

MEMORANDUM

Agenda Item No. 11(A)(16)

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

DATE: April 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the Chairperson or Vice-Chairperson of the Board to execute an amended and restated County Deed for Collective Developers LLC, a Florida limited liability company; authorizing an extension to construct, complete and sell homes to qualified homebuyers through the Infill Housing Program; and authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such amended and restated County Deed, and to exercise all rights contained therein

Resolution No. R-346-26

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



Geri Bonzon-Keenan
County Attorney

GBK/uw



MEMORANDUM

(Revised)

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

DATE: April 21, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 11(A)(16)

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)(16)
4-21-26

RESOLUTION NO. _____ R-346-26

RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AN AMENDED AND RESTATED COUNTY DEED FOR COLLECTIVE DEVELOPERS LLC, A FLORIDA LIMITED LIABILITY COMPANY; AUTHORIZING AN EXTENSION TO CONSTRUCT, COMPLETE AND SELL HOMES TO QUALIFIED HOMEBUYERS THROUGH THE INFILL HOUSING PROGRAM; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO ENFORCE THE PROVISIONS SET FORTH IN SUCH AMENDED AND RESTATED COUNTY DEED, AND TO EXERCISE ALL RIGHTS CONTAINED THEREIN

WHEREAS, on October 5, 2016, this Board adopted Resolution No. R-869-16, which, among other things, authorized the conveyance certain County-owned properties, including the properties currently bearing Folio Nos. 01-3113-024-1730, 01-3123-011-0740, 30-3115-005-5610, 01-3123-012-0210, 01-3123-038-0500, 01-3113-060-0660, 30-3115-000-0100, 30-3115-000-0300, 01-3218-007-0030, 30-3101-013-0440, 30-3111-031-1070, 30-3121-000-0290, and 01-3123-018-0120 ("the Properties")-- to Collective Developers LLC, a Florida limited liability company ("Collective Developers"); and

WHEREAS, subsequent to the adoption of Resolution No. R-869-16, this Board adopted Resolution No. R-556-17, which authorized the Chairperson or Vice-Chairperson of the Board, among other things, to execute amended and restated deeds to authorize Collective Developers to increase the maximum sales price of the homes to be built and sold to qualified households; and

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

WHEREAS, on December 6, 2022, this Board adopted Resolution No. R-1170-22, which granted Collective Developers an additional one-year extension to construct the units and obtain final certificates of occupancy; and

WHEREAS, the extension granted pursuant to Resolution No. R-1170-22 expired on December 10, 2025; and

WHEREAS, Collective Developers has submitted a request to the County Commissioner of District 3, attached hereto as Attachment "A" setting forth the status of each of the properties and requesting that the County further extend the time by which construction must be completed for the Properties; and

WHEREAS, this Board desires to grant Collective Developers one two-year extension from the date of recording of an amended and restate deed, to construct the units and obtain final certificates of occupancy,

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

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

Section 2. Pursuant to section 125.411, Florida Statutes, this Board authorizes the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute the Amended and Restated Deed ("amended deed") to Collective Developers, in substantially the form attached hereto as Attachment "B" and incorporated herein by reference, in order to grant Collective

Developers one two-year extension from the date of recording of the amended deed, to construct the units and obtain final certificates of occupancy for the Properties, specifically the thirteen properties currently bearing Folio Nos. 01-3113-024-1730, 01-3123-011-0740, 30-3115-005-5610, 01-3123-012-0210, 01-3123-038-0500, 01-3113-060-0660, 30-3115-000-0100, 30-3115-000-0300, 01-3218-007-0030, 30-3101-013-0440, 30-3111-031-1070, 30-3121-000-0290, and 01-3123-018-0120.

