

MEMORANDUM

Agenda Item No. 14(A)(5)

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

DATE: June 16, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing the Chairperson or Vice-Chairperson of the Board to execute amended and restated County deeds for Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation; authorizing an extension to construct, complete and sell or rent the properties with affordable housing to be sold or rented to very low-, low-, or moderate income households in accordance with Miami-Dade County's Infill Housing Initiative Program, if sold, and section 125.379, Florida Statutes; and authorizing the County Mayor to take all action necessary to enforce the provisions set forth in such amended and restated County deeds, and to exercise all rights contained therein

Resolution No. R-560-26

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: June 16, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 14(A)(5)

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. 14(A)(5)
6-16-26

RESOLUTION NO. R-560-26

RESOLUTION AUTHORIZING THE CHAIRPERSON OR VICE-CHAIRPERSON OF THE BOARD OF COUNTY COMMISSIONERS TO EXECUTE AMENDED AND RESTATED COUNTY DEEDS FOR PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC., A FLORIDA NOT-FOR-PROFIT CORPORATION; AUTHORIZING AN EXTENSION TO CONSTRUCT, COMPLETE AND SELL OR RENT THE PROPERTIES WITH AFFORDABLE HOUSING TO BE SOLD OR RENTED TO VERY LOW-, LOW-, OR MODERATE INCOME HOUSEHOLDS IN ACCORDANCE WITH MIAMI-DADE COUNTY'S INFILL HOUSING INITIATIVE PROGRAM, IF SOLD, AND SECTION 125.379, FLORIDA STATUTES; 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 DEEDS, AND TO EXERCISE ALL RIGHTS CONTAINED THEREIN

WHEREAS, on July 21, 2020, this Board adopted Resolution No. R-722-20, which authorized the conveyance to Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation ("Palmetto Homes") several County-owned properties, including the properties currently bearing Folio Nos: 01-3112-053-0010, 01-3112-053-0020, 30-3122-007-0370, 01-0102-080-1060, 01-3112-048-0060, 01-3114-000-0130, and 30-3122-025-0530 (collectively "the July properties") for the purpose of developing such properties with homes to be sold or rented to qualified households in accordance with the Infill Housing Program, section 125.379, Florida Statutes, and federal Community Development and Block Grant Program regulations, as applicable; and

WHEREAS, on October 6, 2020 this Board adopted Resolution No. R-928-20, which authorized the conveyance to Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation ("Palmetto Homes") several County-owned properties, including the properties

currently bearing Folio Nos. 01-3114-043-0310, 30-3115-005-3600, 30-3115-000-0010, 30-3115-025-0010, 01-3125-042-0140, 01-3135-028-0020, 01-3114-045-0010, 01-3112-034-0190, 01-3114-035-1730, 01-3114-035-1970, 30-3110-028-0620, 30-3115-039-0090, 30-3115-039-0100, 30-3115-039-0110, 30-3115-039-0120, 30-3115-005-3300, 30-3115-005-3320, 30-3115-005-3330, 30-3115-005-3340, 30-3115-010-0030, 30-3115-005-3900, 01-3113-063-0480, and 30-3115-028-0301 (collectively “the October properties”) for the purpose of developing such properties with homes to be sold to qualified households in accordance with the Infill Housing Program, section 125.379, Florida Statutes, and federal Community Development and Block Grant Program regulations, as applicable; and

WHEREAS, on December 6, 2022, this Board adopted Resolution No. R-1170-22, which granted Palmetto Homes an extension to construct the homes on certain of the July properties and obtain final certificates of occupancy; and

WHEREAS, the extension granted pursuant to Resolution No. R-1170-22 expired on January 12, 2025; and

WHEREAS, the time to construct the homes on the October properties expired on November 16, 2022; and

WHEREAS, on September 22, 2025, Palmetto Homes submitted a request to the County Commissioner of District 3, requesting that the County further extend the time by which construction must be completed on the July properties and the October properties (collectively “the properties”) and representing that planning of the homes is underway and submitted Attachment D, attached hereto and incorporated herein by reference, setting forth the current status of development on the properties; and

