

**OFFICIAL FILE COPY
CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA**

MEMORANDUM

Agenda Item No. 11(A)(1)

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

DATE: May 19, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring certain County-owned properties as surplus, and revising the inventory list of real properties, after a public hearing, to include such property in accordance with section 125.379, Florida Statutes; authorizing conveyance, pursuant to section 125.379, Florida Statutes, of such property, to Voices on the Ground, LLC, a Florida limited liability company and Forge Capital Group, LLC, a Florida limited liability company, at a price of \$10.00, for the purpose of developing such property with affordable housing to be sold to very low-, low-, or moderate income households in accordance with section 125.379; directing the County Mayor to perform due diligence and take all actions necessary to accomplish the conveyance of the property; authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute County Deeds; authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such County Deeds, to provide copies of the recorded County Deeds and the restrictive covenants required therein to the property appraiser, and to ensure placement of appropriate signage; waiving, by a two-thirds vote of the Board members present, Resolution No. R-365-21 pertaining to conveyance of County-owned property without access to the sanitary sewer system; waiving Resolution No. R-407-19 requiring four weeks advance written notice prior to Board consideration, Resolution No. R-376-11, requiring provision of certain background information concerning the property, and Resolution No. R-130-06 requiring agreements to be finalized and executed by all non-county parties; and waiving Implementing Order No. 8-4 regarding guidelines and procedures for sale, lease and conveyance of County real property

Resolution No. R-437-26

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/ks

MDC001



MEMORANDUM

(Revised)

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

DATE: May 19, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(1)

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
Veto _____
Override _____

Agenda Item No. 11(A)(1)
5-19-26

RESOLUTION NO. R-437-26

RESOLUTION DECLARING CERTAIN COUNTY-OWNED PROPERTIES AS SURPLUS, AND REVISING THE INVENTORY LIST OF REAL PROPERTIES, AFTER A PUBLIC HEARING, TO INCLUDE SUCH PROPERTY IN ACCORDANCE WITH SECTION 125.379, FLORIDA STATUTES; AUTHORIZING CONVEYANCE, PURSUANT TO SECTION 125.379, FLORIDA STATUTES, OF SUCH PROPERTY, TO VOICES ON THE GROUND, LLC, A FLORIDA LIMITED LIABILITY COMPANY AND FORGE CAPITAL GROUP, LLC, A FLORIDA LIMITED LIABILITY COMPANY, AT A PRICE OF \$10.00, FOR THE PURPOSE OF DEVELOPING SUCH PROPERTY WITH AFFORDABLE HOUSING TO BE SOLD TO VERY LOW-, LOW-, OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH SECTION 125.379; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PERFORM DUE DILIGENCE AND TAKE ALL ACTIONS NECESSARY TO ACCOMPLISH THE CONVEYANCE OF THE PROPERTY; AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE COUNTY DEEDS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH COUNTY DEEDS, TO PROVIDE COPIES OF THE RECORDED COUNTY DEEDS AND THE RESTRICTIVE COVENANTS REQUIRED THEREIN TO THE PROPERTY APPRAISER, AND TO ENSURE PLACEMENT OF APPROPRIATE SIGNAGE; WAIVING, BY A TWO-THIRDS VOTE OF THE BOARD MEMBERS PRESENT, RESOLUTION NO. R-365-21 PERTAINING TO CONVEYANCE OF COUNTY-OWNED PROPERTY WITHOUT ACCESS TO THE SANITARY SEWER SYSTEM; WAIVING RESOLUTION NO. R-407-19 REQUIRING FOUR WEEKS ADVANCE WRITTEN NOTICE PRIOR TO BOARD CONSIDERATION, RESOLUTION NO. R-376-11, REQUIRING PROVISION OF CERTAIN BACKGROUND INFORMATION CONCERNING THE PROPERTY, AND RESOLUTION NO. R-130-06 REQUIRING AGREEMENTS TO BE FINALIZED AND EXECUTED BY ALL NON-COUNTY PARTIES; AND WAIVING IMPLEMENTING ORDER NO. 8-4 REGARDING GUIDELINES AND PROCEDURES FOR SALE, LEASE AND CONVEYANCE OF COUNTY REAL PROPERTY