Section 3. This Board further authorizes the County Mayor or County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the amended deed, including, but not limited to, exercising the County's option to enforce its reversionary interest after conducting all due diligence, title searches and environmental reviews. In the event that the County Mayor or County Mayor's designee should exercise the County's reversionary interest, then the County Mayor or County Mayor's designee shall execute and record an instrument approved by the County Attorney's Office in the Public Records of Miami-Dade County and provide a copy of such instrument to the Property Appraiser's Office. Alternatively, this Board authorizes the County Mayor or County Mayor's designee to receive on behalf of the County from the developer identified in section 2 of this resolution, after conducting all due diligence, title searches and environmental reviews, a deed which conveys any or all of the properties back to the County in the event the developers are unable or fail to comply with the deed restrictions set forth in the amended deed. Upon the receipt of the deed from the developers, the County Mayor or County Mayor's designee shall record such deed in the Public Records of Miami-Dade County.

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

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

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

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

Section 8. The County Mayor or County Mayor's designee, pursuant to Resolution No. R-974-09, shall record in the Public Record all deeds, covenants, reverters, and mortgages creating or reserving a real property interest in favor of the County and shall provide a copy of such recorded instruments to the Clerk of the Board within 30 days of execution and final acceptance. The 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 Commissioner Keon Hardemon. It was offered by Commissioner **Danielle Cohen Higgins** , who moved its adoption. The motion was seconded by Commissioner **Oliver G. Gilbert, III** and upon being put to a vote, the vote was as follows:

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

The Chairperson thereupon declared this resolution duly passed and adopted this 21st day of April, 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

Collective Developers, LLC

(a wholly-owned affiliate of CEG/Collective Empowerment Group of South Florida Inc.)

4900 W. Hallandale Beach Boulevard

Pembroke Park, FL33023

(786) 352-7014

www.cegsoflo.org**Chart No. 1 – CONSTRUCTION IN PROGRESS (JAN-26-26):**

Address/Folio No.	Process Number	Builder/Developer Partner
6850 N.W. 6 Avenue (01-3113-024-1730)	Duplex Model (Bldg.Permit: BD2302837) (EST C.O.: JAN-31-26)	SCA All Investment, LLC (Rodolfo Reyes)
- Estimated construction completion: 100% Completed, Awaiting C.O. Approval - Projected Anticipated closing of buyers: March 31st.		
1075 N.W. 48 Street (01-3123-011-0740)	Bldg.Permit BD24-022588001 (EST Constr. Start: NOV-15-25) (EST C.O.: MAY-31-26) Single-family home	Vernon Quinn/David Gause (All Quality Property Investors LLC)
- Current construction completion 10% : - Estimated construction time of completion: 4 to 6 months		
1828 N.W. 68 Terrace (30-3115-005-5610)	Bldg. Permit 2026-001483 (EST Constr. Start: JAN-10-26) (EST C.O.: JUL-15-26)	Armando Cazo (Cazo Construction Corp.)
- Current construction completion 20% : - Estimated construction time of completion: 4 to 6 months		

Financing in place: We currently have a Revolving Construction Line of Credit as follows:
\$1,000,000 with FCLF/Florida Community Loan Fund, Inc., Orlando, FL

The above FCLF credit facility served to refinance the original Revolving Construction Loan with Marquis Bank (later merged into Professional Bank).

Collective Developers, LLC

(a wholly-owned affiliate of CEG/Collective Empowerment Group of South Florida Inc.)

4900 W. Hallandale Beach Boulevard

Pembroke Park, FL33023

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Chart No. 2 - Lots under Building Permit Application (JAN-26-26):

(Building permit application well advanced; approval likely within 12-20 weeks)