WHEREAS, Palmetto Homes has demonstrated their commitment to working cooperatively with the County by returning 12 lots to the County which were previously conveyed to Palmetto Homes, specifically the lots currently bearing Folio Nos. 01-3136-021-0230, 01-3136-021-0240, 01-3136-021-0250, 01-3136-021-0260, 01-3136-021-0270, 01-3136-021-0280, and 01-3136-021-0290, conveyed pursuant to Resolution No. R-722-20, the lots currently bearing Folio Nos. 01-3230-001-0080, 30-3115-005-3591, 30-3115-005-3690, and 30-3121-026-1750, conveyed pursuant to Resolution No. R-928-20, and the property currently bearing Folio No. 30-2107-012-0840 conveyed pursuant to Resolution No. R-821-20; and

WHEREAS, in addition to returning the above mentioned 12 lots, Palmetto Homes is returning three lots to the County which were conveyed to Palmetto Homes, specifically the properties located at 550 NW 22nd Street, Miami, FL (Folio No. 01-3125-035-2901), 2185 NW 5th Place, Miami, FL (Folio No. 01-3125-035-1140), and 2173 NW 5th Place, Miami, FL (Folio No. 01-3125-035-1150), and pursuant to Resolution No. R-710-22, were to be exchanged with Mana Fashion Realty, LLC (“Mana”) so that Mana could construct a project that would include, among other things, a Puerto Rican Community Center to be operated by the South Florida Puerto Rican Chamber of Commerce, Inc.; and

WHEREAS, although that property exchange did not take place, and Palmetto Homes has returned those properties to the County, Palmetto Homes has represented that it will take on the task of constructing the Puerto Rican Community Center along with multifamily housing on properties conveyed by Mana to the County and anticipated to be conveyed to Palmetto Homes by the County through subsequent legislation; and

WHEREAS, this Board desires to grant Palmetto Homes a three-year extension from the date of adoption of this Resolution, to construct the homes and obtain final certificates of occupancy on the properties,

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

Section 1. This Board adopts the foregoing recitals as if fully set forth herein.

Section 2. 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 Deeds (“amended deeds”) to Palmetto Homes, in substantially the form attached hereto as Attachments “A”, “B”, and “C” and incorporated herein by reference, in order to grant Palmetto Homes a three-year extension from the date of adoption of this resolution to construct the homes and obtain final certificates of occupancy. Such amended deeds shall be executed for the certain previously County-owned properties conveyed pursuant to Resolution No. R-722-20, specifically currently Folio Nos. 01-3112-053-0010, 01-3112-053-0020, 30-3122-007-0370, 01-0102-080-1060, 01-3112-048-0060, 01-3114-000-0130, and 30-3122-025-0530 and certain previously County-owned properties conveyed pursuant to Resolution No. R-928-20, specifically currently Folio Nos. 01-3114-043-0310, 30-3115-005-3600, 30-3115-000-0010, 30-3115-025-0010, 01-3125-042-0140, 01-3135-028-0020, 01-3114-045-0010, 01-3112-034-0190, 01-3114-035-1730, 01-3114-035-1970, 30-3110-028-0620, 30-3115-039-0090, 30-3115-039-0100, 30-3115-039-0110, 30-3115-039-0120, 30-3115-005-3300, 30-3115-005-3320, 30-3115-005-3330, 30-3115-005-3340, 30-3115-010-0030, 30-3115-005-3900, 01-3113-063-0480, and 30-3115-028-0301 (collectively “the properties”).

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 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 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 deeds. 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 Palmetto Homes a three-year extension from the date of adoption of this resolution, to obtain the final certificate of occupancy for each of the homes to be sold or rented to qualified households. The grant of such extension shall be in the manner set forth in the amended deeds.

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 deeds.

Section 6. This Board directs the County Mayor or County Mayor's designee to provide copies of the recorded amended deeds 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 deeds 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 **Raquel A. Regalado** , who moved its adoption. The motion was seconded by Commissioner **Natalie Milian Orbis** and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	absent	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	aye	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 16th day of June, 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 read "SDW", is written over a horizontal line.