WHEREAS, section 125.379 of the Florida Statutes requires that each county prepare an inventory list of all real property within its jurisdiction to which the county holds fee simple title that is appropriate for use as affordable housing; and

WHEREAS, section 125.379 further requires that the inventory list include the address and legal description of each such real property and specify whether the property is vacant or improved; and

WHEREAS, section 125.379 also requires that the governing body of the county review the inventory list at a public hearing and revise it at the conclusion of the public hearing and adopt a resolution that includes an inventory list of such property following the public hearing; and

WHEREAS, the County has identified land located in Commission District 2 currently identified by Folio No. 30-3110-053-0690 (the “Voices Property”) and 30-3109-020-0370 (the “Forge Property”) which are currently vacant and not in use by the County (collectively the “Properties”); and

WHEREAS, the Properties are further described in Attachments “A” and “B” attached hereto and incorporated herein by reference; and

WHEREAS, this Board finds that the Properties are appropriate for use as affordable housing and therefore, wishes to revise the County’s inventory list of real properties for affordable housing to include the Properties; and

WHEREAS, Voices on the Ground LLC, a Florida limited liability company (“Voices on the Ground”) and Forge Capital Group LLC, a Florida limited liability company (“Forge Capital”) (collectively “developers”) have requested that the County convey the Properties to the developers for use as affordable housing as set forth in Attachments “C” and “D”, respectively, attached hereto and incorporated herein by reference; and

WHEREAS, this Board desires to declare the Properties as surplus; and

WHEREAS, the developers will develop the Properties with affordable housing to be sold to very low-, low-, or moderate-income households whose incomes do not exceed 120 percent of area median income, the developers, subject to a reverter, shall develop and sale such housing in accordance with section 125.379, Florida Statutes, and County Deeds to be recorded against the properties, within two years of the recording of the County Deeds; and

WHEREAS, in accordance with Resolution No. R-365-21 adopted by this Board on April 20, 2021, and as set forth in the County Deeds, the developer is required to connect the homes to a sanitary sewer system and septic tank use is not permitted, unless such requirement is waived by two-thirds of the Board members present; and

WHEREAS, because the Properties may not have access to the sanitary sewer system, this Board desires to waive the requirements of Resolution No. R-365-21,

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

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

Section 2. This Board declares the Properties, specifically the properties currently bearing Folio Nos. 30-3110-053-0690 and 30-3109-020-0370, as surplus. Further, this Board, after a public hearing and in accordance with section 125.379(1), Florida Statutes, revises the County's affordable housing inventory list to add the Properties.

Section 3. Pursuant to section 125.379, Florida Statutes, this Board hereby approves the conveyance of the Voices Property (specifically the property currently bearing Folio No. 30-3110-053-0690) to Voices on the Ground and the Forge Property (specifically the property currently bearing Folio No. 30-3109-020-0370) to Forge Capital, for a price of \$10.00. The developers shall develop the Properties with affordable housing to be sold to very low-, low-, or moderate-income households whose incomes do not exceed 120 percent of area median income.

The developers, subject to a reverter, shall develop and sale such housing in accordance with section 125.379, Florida Statutes, and the County Deed, within two years of the recording of the County Deed.

Section 4. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson to execute the County Deeds, in substantially the form attached hereto as Attachment “E” and “F” incorporated herein by reference, subject to a reverter, in accordance with section 125.379, Florida Statutes, conditioned upon the prior receipt of ownership disclosures as set forth in section 5 herein.

