

# MEMORANDUM

Agenda Item No. 8(F)(1)

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**TO:** Honorable Chairman Anthony Rodriguez and Members, Board of County Commissioners      **DATE:** June 2, 2026

**FROM:** Geri Bonzon-Keenan  
County Attorney      **SUBJECT:** Resolution declaring surplus 32 acres of vacant County-owned land located adjacent to the Homestead Air Reserve Base in Unincorporated Miami-Dade County identified by portions of Folio Nos. 30-7901-000-0090, 30-7901-000-0210 and 30-7901-000-0220; approving, by a two-thirds vote of Board members present, a no cost conveyance to the United States of America, acting through the Department of the Air Force, pursuant to section 125.38, Florida Statutes, to be used for military purposes, and to support national defense interests; waiving provisions of section 2-10.4.2 of the County Code and Implementing Order 8-4 regarding appraisals; approving the form of the County Deed; authorizing the Chairperson or Vice Chairperson of this Board to execute a County Deed; and authorizing the County Mayor to exercise all provisions contained therein and to complete all acts necessary to effectuate such transaction

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The accompanying resolution was prepared by the People and Internal Operations Department and placed on the agenda at the request of Co-Prime Sponsors Commissioner Raquel A. Regalado and Vice Chairman Kionne L. McGhee and Co-Sponsor Senator René García.

  
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Geri Bonzon-Keenan  
County Attorney

GBK/uw

MDC001

**Date:** June 2, 2026

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

**From:** Daniella Levine Cava *Daniella Levine Cava*  
Mayor

**Subject:** Resolution Declaring Surplus and Approving the No-Cost Conveyance of  
Approximately 32 acres of County-Owned Land Located Adjacent to the  
Homestead Air Reserve Base to the United States of America, Acting Through  
the Department of the Air Force.  
Folio Nos. Portions of 30-7901-000-0090, 30-7901-000-0210, and  
30-7901-000-0220

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## **Executive Summary**

This item is to declare surplus and convey approximately 1,393,920 square feet (32 acres) of Miami-Dade County (County) owned land located at the Homestead Air Force Base (“HARB”) identified as portions of Folio Nos. 30-7901-000-0090, 30-7901-000-0210, and 30-7901-000-0220 to the United States Government (“U.S. Government”), specifically the U.S. Air Force (“Air Force”). The conveyance is being made in response to a formal request from the U.S. Government to support national defense and military operations. The land was originally owned by the U.S. Government and was transferred to the County at no cost. This proposed conveyance back to the federal government aligns with national objectives and reinforces the County’s longstanding partnership with the U.S. Government.

Pursuant to Section 125.38, Florida Statutes, the Board of County Commissioners (“Board”) may convey property to a governmental unit or agency when it is determined that the property is not needed for County purposes and that such conveyance is for the public or community interest and welfare purposes. The Office of Real Estate and Development (“ORED”), within the People and Internal Operations Department (“PIOD”), has completed its due diligence review in accordance with Implementing Order 8-4, and finds no impediments to the conveyance of the Property to the U.S. Government.

## **Recommendation**

It is recommended that the Board approve the attached resolution declaring as surplus approximately 1,393,920 square feet (32 acres) of County-owned property located at the HARB and authorizing its conveyance to the Air Force, for military purposes. It is further recommended that the Board waive, in the best interest of the County, the requirements in Implementing Order 8-4 and section 2-10.4.2 of the County Code that two M.A.I. appraisals be obtained and the value provided to the Board prior to the Board’s approval of this transaction since the property was originally received from the U.S. Government at no-cost and will be conveyed back in the same manner.

## **Scope**

The Property is located in District 9, represented by Commissioner Kionne L. McGhee. The impact of this agenda item is localized and does not have countywide implications.

**Fiscal Impact/Funding Source**

The Property will be conveyed “as is” and “where is”. In accordance with Implementing Order 8-4 and Resolution No. R-333-15, the portions of the above-mentioned folios, making up the Property, have an estimated value of \$3,291,829.20 (based on the 2025 valuation by the Miami-Dade County Property Appraiser for the entire folios). The annual maintenance cost is \$2,700 per year for landscape maintenance. The property is being conveyed to the Air Force at no cost, consistent with the County’s support of national defense and homeland security initiatives. There are no County funds required to complete the transaction. The procurement of appraisals, as required by the Status Report dated February 27, 2023, in response to Resolution No. R-1129-22 (Directive No. 222772), was deemed unnecessary. The property’s original no-cost transfer from the U.S. Government and its current no-cost conveyance back to the federal government preclude the need for formal valuation.