Shannon D. Summerset-Williams

ATTACHMENT "A"

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 Amended and Restated County Deed recorded in Official Record Book 34051 Pages 2474-2481 of the Public Records of Miami-Dade County on January 12, 2024, and the County Deed recorded in Official Record Book 32178 Pages 2605-2613 of the Public Records of Miami-Dade County on November 2, 2020 solely as it relates 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 **Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation** (hereinafter "Developer"), whose address 4952 NW 7th Avenue, Miami, Florida 33127, and 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 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 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.

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.
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 three 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 sixty (60) months from the 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 three (3) years of the recording of this 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

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- -2__ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2026.

IN WITNESS WHEREOF, the representative **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 8 day of JUNE, 2026, and it is hereby approved and accepted.

Brian Allen
Witness/Attest
Printed Name: Brian Allen
Address: 2010 NW 166 ST
MIAMI, FL 33054

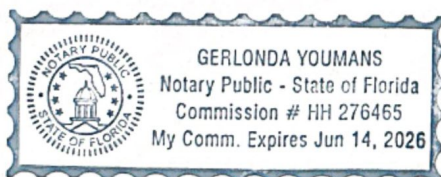
By: [Signature]
Name: TASHALA KNOWLES
Title: PRESIDENT
Address: 4952 NW 7TH AVE
MIAMI, FL 33127

Patricia Knowles
Witness/Attest
Printed Name: Patricia Knowles
Address: 2010 NW 166 ST
MIAMI, FL 33054

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 8, 2026,
by JUNE as TASHALA KNOWLES of **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation.



[Signature]
Signature
Gerlonda Youmans
Printed Name
Notary Public, State of Florida

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced

EXHIBIT "A"

FOLIO NUMBER	LEGAL DESCRIPTION
01-3114-000-0130	BEG NE COR OF E1/2 OF SE1/4 NE1/4 SE1/4 S396FT W281.64FT FOR POB N107FT W51.32FT S107FT E51.32FT TO POB
01-0102-080-1060	MIAMI NORTH PB B-41 S50FT OF N100FT OF LOTS 11 & 12 & S50FT OF LOTS 11 & 12 BLK 282
01-3112-048-0060	PHOENIX PK SUB PB 6-80 W46.6FT OF LOT 9 LESS S200FT & E2IN OF LOT 10 LESS S200FT BLK 1
30-3122-025-0530	TREASURE HTS PB 12-72 E50FT OF LOT 13 BLK 3

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 Amended and Restated County Deed recorded in Official Record Book 34051 Pages 2474-2481 of the Public Records of Miami-Dade County on January 12, 2024, and the County Deed recorded in Official Record Book 32178 Pages 2597-2604 of the Public Records of Miami-Dade County on November 2, 2020 as it relates 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 **Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation** (hereinafter "Developer"), whose address 4952 NW 7th Avenue, Miami, Florida 33127, and 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 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 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.

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.
3. That in accordance with the federal Community Development Block Grant ("CDBG") program, which program requirements are set forth in 24 Code of Federal Regulations, Part 570, a minimum of 51% of the Dwelling Units shall be set aside for households whose income do not exceed of 80% of area median income ("AMI") for the County as reported by the United States Department of Housing and Urban Development ("HUD").
4. 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.
5. That the Property shall be developed within three 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 sixty (60) months from the date of this Deed, any party may rely upon the fact that the reverter has occurred and that title has reverted to the County.
6. 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~~ **MD0020** 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.

7. 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.
8. 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.
9. 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."

10. 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.

11. 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.
12. 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.
13. 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.
14. 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.

15. 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.

16. 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.
17. 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 three (3) years of the recording of this 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.

18. 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.
19. 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

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- -2__ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2026.

IN WITNESS WHEREOF, the representative **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 8 day of JUNE, 2026, and it is hereby approved and accepted.