Address/Folio No.	Process Number	Builder/Developer Partner
1221 N.W. 53 Street (01-3123-012-0210)	Architect: Jose L. Roman (Single-family home)	SCA All Investment, LLC (Rodolfo Reyes)
• Estimated permit completion: Approximately 40% complete. • Currently in the second cycle of screening after submitting corrections. • Projected permit timeline: Anticipated permit to be obtained mid-year. • We are working closely with the architect and engineer to address remaining comments and obtain approvals.		
1528 N.W. 39 Street (01-3123-038-0500)	Architect: Jose L. Roman (Single-family home) (BD25-010133-001)	SCA All Investment, LLC (Rodolfo Reyes)
• Estimated permit completion: Approximately 50% complete. • Projected permit timeline: Targeting mid-year. • There are approximately 41 comments, which we are addressing closely with the architect and engineer with the goal of securing at least three discipline approvals in the next submission.		
174 N.W. 57 Street (01-3113-060-0660)	Architect: Jose L. Roman (Single-family home) (EST Approval: OCT 31) BD25-000607001	SCA All Investment, LLC (UM School of Architecture JV)
• Estimated permit completion: Approximately 40% complete. • Projected permit timeline: Anticipated by late this year, pending approvals. • Currently awaiting reviewer comments in order to begin addressing corrections. • Once received, we will immediately coordinate with the design team to respond and resubmit.		

6340 N.W. 19 Avenue Architect working on duplex Evans Branch
(30-3115-000-0100) (Workforce Application: (Branch Enterprises Inc.)
R202200032 replaced by:

- Estimated permit completion: Approximately 40% complete.
- Projected permit timeline: Anticipated by late this year, pending approvals.

6230 N.W. 19 Avenue Architect Jose L. Roman SCA All Investment, LLC
(30-3115-000-0300) working on Duplex Model (Rodolfo Reyes/Gladys Marroquin)
 (2 units) + Platting Bayside International Realty Inc./
 (EST Approval: OCT 31) Savvy Investment Group LLC/
 (+UM Law School Advisor/NHO)

- Estimated permit completion: Approximately 35% complete.
- Projected permit timeline: Anticipated by late this year, pending approvals.

Collective Developers, LLC

(a wholly-owned affiliate of CEG/Collective Empowerment Group of South Florida Inc.)

4900 W. Hallandale Beach Boulevard

Pembroke Park, FL33023

(305) 773-0178

www.cegsoflo.org

Chart No. 3 - Lots under Architectural Design and/or Building Permit Applications (JAN-26-26):

(Design completion and/or building permit application may require extensive additional work)

Address/Folio No.	Process Number	Builder/Developer Partner
625 N.E. 70 Street (01-3218-007-0030)	Single-family home (BD24-009253-001) (Permit application held up by City Historic Preservation)	Vernon Quinn/David Gause (All Quality Property Investors LLC)
• Estimated permit completion: Approximately 20% complete. • Projected permit timeline: Anticipated by late this year, pending approvals. • Initial plans denied. Awaiting new approvals from Historic Preservation Staff		
596 N.W. 101 Street (30-3101-013-0440)	C2021-024682 (EST Approval: Unknown)	Vernon Quinn/David Gause (All Quality Property Investors LLC)
• Estimated Permit completion: Approximately 90% complete. • Projected permit timeline: Anticipated by early summer. • Currently awaiting water verification letter from WASD • Drainage & pavement remaining/public works approval before final building approval		
7649 N.W. 14 Place (30-3111-031-1070)	C2022-039931 (EST Approval: Unknown)	Vernon Quinn/David Gause (All Quality Property Investors LLC)
• Estimated permit completion: Approximately 75% complete. • Projected permit timeline: Anticipated by late summer. • Awaiting workforce housing status approval to continue with zoning/building • Awaiting approval of waiver of plat		
4615 N.W. 31 Court (30-3121-000-0290)	C2021-019522 (Pending Waiver of Plat) (EST Approval: Unknown)	Vernon Quinn/David Gause (All Quality Property Investors LLC)
• Estimated permit completion: Approximately 65% complete. • Projected permit timeline: Anticipated by late summer. • Awaiting workforce housing status approval to continue with zoning/building		

- Awaiting approval of waiver of plat
- Other building items pending approval

1529 N.W. 38 Street
(01-3123-018-0120)

Architect: Jose L. Roman
(EST approval: Unknown)

SCA All Investment, LLC
(Rodolfo Reyes)

- Estimated completion: Approximately 40% complete.
- Projected permit timeline: Anticipated by late this year, pending approvals.
- Currently awaiting reviewer comments in order to begin addressing corrections.

ATTACHMENT “B”

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.