Section 5. This Board further directs and authorizes the County Mayor or County Mayor’s designee to take all actions necessary to effectuate the conveyance after conducting all due diligence, to obtain ownership disclosures from the Developers, and to exercise all rights set forth in the County Deeds, other than those reserved to this Board therein, including, but not limited to, exercising the County’s option to enforce its reversionary interest after conducting all due diligence, including title searches and environmental reviews. In the event 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 County Property Appraiser. This Board further authorizes the County Mayor or County Mayor’s designee to receive on behalf of the County from the developers, after conducting all due diligence, including, but not limited to, title searches, environmental reviews, a deed which conveys the property back to the County in the event the developer is unable or fails to comply with the deed restrictions set forth in the County Deeds. Upon the receipt of a deed from the developer, the County Mayor or County Mayor’s designee shall record such deed in the public

records of Miami-Dade County. Notwithstanding the foregoing, any extensions beyond the two years to complete the construction and sale of the affordable housing units contemplated herein shall be subject to this Board's approval.

Section 6. This Board directs the County Mayor or County Mayor's designee to (i) ensure that proper signage is placed on the properties identifying the County's name and the name of the district commissioner; (ii) provide copies of the recorded County Deeds and the restrictive covenants required by the County Deed to the Property Appraiser; and (iii) appoint staff to monitor compliance with the terms of the conveyance.

Section 7. This Board waives, by a vote of two-thirds of the Board members present, Resolution No. R-365-21 pertaining to conveyance of County-owned property without access to the sanitary sewer system.

Section 8. This Board waives the requirement of Resolution Nos.: (i) R-407-19 that the public notice be posted no less than four weeks prior to Board consideration; (ii) R-758-21, requiring the disclosure of the ownership interests of entities to or from whom the County conveys or leases real property; (iii) R-376-11, requiring background information concerning the property be provided to the Board; (iv) Resolution No. R-130-06 requiring agreements to be finalized and executed by all non-county parties and (v) Implementing Order 8-4 requiring certain procedures and prerequisites for conveying property.

Section 9. The County Mayor or County Mayor's designee shall pursuant to Resolution No. R-974-09, record in the public record the County Deeds, covenants, reverts and mortgages creating or reserving a real property interest in favor of the County and 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 shall pursuant to Resolution No. R-974-09, 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 **Oliver G. Gilbert, III**, who moved its adoption. The motion was seconded by Commissioner **Vicki L. Lopez** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 19th day of May, 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: **Basia Pruna**
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

Shannon D. Summerset-Williams



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 03/26/2026

PROPERTY INFORMATION				
Folio	30-3110-053-0690			
Property Address	0 , FL			
Owner	MIAMI DADE COUNTY , ISD RE MGMT			
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128			
Primary Zone	0100 SINGLE FAMILY - GENERAL			
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL			
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	2,200 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$69,300	\$69,245	\$34,884	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$69,300	\$69,245	\$34,884	
Assessed Value	\$15,963	\$14,512	\$13,193	
BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$53,337	\$54,733	\$21,691
County	Exemption	\$15,963	\$14,512	\$13,193
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$15,963	\$14,512	\$13,193
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$69,300	\$69,245	\$34,884
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$15,963	\$14,512	\$13,193
Taxable Value	\$0	\$0	\$0

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>



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 03/26/2026

Property Information

Folio: 30-3110-053-0690

Property Address: 0

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Square Ft.	2,200.00	\$69,300

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 03/26/2026

Property Information

Folio: 30-3110-053-0690

Property Address: 0

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	25.00	\$69,245

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 03/26/2026

Property Information

Folio: 30-3110-053-0690

Property Address: 0

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	RU-1	0100	Front Ft.	25.00	\$34,884

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 03/26/2026

Property Information

Folio: 30-3110-053-0690

Property Address: 0

FULL LEGAL DESCRIPTION

W LITTLE RIVER PB 14-75

LOT 31 BLK 12

LOT SIZE 25.000 X 88

COC 22536-2734 07 2004 3

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
12/23/2015	\$0	29903-0579	Corrective, tax or QCD; min consideration
10/08/2009	\$420,000	27147-4196	Corrective, tax or QCD; min consideration
07/01/2004	\$0	22536-2734	Sales which are disqualified as a result of examination of the deed