Brian Allen
Witness/Attest
Printed Name: Brian Allen
Address: 2010 NW 166 ST
MIAMI, FL 33054

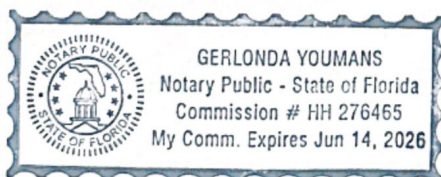
By: [Signature]
Name: TASHALA KNOWLES
Title: PRESIDENT
Address: 4952 NW 7TH AVE
MIAMI, FL 33127

Patricia Knowles
Witness/Attest
Printed Name: Patricia Knowles
Address: 2010 NW 166 ST
MIAMI, FL 33054

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 8, 2026,
by JUNE as TASHALA KNOWLES of **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation.



[Signature]
Signature
Gerlonda Youmans
Printed Name
Notary Public, State of Florida

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced

EXHIBIT “A”

FOLIO NUMBER	LEGAL DESCRIPTION
30-3122-007-0370	FEATHERSTONE PARK PB 13-27 LOT 28 BLK 2
01-3112-053-0010	FRED HILTS RE-SUB PB 16-39 LOT 1
01-3112-053-0020	FRED HILTS RE-SUB PB 16-39 LOT 2

ATTACHMENT "C"

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 32198 Pages 979-989 of the Public Records of Miami-Dade County on November 16, 2020 solely as it relates 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 **Palmetto Homes Urban Development Group, Inc., a Florida not-for-profit corporation** (hereinafter "Developer"), whose address 4952 NW 7th Avenue, Miami, Florida 33127, and 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 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 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.

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.
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 three 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 sixty (60) months from the 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 three (3) years of the recording of this 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

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- -2__ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the day of , 2026.

IN WITNESS WHEREOF, the representative **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation, has caused this document to be executed by their respective and duly authorized representative on this 8 day of JUNE, 2026, and it is hereby approved and accepted.

Brian Allen
Witness/Attest
Printed Name: Brian Allen
Address: 2010 NW 166 ST
MIAMI, FL 33054

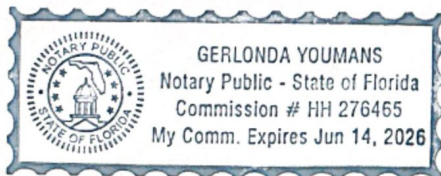
By: [Signature]
Name: TASHALA KNOWLES
Title: PRESIDENT
Address: 4952 NW 7TH AVE
MIAMI, FL 33127

Patricia Knowles
Witness/Attest
Printed Name: Patricia Knowles
Address: 2010 NW 166 ST
MIAMI, FL 33054

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 8, 2026,
by JUNE as TASHALA KNOWLES of **PALMETTO HOMES URBAN DEVELOPMENT GROUP, INC.**, a Florida not-for-profit corporation.



[Signature]
Signature
Gerlonda Youmans
Printed Name
Notary Public, State of Florida

☒ Personally Known or ☐ Produced Identification
Type of Identification Produced

EXHIBIT "A"

FOLIO NUMBER	LEGAL DESCRIPTION
01-3125-042-0140	25 53 41 SECURITY ADD PB 3-21 LOT 4 BLK 3 LOT SIZE 6500 SQ FT OR 17596-4719 0497 3
30-3115-000-0010	15 53 41 BEG AT SE COR OF SE1/4 OF SW1/4 OF NE1/4 W100FT N150FT E100FT S150FT TO BEG LESS S35FT FOR R/W LOT SIZE 100.000 X 115 OR 19238-2843 0800 3
30-3115-005-3300	LIBERTY CITY PB 7-79 LOT 25 LESS S10FT FOR R/W BLK 12 LOT SIZE 3230 SQ FT OR19769-1170/20041-0025 0701 2 7 COC 22035-0393 02 2004 2
30-3115-005-3320	LIBERTY CITY PB 7-79 LOT 26 LESS S25FT FOR R/W BLK 12 LOT SIZE 2630 SQ FT OR19769-1170/20041-0025 0701 2 7 COC 22035-0393 02 2004 2
30-3115-005-3330	LIBERTY CITY PB 7-79 LOT 27 LESS S25FT FOR R/W BLK 12 LOT SIZE 2630 SQ FT OR 19769-1170 0701 2(7) COC 22035-0393 02 2004 2
30-3115-005-3340	LIBERTY CITY PB 7-79 LOT 28 LESS S25FT FOR R/W BLK 12 LOT SIZE 2630 SQ FT OR19769-1170/20041-0025 0701 2 7 COC 22035-0393 02 2004 2
30-3115-005-3600	LIBERTY CITY PB 7-79 LOTS 23 & 24 LESS S10FT FOR R/W BLK 13Leyah&Oren2020 LOT SIZE 80 X 81 OR 16106-0300 1093 3
30-3115-025-0010	GORRAY PARK PB 12-30 LOT 1 LESS E25FT FOR ST BLK 1 LOT SIZE 40.780 X 112 OR 19482-3106 0101 3
01-3112-034-0190	12 53 41 DUPONT SQUARE NORTH PB 7-18 N1FT LOT 28 LESS W40FT & LOT 29 LESS S2FT OF W40FT

