

WHEREAS, in accordance with the County Deed conveying the GPI properties, GPI is required to develop such properties within two years from the recording of the deeds, which compliance with such deed restrictions shall be evidenced by GPI obtaining certificates of occupancy for the homes constructed on the GPI properties; and

WHEREAS, on December 6, 2022, this Board adopted Resolution No. R-1173-22, which among other things, provided GPI, due to construction delays, with a one-year extension to complete construction and to obtain final certificates of occupancy; and

WHEREAS, on April 20, 2025, GPI 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 extend the time by which construction must be completed by two years; and

WHEREAS, this Board finds that GPI has demonstrated to the Board's satisfaction that it will complete the construction of the homes and wishes to grant a two-year extension for GPI to obtain its certificates of occupancy for each of the homes to be constructed and sold through the Infill Housing Program,

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. This Board further authorizes the County Mayor or County Mayor's designee to execute an instrument, in substantially the form attached hereto as Attachment "B" and incorporated herein by reference, granting a two-year extension for GPI MGMT, LLC ("GPI"), a Florida limited liability company to obtain final certificates of occupancy for homes to be constructed on properties located at 709 SW 3rd Avenue (Folio No. 10-7813-052-0340), 717 SW 3rd Avenue (Folio No. 10-7813-052-0350), 544 SW 6th Avenue (Folio No. 10-7813-036-0980), 316 SW 4th Court (Folio No. 10-7813-043-0220), 324 SW 4th Court (Folio No. 10-7813-043-0230) and 315 SW 5th Street (Folio No. 10-7813-043-0340), and to take all necessary action to effectuate same. Notwithstanding the foregoing, any extensions other than the extension granted by this resolution shall be subject to this Board's approval.

Section 3. This Board directs the County Mayor or County Mayor's designee to provide copies of the recorded instrument to the Property Appraiser's Office.

Section 4. This Board directs the County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, to record in the public record the instrument described in section 2 of this resolution, and to provide a copy of such recorded instrument 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 instruments provided in accordance herewith together with this resolution.

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

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

The Chairperson thereupon declared this resolution duly passed and adopted this 4th day of November, 2025. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

mmg

Melissa M. Gallo

GPI MGMT, LLC

April 30, 2025

Honorable Kionne L. McGhee
South Dade Government Center
10710 SW 211 Street,
Suite 204
Cutler Bay, FL 33189

Dear Vice Chair McGhee,

I hope this message finds you well. I am writing to respectfully request a two-year extension to the development time requirement outlined in the Infill Housing Initiative program.

GPI MGMT, LLC has remained in full compliance with all program responsibilities to date. We have maintained the properties, completed the necessary property surveys, and are now in the final stages of securing funding to move forward with the construction and development of the lots listed below. Due to the size of the adjacent lots 10-7813-043-0220/10-7813-043-0230 and 10-7813-052-0350/10-7813-052-0340, there is a possibility that they may need to be merged to accommodate a duplex or a single-family home. All building requirements for the Infill Housing Initiative will be adhered to. This extension would allow us to complete the project without compromising quality or compliance, ensuring it delivers lasting value to the community.

We are fully committed to the success of this initiative and appreciate your consideration of this request. Please feel free to contact me directly at (305) 498-8752 if you require additional documentation or clarification.

Sincerely,

Maria C. Garza

Lots Folio #:

- | | |
|---------------------|---------------------|
| 1. 10-7813-036-0980 | 2. 10-7813-052-0350 |
| 3. 10-7813-052-0340 | 4. 10-7813-043-0220 |
| 5. 10-7813-043-0230 | 6. 10-7813-043-0340 |

18495 South Dixie Hwy Suite 171, Cutler Bay, FL 33157

Prepared by
Melissa Gallo
Assistant County Attorney
Miami-Dade County Attorney's Office
111 N.W. 1st Street, Suite 2810
Miami, Florida 33128

Record and Return to:
Public Housing and Community Development
ATTN: Oscar Barco, Real Estate Officer
701 NW 1 Court, 16th Floor
Miami, FL 33136

SECOND EXTENSION OF DEED RESTRICTION

This Second Extension of Deed Restrictions is made this day ____ of _____, 2025 by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, ("County") (hereinafter "Party of the First Part"), whose post office address is Stephen P. Clark Center 111 N.W. 1 Street, Miami, Florida 33128,