This Amended and Restated County Deed shall supersede and replace the County Deed recorded in Official Record Book 30576 Pages 3731-3737 of the Public Records of Miami-Dade County on June 16, 2017, Notice Regarding Reversionary Interest and Extension recorded in Official Record Book 32529 Pages 453-458 of the Public Records of Miami-Dade County on May 26, 2021 and the Amended and Restated County Deed recorded in Official Record Book 34527 Pages 2453-2460 of the Public Records of Miami-Dade County on December 10, 2024, solely as they relate to the properties listed in Exhibit A, attached hereto and incorporated herein by reference.

AMENDED AND RESTATED COUNTY DEED

THIS AMENDED AND RESTATED DEED (“Amended Deed”), made this ____ day of _____, 2026 by **MIAMI-DADE COUNTY, a Political Subdivision of the State of Florida**, (hereinafter “County”), whose address is: Stephen P. Clark Center, 111 N.W. 1 Street, Miami, Florida 33128-1963, and **COLLECTIVE DEVELOPERS LLC**, a Florida limited liability company (hereinafter “Developer”), whose address is 6001 N.W. 8th Avenue, Miami, Florida 33127, its successors and assigns.

RECITALS

WHEREAS, the Developer is required to and agrees to develop and improve the Properties with single-family homes and thereafter sell the single-family homes all in accordance with Article VII, Section 17-121 through 17-128.1 of the Code of Miami-Dade County, Florida, as amended (“County Code”); Implementing No. Order 3-44; and Infill Housing Initiative Program Guidelines (“Infill Housing Program”); and

WHEREAS, the Developer wishes to develop the Properties and sell the single-family homes constructed on the Properties in accordance with the Infill Housing Program, as amended by Ordinance No. 21-80,

WITNESSETH:

The above recitals are incorporated herein by reference and are adopted and approved as if fully set forth herein.

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 heirs 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 Program, including but not limited to, the requirement that no more than four single-family homes be constructed on each of the Properties in accordance with the Infill Housing Program. The Developer shall sell such affordable housing to qualified homebuyers whose income range is established up to 120% 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.

That the Properties shall be developed and construction completed within two (2) years from the recording of this Amended Deed, as evidenced by the issuance of a final Certificate of Occupancy. Any additional extension of time for the development and completion of construction of the Properties shall be at the sole and absolute direction of the Board and in accordance with the Infill Housing Program.

2. Reserved.
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 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.
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 Amended Deed absent consent of the Board, in its sole and absolute discretion, except for 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 approved "Affordable Housing Restrictive Covenant," which is customarily used as part of the Infill Housing Program, 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 the following, subject to the requirements set forth in Section 17-124(d) of the County Code, and paragraphs 8 and 9 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 8 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.

8. 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 7 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 Properties 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 Properties. 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 Amended Deed to be subordinate to any mortgage, the Developer must be in compliance with all provisions of this Amended Deed at the time of recordation of such mortgage.
9. That prior to placing any mortgage on the Properties, 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.
10. That in the event that any mortgage(s) on the Properties 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 Amended 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 Amended 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 14 below.
11. In the event that Developer mortgages the Properties without compliance with sections 7 through 10 herein, then such mortgage shall of no force and effect, and shall be subordinate to all rights of the County, including the County's right of reverter.
12. 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. If in the sole discretion of the County, one or more of the Properties ceases to be used solely for the purpose set forth in paragraph 1 herein by the Developer, or if the Developer fails to construct the homes described herein

in the manner and within the timeframe set forth in paragraph 2 herein, or if the Developer ceases to exist prior to conveyance to the qualified homebuyers, or if any other term of this Amended 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 Properties 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 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 the filing of the Notice of Reverter,, regardless of whether the Developer provides a deed back to the County for such Properties.

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.

13. Upon receiving proof of compliance with all of the Amended 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 Amended 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.