	LOT SIZE 5796 SQ FT OR 22755-975 1004 3
01-3113-063-0480	13 53 41 HIGH SCHOOL PARK TR PB 4-44 LOT 10 BLK 3 OR 26573 - 2199 09 2008 3 COC 25703-2404 25890-2202 0507 4
01-3114-035-1730	ORANGE HGTS PB 14-62 PARC 108 AKA LOTS 8-9-10 BLK 10 LESS N10FT FOR R/W & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492 LOT SIZE 75 X 104 SQ FT
01-3114-035-1970	ORANGE HGTS PB 14-62 P-98 AKA LOTS 9 THRU 12 LESS N30 FT LYG IN R/W BLK 11 & E1/2 OF ALLEY LYG W & N1/2 OF ALLEY LYG S & ADJ CLOSED PER ORD 13492 LOT SIZE 105 X 83 SQ FT
01-3114-043-0310	ORCHARD VILLA EXT PB 17-55 PARC 128 AKA LOTS 17 THRU 20 & W1FT OF LOTS 21 THRU 24 BLK 2 LESS N10FT FOR R/W LOT SIZE 101 X 113
01-3114-045-0010	14 53 41 .29 AC PB 39-10 JENKINS ADDN TO LIBERTY CITY LOT 1 & N54.36FT OF S390FT OF W1/8 OF SW1/4 OF NW1/4 14-53-41 LESS W35FT FOR R/W LOT SIZE 89.90 X 135
01-3135-028-0020	SPRING GARDEN CORR PL PB 9-16 LOTS 2 THRU 5 LESS SW8.5FT & LESS PORT LYG IN RAPID TRANSIT R/W BLK 6 LOT SIZE 21700 SQ FT
30-3110-028-0620	PARA VILLA HGTS PB 3-106 S75FT OF W100FT BLK 12 LOT SIZE 7500 SQ FT OR 19107-3525 0500 3
30-3115-039-0100	SEABOARD HEIGHTS PB 18-45 LOT 14 BLK 1 LESS N30FT FOR R/W LOT SIZE 25.000 X 95
30-3115-005-3900	LIBERTY CITY PB 7-79 LOT 23 BLK 14 LOT SIZE 40.000 X 70 OR 26134-3633 122007 3
30-3115-010-0030	BULLARDS PB 9-96 LOT 3 LOT SIZE 50.000 X 70

	74R 226436
30-3115-028-0301	SYROLA PINES PB 24-18 LOT 23 BLK 2 LOT SIZE 40.000 X 107 OR 12237-2798 0884 3 COC 23178-4050 03 2005 3 CASE 2011 A-00513 TC 78451
30-3115-039-0090	SEABOARD HEIGHTS PB 18-45 W1/2 LOT 11 & ALL OF LOTS 12 & 13 LESS N30FT LYG IN R/W LOT SIZE 62.500 X 95
30-3115-039-0110	SEABOARD HEIGHTS PB 18-45 LOT 15 BLK 1 LESS N30FT FOR R/W LOT SIZE 25.000 X 95
30-3115-039-0120	SEABOARD HEIGHTS PB 18-45 LOT 16 BLK 1 LESS N30FT FOR R/W LOT SIZE 25.000 X 95