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Detailed Report

Generated On: 03/26/2026

PROPERTY INFORMATION				
Folio	30-3109-020-0370			
Property Address	0 , FL			
Owner	MIAMI DADE COUNTY , GSA R/E MANAGEMENT			
Mailing Address	111 NW 1 ST STE #2460 MIAMI, FL 33128-1929			
Primary Zone	7064 UC CENTER - INDUSTRIAL (ID) 12 MAX HT			
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL			
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	6,313 Sq.Ft			
Year Built	0			
ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$189,390	\$189,390	\$126,260	
Building Value	\$0	\$0	\$0	
Extra Feature Value	\$0	\$0	\$0	
Market Value	\$189,390	\$189,390	\$126,260	
Assessed Value	\$23,721	\$21,565	\$19,605	
BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$165,669	\$167,825	\$106,655
County	Exemption	\$23,721	\$21,565	\$19,605
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$23,721	\$21,565	\$19,605
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$189,390	\$189,390	\$126,260
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$23,721	\$21,565	\$19,605
Taxable Value	\$0	\$0	\$0

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 03/26/2026

Property Information

Folio: 30-3109-020-0370

Property Address: 0

Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	IC-ID	7064	Square Ft.	6,313.00	\$189,390

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 03/26/2026

Property Information

Folio: 30-3109-020-0370

Property Address: 0

Roll Year 2024 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	IC-ID	7064	Square Ft.	6,313.00	\$189,390

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 03/26/2026

Property Information

Folio: 30-3109-020-0370

Property Address: 0

Roll Year 2023 Land, Building and Extra-Feature Details

LAND INFORMATION					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	IC-ID	7064	Square Ft.	6,313.00	\$126,260

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 03/26/2026

Property Information

Folio: 30-3109-020-0370

Property Address: 0

FULL LEGAL DESCRIPTION

9 53 41
ESTA-SU-CASA PB 14-41
LOT 5 BLK 6
LOT SIZE 59.000 X 107
OR 24135-3548 01 2006 3

SALES INFORMATION

Previous Sale	Price	OR Book-Page	Qualification Description
11/01/2005	\$0	24135-3542	Sales which are disqualified as a result of examination of the deed
11/01/2003	\$7,500	21817-0873	Sales which are qualified

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VOICES ON THE GROUND LLC

Javarey Raymond
Principal
Voices On The Ground LLC
1950 NW 55 Street
Miami, Florida 33142

June 4, 2025

The Honorable Marleine Bastien
Miami-Dade County Commissioner, District 2
915 N.E. 125th Street, Suite 2A
Miami, Fl. 33161
(305)694-2779
District2@miamidade.gov

Re: Request for Conveyance of Vacant Lots

Dear Commissioner Bastien,

I hope this letter will find you in great spirits. My name is Javarey Raymond, and this letter is a formal request for the conveyance of two lots within District 2 for the purpose of development of affordable housing. I've worked as a strong advocate for the community in the areas of sustainable and equitable housing, advocacy for legacy building and small business. I have focused my attention in identifying solutions to these problems and I strongly believe in the area of sustainable and equitable housing, these lots present an opportunity to contribute towards this goal.

The listing of lots I am interested in are located at:

Folio #	
30-3110-053-0690	W of 2112 NW 83 rd St
30-3110-053-0950	W of 2301 NW 79 th St

In our goal to develop these lots into single-family homes of duplexes, which will provide some much needed housing opportunities for low-income to moderate-income families in the district. We have relationships with funding agencies with proven track records of successfully completing similar developments. With our experience and resources, we are confident we will be able to execute this project successfully and timely, ensuring that families will have a home as soon as possible.

We would also understand that there is value in engagement of the community to support these kinds of projects. We wish to hold a ribbon-cutting ceremony at completion and/or sale of these homes. The public relations and marketing value of such an occasion will

mark a triumphant success for affordable housing initiatives and continued growth in District 2. We are so excited to bring more positive light through a well publicized event that will ensure a lasting positive image and impact for the community.

As part of our commitment and transparency, we will share information and background on the team that will be performing this monumental task as needed. We are confident that this will bring added economic development that will no doubt create a better quality of life for residents in D2.