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

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

(OFFICIAL SEAL)

ATTEST:
JUAN FERNANDEZ-BARQUIN, CLERK

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

By: _____
Deputy Clerk

By: _____
Anthony Rodriguez, Chairman

Approved for legal sufficiency:

By: _____
Shannon D. Summerset-Williams
Assistant County Attorney

The foregoing was authorized by Resolution No. R- 26 approved by the Board of County Commissioners of Miami-Dade County, Florida, on the ____ day of _____, 2026.

IN WITNESS WHEREOF, the representative of COLLECTIVE DEVELOPERS LLC, a Florida limited liability company has caused this document to be executed by their respective and duly authorized representative on this 29 day of March, 2026, and it is hereby approved and accepted.

Witness/Attest
Printed Name: ANTONIO PRADO
Address: 6405 S.W. 50 STREET
MIAMI, FL 33155

By: Bernard Phinard
Name: BERNARD PHINARD
Title: PRESIDENT, CEO
Address: 5977 SW 66 TERR
SOUTH MIAMI, FL 33143

Robert Joaquin Willis
Witness/Attest
Printed Name: Robert Joaquin Willis
Address: 15301 NE 5TH CT
MIAMI, FL 33162

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

THE FOREGOING INSTRUMENT was acknowledged before me by means of ☒ physical presence or ☐ online notarization this 29 day of March, 2026 by Bernard Phinard as PRESIDENT/CEO of Collective Empowerment Group of South Florida, a Florida not-for-profit corporation as Sole Member of COLLECTIVE DEVELOPERS LLC a Florida limited liability company, s/he () has produced _____ as identification or () is personally known to me.

[Signature]
Notary Public
State of Florida at Large

My Commission Expires:

4/2/29

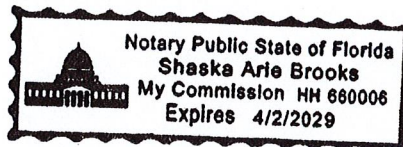


EXHIBIT "A"
LEGAL DESCRIPTION

<u>FOLIO</u>	<u>LEGAL DESCRIPTION</u>
01-3113-024-1730	SEVENTH AVE HIGHLANDS PB 14-13 LOTS 29 & 30 BLK 9 LOT SIZE 80.000 X 100 OR 15062-1992 0191 1
01-3123-011-0740	23 53 41 CRESTWOOD PB 8-7 LOT 15 BLK 4
30-3115-005-5610	15 53 41 LIBERTY CITY PB 7-79 LOTS 10 & 11 BLK 20
01-3123-012-0210	PALM PARK AMD PB 7-43 ALL OF LOT 23 & LOT 24 LESS E5.2FT BLK 1
01-3123-038-0500	CEDARHURST PB 11-18 LOT 52 & STRIP 35FT X 50FT ADJ LOT 52 ON S
01-3113-060-0660	BISCAYNE AVE TR PB 3-195 LOT 19 BLK 4
30-3115-000-0100	15 53 41 BEG 600FTN OF SE COR OF SE 1/4 OF SW1/4 OF NE1/4 N50FT W150FT S50FT E150FT TO POB
30-3115-000-0300	15 53 41 BEG 150FTN OF SE COR OF E1/2 OF SE1/4 OF SW1/4 OF NE1/4 OF N100FT W150FT S100FT E150FT TO POB
01-3218-007-0030	18 53 42 ACADIA SUB PB 3-216 LOT 3
30-3101-013-0440	SECURITY HOMESITES PB 39-21 LOT 2 BLK 5 LOT SIZE 50.500 X 109 OR 18698-4398 07 1999 6
30-3111-031-1070	11 53 41

	OAKLAND PARK PB 10-50 LOTS 1-2 & N1/2 LOT 3 BLK 6
30-3121-000-0290	21 53 41 .17 AC BEG SE COR OF SW1/4 OF SW1/4 OF NE1/4 N195FT W122.2FT FOR POB W90 FT S80FT E90FT N80FT TO POB
01-3123-018-0120	ALLAPATTAH VIEW PB 12-67 LOT 13 BLK 1 LOT SIZE 40.000 X 146 OR 11384-1816 0382 1