**Track Record/Monitor**

Ed Hernandez, ORED, is responsible for the conveyance, recordation, monitoring and compliance associated with the conveyance.

**Delegation of Authority**

Authorizes the County Mayor or the County Mayor’s Designee to take all actions necessary to carry out the conveyance of the property to the Air Force. This includes the authority to execute the necessary documents and agreements, and to ensure the implementation of the provisions of the conveyance agreement, including but not limited to the enforcement of deed restrictions.

**Background**

In accordance with prior discussions and correspondence between the County and the Air Force, the U.S. Government has requested the reconveyance of approximately 32 acres of land located within the HARB. The Property is located adjacent to the Homestead Air Reserve Base and is surrounded by other government uses including properties occupied by the U.S. Coast Guard, and the U.S. Special Operations Command South (SOCSOUTH). The property was previously transferred to the County following Base Realignment and Closure decisions in the 1990s, with the intention that the land be used for economic development purposes. However, the Air Force has identified a current and compelling need to repurpose the site for military operations essential to national security.

On February 23, 2023, the County submitted a letter to the Air Force, confirming its willingness to reconvey the property upon completion of appropriate due diligence and approval by the Board. The Air Force has since confirmed its continued interest in accepting the Property as a gift at no cost under 10 U.S.C. § 2601, which will be integrated into the broader master plan for the HARB.

The subject property is unimproved and currently not generating revenue for the County. The conveyance will ensure that the land is used to support mission-critical activities of the Air Force, thereby enhancing the strategic value of the HARB and contributing to local economic stability through job retention and federal investment. The Property will be conveyed “as is” and “where is,” and the Air Force has acknowledged and accepted all existing environmental conditions.

Pursuant to Implementing Order 8-4, written notification will be provided to the public via posting of signage on the subject property before committee and board approval.

ORED has completed its due diligence review in accordance with Implementing Order 8-4 and finds no impediments to the conveyance of the Property. The Property was circulated on August 11, 2025, to all County departments to determine if there is a planned use or anticipated need for the Property.

Upon the completion of the circulation, the property was then forwarded to the Department of Regulatory and Economic Resources for its determination of zoning and confirmation of buildable status, as it falls within the County's zoning jurisdiction. The zoning division advised that they could not opine on property that would be under the purview of the U.S. Government, and the planning division confirmed that the current military uses are consistent with the Comprehensive Development Master Plan (CDMP). Additionally, the property was forwarded to the County's Water and Sewer Department (WASD) to verify connectivity to water and sewer. WASD indicated that while there is an existing gravity sewer within the properties to connect to future development, for water connectivity, the closest point of connection is a 24-inch water main at Bougainville Boulevard and Saint Lo Boulevard within Folio No. 3079010000120. A water main extension to the subject property will be required, and the Air Force must obtain a water and sewer easement to extend the water main through the property with Folio No. 3079010000120. A second point of connection for water is to a 24-inch water main at the intersection of SW 288 Street and SW 127 Avenue. A water main extension southerly along SW 127 Avenue to Tuskegee Boulevard, then easterly towards the subject property will be required. A water and sewer easement will be required to extend the water main through the property with Folio No. 3079010000180.

The environmental baseline study, required by the Status Report dated February 27, 2023, in response to Resolution No. R-1129-22 (Directive No. 222772), is pending completion by HARB. Completion of this study should not impede the property's conveyance, as the property is being returned under the same conditions as when it was originally received.

This item facilitates the reconveyance through the execution of a deed by which the County transfers the land at no cost to the U.S. Government for military purposes. The deed will include standard provisions consistent with prior conveyances and federal requirements.