WE take this huge responsibility very seriously as we have done research and understanding the importance of the conveyance of public land, we can and will ensure that our team has the experience, capacity and thoughtful vision to execute this project. We are eager to work very hard and closely with your office to move forward and would be grateful to have your sponsorship in presenting this request to the Board of County Commissioners.

We are happy to provide any additional information or meet with you at your earliest convenience to further discuss the legacy building opportunity.

Thank you for your consideration of this important matter. We look forward to the possibility of collaboration.

Sincerely,

Javarey Raymond

Javarey Raymond
Principal
Voices On The Ground LLC

December 16, 2024

The Honorable Marleine Bastien
Commissioner, District 2
Miami-Dade County, Florida

Re: Request for conveyance of Infill Lots
Folio: 30-3109-020-0370; and Folio: 30-3110-053-0950

Dear Commissioner,

This letter serves as our formal request for the approval of the conveyance of the two (2) referenced Infill Lots to:

Forge Capital Group, LLC
A Florida Limited Liability Company
Sole Member: Steve Lecsaint

These lots are intended for development into affordable housing under the Infill Lot Program guidelines, with the homes to be purchased by qualified low-income families. We sincerely appreciate the ongoing support from your office, which has been instrumental in getting this process started.

At Forge Capital Group, we take immense pride in our efforts to help build and strengthen our community. Our mission is to provide low-income families with safe, affordable homes they can call their own, fostering stability and hope for their future. This is more than a business endeavor for us—it is a commitment to uplifting those who need it most and creating lasting, positive change in our community.

The construction of these homes will be carried out through a collaborative joint venture with Forge Construction Group, where Steve Lecsaint serves as the General Contractor. We are committed to working closely with our architects to design and build homes that maximize the efficient use of the lots while meeting the needs of low-income buyers.

This initiative aligns with the mission of both Forge Capital Group and Forge Construction Group to advance affordable homeownership opportunities. We look forward to continuing this important work with your support.

Thank you for your assistance and consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read 'Steve Lecsaint', with a stylized flourish at the end.

Steve Lecsaint

President

Forge Capital Group, LLC

ADDRESS

OWNER NAME

SUBDIVISION NAME

FOLIO

Folio

SEARCH: 30-3109-020-0370

| 

PROPERTY INFORMATION 	
Folio:	30-3109-020-0370
Sub-Division:	ESTA-SU-CASA
Property Address	0
Owner	MIAMI DADE COUNTY GSA R/E MANAGEMENT
Mailing Address	111 NW 1 ST STE #2460 MIAMI, FL 33128-1929
PA Primary Zone	7064 UC CENTER - INDUSTRIAL (ID) 12 MAX HT
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
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	6,313 Sq.Ft
Year Built	0



Featured Online Tools

[Comparable Sales](#)

[Property Record Cards](#)

[Report Discrepancies](#)

[Tax Comparison](#)

[Value Adjustment Board](#)

[Glossary](#)

[Property Search Help](#)

[Report Homestead Fraud](#)

[Tax Estimator](#)

[Tax Visualizer](#)

[PA Additional Online Tools](#)

[Property Taxes](#)

[Special Taxing Districts and
Other Non-Ad valorem
Assessments](#)

[TRIM Notice](#)

ASSESSMENT INFORMATION ⓘ

Year	2024	2023	2022
Land Value	\$189,390	\$126,260	\$113,634
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$189,390	\$126,260	\$113,634
Assessed Value	\$21,565	\$19,605	\$17,823

MDC024



Featured Online Tools

[Comparable Sales](#)

[Property Record Cards](#)

[Report Discrepancies](#)

[Tax Comparison](#)

[Value Adjustment Board](#)

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[Tax Estimator](#)

[Tax Visualizer](#)

[PA Additional Online Tools](#)

[Property Taxes](#)

[Special Taxing Districts and
Other Non-Ad valorem
Assessments](#)

[TRIM Notice](#)

ASSESSMENT INFORMATION ⓘ

Year	2024	2023	2022
Land Value	\$375,000	\$375,000	\$165,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$375,000	\$375,000	\$165,000
Assessed Value	\$32,882	\$29,893	\$27,176

MDC026

Proposal for the granting of



For the production of affordable residences in Miami-Dade County District 2.