WHEREAS, the real properties (the "Properties") as more fully described in **Exhibit "A"** attached hereto and incorporated by reference, which were conveyed to **GPI MGMT, LLC** (the "Developer") by that certain County Deed, recorded in Official Records Book 32365, Pages 4049-4055 of the public records of Miami-Dade County as amended by that certain Amended and Restated County Deed (the "Deed") recorded in Official Records Book 34134, Pages 1191-1198 of the public records of Miami-Dade County; and

WHEREAS, the Deed includes the following reverter provision:

3. That the affordable housing developed on the properties shall be sold to a qualified household, as defined in section 17-122(n) of the County Code, 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 timely 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 within 30 days, then title to the subject Properties shall revert to the County, at the option of the County, as set forth in paragraph 12, and the Developer shall forfeit all monetary investments and improvements without any compensation or right to compensation whatsoever.

WHEREAS, the Deed also provided Developer with a one-year extension of time for the completion of development of the affordable housing on the Properties and the County agreed to the extension; and

WHEREAS, Developer has applied for a second extension of time for the completion of development of the affordable housing on the Properties and the County has agreed to the extension,

NOW, THEREFORE, in consideration of Ten Dollars (\$10.00), the mutual promises of the parties hereto, and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto, intending legally to be bound, hereby agree as follows:

1. The foregoing Recitals are true and correct and incorporated herein by reference.
2. The deadline for development of the affordable housing on the properties described in Exhibit A attached hereto and incorporated herein by reference, as evidenced by the issuance of a final Certificate of Occupancy, as required by the Deed, is hereby extended for an additional two years from the date of recording.
3. By granting the extension described in Paragraph 2 above, the County does not release or waive its reversionary interest in the Property or to avail itself of any of the remedies set forth in the County Deed.
4. All other terms, conditions and provisions of the Amended Deed recorded at Book 34134, Pages 1191-1198 of the public records of Miami-Dade County remain in full force and effect including but not limited to all reverter provisions for noncompliance herewith.

ATTEST

MIAMI DADE COUNTY,
A political subdivision of the State of Florida

JUAN FERNANDEZ BARQUIN
Clerk of the Court and Comptroller

Deputy Clerk

Chief

Approved for legal sufficiency:

By: _____
Melissa Gallo
Assistant County Attorney

State of Florida
County of Miami-Dade County

The foregoing instrument was acknowledged before me this ____ day, of _____, 2025, by _____, Chief _____ on behalf of MIAMI DADE COUNTY who is personally known to me or who has produced _____ as identification.

Notary Public

Print

Name: _____

My Commission Expires: _____

IN WITNESS WHEREOF, the representative GPI MGMT LLC., a Florida Limited Liability Company, has caused this document to be executed by their respective and duly authorized representative on this 2 day of JUNE, 2025, and it is hereby approved and accepted.

Deiliannys
Witness/Attest

Deiliannys
Print Name

By: Maria C. Garza
Name: MARIA C. GARZA
Title: PRINCIPAL

Javier A Gallegos
Print Name

Javi Gallegos
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 2 day of JUNE, A.D. 2025, by MARIA C. GARZA, as PRINCIPAL GPI MGMT, LLC, a Florida Limited Liability Company.

Soila R Gallegos
Name:
Public, State of Florida

Notary

Printed: Soila R Gallegos

☐ Personally Known or ☐ Produced Identification
Type of Identification Produced



EXHIBIT “A”

**EXHIBIT “A”
LEGAL DESCRIPTION**

<u>FOLIO</u>	<u>LEGAL DESCRIPTION</u>
10-7813-052-0340	TATUMS COLORED TOWN ADD TO HMST PB 9-62 LOT 12 & N1/2 OF LOT 13 BLK 5
10-7813-052-0350	TATUMS COLORED TOWN ADD TO HMST PB 9-62 S1/2 OF LOT 13 & ALL LOT 14 BLK 5
10-7813-036-0980	LINCOLN PARK ADD TO HOMESTEAD PB 6-185 LOTS 11 & 12 BLK 6
10-7813-043-0220	MC CLAINS SUB PB 3-6 LOTS 28 & 29
10-7813-043-0230	MC CLAINS SUB PB 3-6 LOT 30
10-7813-043-0340	MC CLAINS SUB PB 3-6 LOT 45