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Carladenise Edwards  
Chief Administrative Officer



**MEMORANDUM**  
(Revised)

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

**DATE:** June 2, 2026

**FROM:**   
Gen Bonzon-Keenan  
County Attorney

**SUBJECT:** Agenda Item No. 8(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 \_\_\_\_\_

Agenda Item No. 8(F)(1)  
6-2-26

RESOLUTION NO. \_\_\_\_\_

RESOLUTION DECLARING SURPLUS 32 ACRES OF VACANT COUNTY-OWNED LAND LOCATED ADJACENT TO THE HOMESTEAD AIR RESERVE BASE IN UNINCORPORATED MIAMI-DADE COUNTY IDENTIFIED BY PORTIONS OF FOLIO NOS. 30-7901-000-0090, 30-7901-000-0210 AND 30-7901-000-0220; APPROVING, BY A TWO-THIRDS VOTE OF BOARD MEMBERS PRESENT, A NO COST CONVEYANCE TO THE UNITED STATES OF AMERICA, ACTING THROUGH THE DEPARTMENT OF THE AIR FORCE, PURSUANT TO SECTION 125.38, FLORIDA STATUTES, TO BE USED FOR MILITARY PURPOSES, AND TO SUPPORT NATIONAL DEFENSE INTERESTS; WAIVING PROVISIONS OF SECTION 2-10.4.2 OF THE COUNTY CODE AND IMPLEMENTING ORDER 8-4 REGARDING APPRAISALS; APPROVING THE FORM OF THE COUNTY DEED; AUTHORIZING THE CHAIRPERSON OR VICE CHAIRPERSON OF THIS BOARD TO EXECUTE A COUNTY DEED; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE ALL PROVISIONS CONTAINED THEREIN AND TO COMPLETE ALL ACTS NECESSARY TO EFFECTUATE SUCH TRANSACTION

**WHEREAS**, pursuant to section 125.38, Florida Statutes, the Board of County Commissioners (the "Board") may convey property to a governmental unit or agency, upon application by such governmental unit or agency, and when it is determined that the property is not needed for County purposes and that such conveyance is in the public or community interest and welfare; and

**WHEREAS**, on November 15, 2022, this Board adopted Resolution No. R-1129-22 directing the County Mayor or County Mayor's designee to take the necessary steps to convey, or alternatively lease, approximately 32 acres of County-owned land identified as portions of Folio

Nos. 30-7901-000-0090, 30-7901-000-0210, and 30-7901-000-0220 ("Property") located adjacent to the Homestead Air Reserve Base to the United States of America ("Air Force") and to place a resolution on an agenda of this Board for consideration; and

**WHEREAS**, the Property is more particularly described in the County Deed attached as Exhibit "A" and incorporated herein by reference; and

**WHEREAS**, the County has not developed or constructed any improvements on the Land since acquiring it and the Property is currently unimproved and largely unused, and following circulation to all other County departments, has determined that the Property is not needed for any County purpose and can be declared surplus; and

**WHEREAS**, the Air Force has applied to the County for conveyance of the Property for military purposes, to enhance security, and to support national defense interests; and

**WHEREAS**, the County has completed its due diligence review in accordance with Implementing Order 8-4 and finds no impediments to the conveyance of the Property; and

**WHEREAS**, the Board finds it in the best interest of the County to convey the Property to the Air Force, at no cost, for the benefit and use of the Homestead Air Reserve Base, for military purposes, to enhance security, and to support national defense interests; and

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying Mayor's memorandum, which is incorporated herein by reference,

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

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

**Section 2.** This Board finds, pursuant to Section 125.38, Florida Statutes, that the Property is not needed for County purposes and therefore declares the Property surplus.

**Section 3.** This Board approves, by a two-thirds vote of Board members present in accordance with the provisions of Implementing Order 8-4, the conveyance of the Property to the Air Force, at no cost, to be used for the benefit and use of the Homestead Air Reserve Base, for military purposes, to enhance security, and to support national defense interests. The Board further finds that the use of the Property for the purposes set forth in this section 3 serves a public, community interest, or welfare purpose.

**Section 4.** This Board waives the provisions in section 2-10.4.2 of the County Code and Implementing Order 8-4 requiring that two M.A.I. appraisals be obtained and the value disclosed to the Board prior to the Board's approving the conveyance of the Property to the Air Force for the reasons set forth in the Mayor's memorandum.

**Section 5.** This Board approves the form of the County Deed attached hereto as Exhibit "A" and incorporated herein.

**Section 6.** This Board authorizes the Chairman or Vice-Chairman of the Board to execute the County Deed, and authorizes the County Mayor or Mayor's designee to take all actions necessary to effectuate the conveyance described herein, including execution and delivery of any documents required by the Air Force to complete the transaction, and to exercise and enforce all provisions of the County Deed.