PHASE	#	ADDRESS	DEPT	ZONING	TYPE	SQ FT	FOLIO	STATUS
Ph 1	2	Adj 1909 NW 62 St	PIOD	BU-3	TH	11,500	3031150000010	Plans w/ arch 30% complete
Ph 1	3	17XX NW 62 Street	PIOD	BU-3	TH	3,230	3031150053300	Plans w/ arch 30% complete
Ph 1	4	17XX NW 62 Street	PIOD	BU-3	TH	2,630	3031150053320	Plans w/ arch 30% complete
Ph 1	5	17XX NW 62 Street	PIOD	BU-3	TH	2,630	3031150053330	Plans w/ arch 30% complete
Ph 1	6	17XX NW 62 Street	PIOD	BU-3	TH	2,630	3031150053340	Plans w/ arch 30% . City owns 6200/6201 NW 17 Ave
Ph 1	7	18XX NW 62 St	PIOD	BU-3	TH	6,480	3031150053600	Plans w/ arch 20% complete

PHASE	#	ADDRESS	DEPT	ZONING	TYPE	SQ FT	FOLIO	STATUS
Ph 2	8	ADJ 1829 NW 62 St	PIOD	RU-2	TH	2,800	3031150053900	Plans w/ arch 20% complete
Ph 2	9	Adj S 6318 NW 19 Ct	PIOD	RU-2	TH	3,500	3031150100030	Plans w/ arch 20% complete
Ph 2	10	ADJ 2224 NW 58 St	PIOD	UC-MC	TH	4,567	3031150250010	Plans w/ arch 20% complete
Ph 2	11	2423 NW 56 St	PIOD	RU-2	TH	4,280	3031150280301	Plans w/ arch 30% complete
Ph 2	12	Adj 5010 NW 21 AVE	HCD	RU-1	TH	5,414	3031220070370	Plans w/ arch 20% complete
Ph 2	13	2375 NW 43 St	HCD	RU-2	TH	3,000	3031220250530	Submitted to County · C2025122813

District 3 · Palmetto Homes Urban · Miami-Dade County · Active parcels only 5 phases · Proximity-optimized · 36-month build-out · June 2026

District 3 — Palmetto Homes Urban

Generated June 2026

Parcel Assignments — Phases 3, 4 & 5

Parcel Assignments — Phases 3, 4 & 5

Phase 3 — City Lots A (NW 1 Ave / Little Haiti)

PHASE	#	ADDRESS	DEPT	ZONING	TYPE	SQ FT	FOLIO	STATUS
Ph 3	14	Adj 7128 NW 3 Ave	PIOD	D1	TH	5,796	0131120340190	Plans w/ arch 50% complete
Ph 3	15	7848 NW 1 AVE	PIOD	T6-8-O	TH	5,219	0131120480060	Plans w/ arch 50% complete
Ph 3	16	183 NW 59 St	PIOD	T5-R	TH	10,000	0131130630480	Plans w/ arch 80% complete
Ph 3	17	744 NW 59 ST	HCD	T6-8-O	TH	5,489	0131140000130	Plans w/ arch 50% complete

Phase 4 — City Lots B (NW 62 St City / Wynwood)

PHASE	#	ADDRESS	DEPT	ZONING	TYPE	SQ FT	FOLIO	STATUS
Ph 4	18	1446 NW 62 St	PIOD	T5-O	TH	7,800	0131140351730	Plans w/ arch 40% complete
Ph 4	19	1690 NW 62 St	PIOD	T6-8-O	TH	8,715	0131140351970	Plans w/ arch 20% complete
Ph 4	20	1210 NW 62nd St	PIOD	T5-O	TH	11,413	0131140430310	City using site for park parking
Ph 4	21	224 NW 21 ST	PIOD	T5-O	TH	6,500	0131250420140	Plans w/ arch 20% complete