Folio: 30-3109-020-0370; and Folio: 30-3110-053-0950

Forge Capital Group LLC
14761 South Spur Drive
Miami, FL 33161
(305) 915-8839

Steve.lecsaint@gmail.com

Attachment "E"

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS COUNTY DEED, made this ____ day of _____, 202__ 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 **VOICES ON THE GROUND LLC**, a Florida limited liability company (the "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. Developer shall connect the Dwelling Units to a sewer line and shall construct any

infrastructure necessary for such connection to sewer. Septic tanks shall not be a permissible use with respect to any use or development on the Property, unless authorized by the Board of County Commissioners.

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 and shall construct any infrastructure necessary for such connection to sewer. Septic tanks shall not be a permissible use with respect to any use or development on the Property, unless authorized by the Board of County Commissioners.
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 two (2) years 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 twenty-four (24) months from the recording 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 two (2) years of the recording of this County 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 of the Court and Comptroller

MIAMI-DADE COUNTY FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
(Deputy Clerk Signature)

By: _____
Anthony Rodriguez, Chairman

Print Name: _____

Date: _____

Approved for legal sufficiency:

By: _____
Shannon D Summerset-Williams
Assistant County Attorney

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

IN WITNESS WHEREOF, the representative of **VOICES ON THE GROUND LLC**, a Florida limited liability company has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 202__, and it is hereby approved and accepted.

Witness/Attest Signature

Print Name

Address

By: _____

Name: _____

Title: _____

Witness/Attest Signature

Print Name

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 _____, 202__, by _____ as _____ of **VOICES ON THE GROUND LLC**, a Florida limited liability company.

Signature

Printed Name

Notary Public, State of Florida

☐ Personally Known or ☐ Produced Identification

Type of Identification Produced

EXHIBIT "A"

FOLIO NUMBERS

LEGAL DESCRIPTIONS

30-3110-053-0690	W LITTLE RIVER PB 14-75 LOT 31 BLK 12
------------------	--

Attachment "F"

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

Folio No: See Exhibit "A" attached.

COUNTY DEED

THIS COUNTY DEED, made this ____ day of _____, 202__ 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 **FORGE CAPITAL GROUP LLC**, a Florida limited liability company (the "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. Developer shall connect the Dwelling Units to a sewer line and shall construct any

infrastructure necessary for such connection to sewer. Septic tanks shall not be a permissible use with respect to any use or development on the Property, unless authorized by the Board of County Commissioners.

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 and shall construct any infrastructure necessary for such connection to sewer. Septic tanks shall not be a permissible use with respect to any use or development on the Property, unless authorized by the Board of County Commissioners.
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 two (2) years 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 twenty-four (24) months from the recording 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 two (2) years of the recording of this County 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 of the Court and Comptroller

MIAMI-DADE COUNTY FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
(Deputy Clerk Signature)

By: _____
Anthony Rodriguez, Chairman

Print Name: _____

Date: _____

Approved for legal sufficiency:

By: _____
Shannon D Summerset-Williams
Assistant County Attorney

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

IN WITNESS WHEREOF, the representative of **FORGE CAPITAL GROUP LLC**, a Florida limited liability company has caused this document to be executed by their respective and duly authorized representative on this _____ day of _____, 202__, and it is hereby approved and accepted.

Witness/Attest Signature

Print Name

Address

By: _____

Name: _____

Title: _____

Witness/Attest Signature

Print Name

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 _____, 202__, by _____ as _____ of **FORGE CAPITAL GROUP LLC**, a Florida limited liability company.

Signature

Printed Name

Notary Public, State of Florida

☐ Personally Known or ☐ Produced Identification

Type of Identification Produced

EXHIBIT "A"

FOLIO NUMBERS

LEGAL DESCRIPTIONS

30-3109-020-0370	ESTA-SU-CASA PB 14-41 LOT 5 BLK 6
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