**Section 7.** This Board directs the County Mayor or County Mayor's designee to provide a copy of the recorded County Deed to the Clerk of the Board within 30 days of execution and to provide a copy to the Property Appraiser's Office.

The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Anthony Rodriguez, Chairman

Kionne L. McGhee, Vice Chairman

Marleine Bastien

Sen. René García

Roberto J. Gonzalez

Danielle Cohen Higgins

Natalie Milian Orbis

Micky Steinberg

Juan Carlos Bermudez

Oliver G. Gilbert, III

Keon Hardemon

Vicki L. Lopez

Raquel A. Regalado

The Chairperson thereupon declared this resolution duly passed and adopted this 2<sup>nd</sup> 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

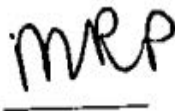
BY ITS BOARD OF

COUNTY COMMISSIONERS

JUAN FERNANDEZ-BARQUIN, CLERK

By: \_\_\_\_\_  
Deputy Clerk

Approved by County Attorney as  
to form and legal sufficiency.



Monica Rizo Perez

**EXHIBIT "A"**

Instrument prepared by and returned to:  
Miami-Dade County People and Internal Operations Department  
Office of Real Estate and Development  
111 N.W. 1 Street, Suite 2460  
Miami, Florida 33128

**Folio Nos: Portions of 30-7901-000-0090, 30-7901-000-0210, and 30-7901-000-0220**

**COUNTY DEED**

THIS DEED made this \_\_\_ day of \_\_\_\_\_, 20\_\_\_, by **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida (the "Grantor"), whose address is 111 N.W. 1st Street, Suite 2460, Miami, Florida 33128, in favor of **THE UNITED STATES OF AMERICA**, acting by and through the Department of the Air Force (the "Grantee"), whose address is \_\_\_\_\_.

**WITNESSETH:**

That Grantor, for and in consideration of the public benefit and in furtherance of national defense and homeland security purposes, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, its successors and assigns forever, all right, title, interest, claim and demand which Grantor has in and to the real property located in Miami-Dade County, Florida and more particularly described in Exhibit "A" attached hereto and made a part hereof (the "Property").

**See Attached Exhibit "A"**

This grant conveys only the interest of 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 fact concerning the same.

**WHEREAS**, the United States Air Force previously conveyed the Property to the County for public benefit purposes and retained responsibility for necessary environmental remediation efforts on the site; and

**WHEREAS**, the United States Government has expressed renewed interest in reacquiring the Property to support national defense, enhance military readiness, and eliminate incompatible land uses; and

**WHEREAS**, the County is offering the Property "as is" and "where is" for no monetary consideration in support of federal security and homeland defense objectives; and

**WHEREAS**, the Board of County Commissioners has determined that the reconveyance of the Property to the United States Air Force serves a compelling public interest and supports the County's long-standing partnership with federal defense operations.

This grant conveys only the interest of 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 fact concerning the same.

**THIS CONVEYANCE IS SUBJECT TO** all zoning, rules, regulations, ordinances, restrictions, conditions, prohibitions, easements, and rights of way and other matters whether or not of record; taxes for the year of closing and subsequent years and the following covenants, restrictions, conditions and reservations:

1. Grantee shall use the Property to support national defense, enhance military readiness, and in support of federal security and homeland defense objectives.
2. Grantee shall not sell or convey the Property to any other non-governmental entity without the prior, written approval of Grantor.
3. If: (a) the Property ceases to be used by Grantee for the public purposes set forth in paragraph 1 herein; or (b) Grantee transfers or attempts to transfer the Property or any part or interest thereof without the prior consent of Grantor, same shall be considered a default and the Grantor shall provide written notice of such default to Grantee. Within thirty (30) days of the Grantor's default notice, Grantee shall correct or cure the default or, if the default cannot reasonably be cured within such 30-day period, Grantee shall commence the cure within such 30-day period and shall diligently pursue same to completion. If the Grantee fails to remedy the default within thirty (30) days, or to commence the cure within such 30-day period for any default that cannot reasonably be cured within 30 days, the Grantor shall have the option to revert title of the Property to the Grantor. In the event Grantor elects to exercise its right of reverter, Grantor shall provide notice of same to Grantee and Grantor may file a notice of reversion evidencing same in the public records of Miami-Dade County without notice to, or consent by, Grantee.