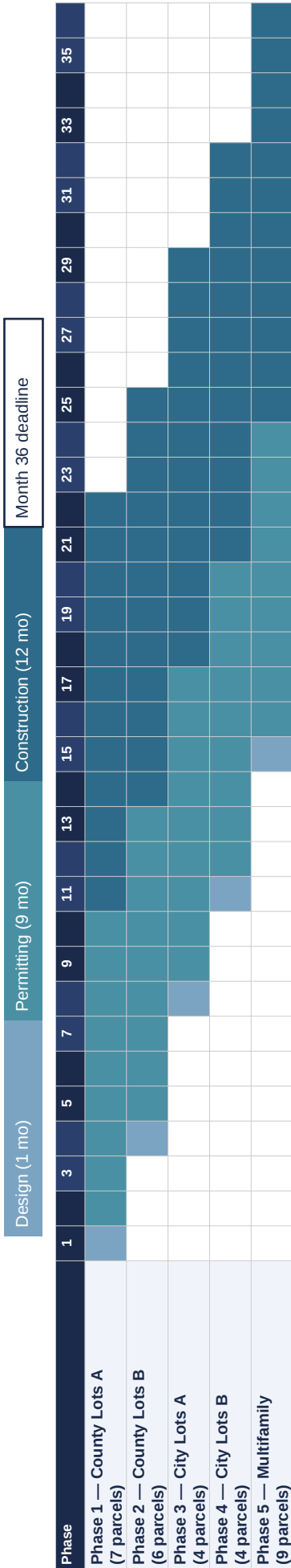
Phase 5 — Multifamily Lots

PHASE	#	ADDRESS	DEPT	ZONING	TYPE	SQ FT	FOLIO	STATUS
Ph 5	22	475 NW 9 ST	PIOD	T5-R	MF	10,000	0101020801060	Plans w/ arch 50% . SEOPW CRA funding
Ph 5	23	7715 NW 1 AVE	PIOD	T5-R	MF	7,627	0131120530010	Plans complete . need resubmittal to City
Ph 5	24	7715 NW 1 AVE	PIOD	T5-R	MF	6,150	0131120530020	Plans complete . need resubmittal to City
Ph 5	25	6293 NW 17th Ave	PIOD	T4-L	MF	12,136	0131140450010	Plans complete . need resubmittal to City
Ph 5	26	1140 NW 8 ST	PIOD	T6-8-O	MF	21,700	0131350280020	Plans w/ arch 20% . Metro Mover
Ph 5	27	2644 NW 62 St	PIOD	UC-MC	MF	5,937	3031150390090	Plans complete . need resubmittal to County
Ph 5	28	2644 NW 62 St	PIOD	UC-MC	MF	2,375	3031150390100	Plans complete . need resubmittal to County
Ph 5	29	2644 NW 62 St	PIOD	UC-MC	MF	2,375	3031150390110	Plans complete . need resubmittal to County
Ph 5	30	2644 NW 62 St	PIOD	UC-MC	MF	2,375	3031150390120	Plans complete . need resubmittal to County

District 3 . Palmetto Homes Urban . Miami-Dade County . Active parcels only 5 phases . Proximity-optimized . 36-month build-out . June 2026

District 3 — Construction Timeline

30-month build-out · 1 month design · 9 months permitting · 12 months construction · 3.5-month stagger between phases



PHASE	AREA	PARCELS	COUNT	MAX SPREAD	DESIGN	START	PERMIT	WINDOW	CONSTRUCTION	COMPLETE
Phase 1 — County Lots A	NW 62 St / NW 19–21 Ave	#1, 2, 3, 4, 5, 6, 7	7	0.79 mi	M1	M2–M10			M10–M22	M22
Phase 2 — County Lots B	NW 56–58 St / Far West	#8, 9, 10, 11, 12, 13	6	1.12 mi	M4.5	M5.5–M13.5			M13.5–M25.5	M25.5
Phase 3 — City Lots A	NW 1 Ave / Little Haiti	#14, 15, 16, 17	4	1.45 mi	M8	M9–M17			M17–M29	M29
Phase 4 — City Lots B	NW 62 St City / Wynwood	#18, 19, 20, 21	4	1.02 mi	M11.5	M12.5–M20.5			M20.5–M32.5	M32.5
Phase 5 — Multifamily	Overtown · Wynwood · NW 62	#22, 23, 24, 25, 26, 27, 28, 29, 30	9	1.10 mi	M15	M16–M24			M24–M36	M36

District 3 · Palmetto Homes Urban · Miami-Dade County · Active parcels only 5 phases · Proximity-optimized · 36-month build-out · June 2026