

MEMORANDUM

Non-Agenda Item No. 15(F)(1)

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

DATE: May 5, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the Chairperson or Vice-Chairperson of the Board of County Commissioners to execute amended and restated County deeds for two developers, namely 34 Ways Foundation and Palmetto Homes of Miami, Inc.; and authorizing the County Mayor to take all action necessary to exercise any and all rights set forth in such amended and restated County deeds, and to grant from the effective dates of the amended and restated County deeds one additional one-year extension to each developer to construct, complete and sell homes to qualified homebuyers through the Infill Housing Program

Resolution No. R-414-26

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



Geri Bonzon-Keenan
County Attorney

GBK/smm



MEMORANDUM

(Revised)

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

DATE: May 5, 2026

FROM: 
Glen Bonzon-Keenan
County Attorney

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

Non-Agenda Item No. 15(F)(1)
5-5-26

RESOLUTION NO. **R-414-26**

RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AMENDED AND RESTATED COUNTY DEEDS FOR TWO DEVELOPERS, NAMELY 34 WAYS FOUNDATION AND PALMETTO HOMES OF MIAMI, INC.; AND AUTHORIZING THE COUNTY MAYOR OR THE COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTION NECESSARY TO EXERCISE ANY AND ALL RIGHTS SET FORTH IN SUCH AMENDED AND RESTATED COUNTY DEEDS, AND TO GRANT FROM THE EFFECTIVE DATES OF THE AMENDED AND RESTATED COUNTY DEEDS ONE ADDITIONAL ONE-YEAR EXTENSION TO EACH DEVELOPER TO CONSTRUCT, COMPLETE AND SELL HOMES TO QUALIFIED HOMEBUYERS THROUGH THE INFILL HOUSING PROGRAM

WHEREAS, at the May 5, 2026 Board of County Commissioners meeting, a motion was made to grant to the following developers, each of which has been conveyed certain properties through the Miami-Dade County Infill Housing Initiative Program, a one-year extension to complete construction and obtain final certificates of occupancy for the lots listed herein currently bearing folio numbers:

34 Ways Foundation
08-2122-005-0600

Palmetto Homes
34-1134-006-0300
34-2105-016-5240
34-2109-004-0290; and

WHEREAS, the motion further: (1) authorized the Chairperson or Vice-Chairperson of this Board, pursuant to section 125.411, Florida Statutes, to execute amended and restated deeds ("amended deeds") to the developers identified herein for the properties identified herein,

following approval by the County Attorney's Office, in order to grant the one-year extensions; (2) authorized the County Mayor or County Mayor's designee to take all actions necessary to exercise any and all rights set forth in the amended deeds, including, but not limited to, exercising the County's option to enforce its reversionary interest after conducting all due diligence, title searches and environmental review; and (3) directed the County Mayor or County Mayor's designee to provide copies of the recorded amended deeds to the Property Appraiser, record the amended deeds in the Public Records, and provide copies of the amended deeds to the Clerk of the Board,

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

Section 1. This Board grants to the following developers, each of which has been conveyed certain properties through the Miami-Dade County Infill Housing Initiative Program, a one-year extension to complete construction and obtain final certificates of occupancy for the lots listed herein currently bearing folio numbers:

34 Ways Foundation

08-2122-005-0600

Palmetto Homes

34-1134-006-0300

34-2105-016-5240

34-2109-004-0290.

Section 2. This Board (1) authorizes the Chairperson or Vice-Chairperson of this Board, pursuant to section 125.411, Florida Statutes, to execute amended and restated deeds ("amended deeds") to the developers identified herein for the properties identified herein, following approval by the County Attorney's Office, in order to grant the one-year extensions; (2) 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 deeds, including, but not limited to, exercising the

County's option to enforce its reversionary interest after conducting all due diligence, title searches and environmental review; and (3) directs the County Mayor or County Mayor's designee to provide copies of the recorded amended deeds to the Property Appraiser, record the amended deeds in the Public Records, and provide copies of the amended deeds to the Clerk of the Board.

The Prime Sponsor of the foregoing resolution is Commissioner Oliver G. Gilbert, III. 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	absent
Marleine Bastien	absent
Sen. René García	absent
Roberto J. Gonzalez	absent
Danielle Cohen Higgins	aye
Natalie Milian Orbis	aye
Micky Steinberg	aye
Juan Carlos Bermudez	aye
Oliver G. Gilbert, III	aye
Keon Hardemon	aye
Vicki L. Lopez	aye
Raquel A. Regalado	aye

The Chairperson thereupon declared this resolution duly passed and adopted this 5th 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.

A handwritten signature in black ink, appearing to be "SDW", written over a horizontal line.

Shannon D. Summerset-Williams