**[SIGNATURE PAGE ON THE FOLLOWING PAGE]**

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

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN  
CLERK OF THE COURT AND CONTROLLER

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

By: \_\_\_\_\_  
Deputy Clerk

By: \_\_\_\_\_  
Chairperson or Vice-Chairperson

Approved as to form and legal sufficiency: \_\_\_\_\_  
Assistant County Attorney

The foregoing was authorized by Resolution \_\_\_\_\_ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**HOMESTEAD AIR RESERVE REMAINDER PARCEL**

**LEGAL DESCRIPTION:**

All that lot, piece, or parcel of land situate, lying, and being in Section 1, Township 57 South, Range 39 East, in Miami-Dade County, Florida, and being described as follows:

Commence at the Northwest corner of said Section 1; thence southerly along the West line of the Northwest  $\frac{1}{4}$  of said Section 1, South  $0^{\circ}05'17''$  East for a distance of 1691.62 feet; thence North  $89^{\circ}52'42''$  East for a distance of 2250.32 feet; thence South  $21^{\circ}08'51''$  West for a distance of 579.86 feet; thence North  $68^{\circ}44'50''$  West for a distance of 579.26 feet; thence continue North  $68^{\circ}44'50''$  West for a distance of 70.00 feet; thence South  $21^{\circ}14'54''$  West for a distance of 333.81 feet; thence South  $21^{\circ}14'16''$  West for a distance of 249.93 feet; thence South  $21^{\circ}15'20''$  West for a distance of 125.79 feet; thence North  $88^{\circ}56'46''$  East for a distance of 351.02 feet to a Point of Curvature of a 719-foot-radius curve, said curve being concave to the Southwest and tangent to the last described line; thence along the arc of said curve for a distance of 628.89 feet, through a central angle of  $50^{\circ}06'53''$  to a Point of Tangency; thence South  $40^{\circ}56'20''$  East for a distance of 492.78 feet; thence South  $49^{\circ}03'40''$  West for a distance of 801.33 feet; thence continue South  $49^{\circ}03'40''$  West for a distance of 47.10 feet; thence South  $40^{\circ}32'55''$  East for a distance of 597.63 feet; thence South  $87^{\circ}52'10''$  East for a distance of 46.03 feet to the Point of Beginning of the herein described parcel of land; thence continue South  $87^{\circ}52'10''$  East for a distance of 11.23 feet; thence North  $41^{\circ}19'47''$  East for a distance of 40.36 feet to a Point of Curvature of a 807-foot-radius curve, said curve being concave to the Northwest and tangent to the last described line; thence along the arc of said curve for a distance of 159.76 feet, through a central angle of  $11^{\circ}20'34''$  to a Point of Tangency; thence North  $25^{\circ}41'06''$  East for a distance of 107.50 feet to a Point of Curvature of a 560-foot-radius curve, said curve being concave to the Southeast and tangent to the last described line; thence along the arc of said curve for a distance of 101.13 feet, through a central angle of  $10^{\circ}20'48''$  to a point; thence South  $40^{\circ}32'55''$  East for a distance of 93.90 feet; thence North  $49^{\circ}05'49''$  East for a distance of 427.65 feet; thence South  $40^{\circ}55'49''$  East for a distance of 114.79 feet; thence North  $49^{\circ}06'14''$  East for a distance of 506.71 feet; thence South  $40^{\circ}56'20''$  East for a distance of 750.32 feet; thence North  $49^{\circ}22'06''$  East for a distance of 573.21 feet; thence North  $44^{\circ}12'08''$  West for a distance of 20.33 feet; thence North  $49^{\circ}08'38''$  East for a distance of 4.02 feet; thence South  $41^{\circ}25'27''$  East for a distance of 106.75 feet; thence North  $49^{\circ}05'39''$  East for a distance of 360.84 feet; thence North  $41^{\circ}17'40''$  West for a distance of 90.68 feet; thence North  $49^{\circ}03'49''$  East for a distance 301.13 feet; thence North  $40^{\circ}56'10''$  West for a distance of 827.22 feet to a Point of Curvature of a 25-foot-radius curve, said curve being concave to the south and tangent to the last described line; thence along the arc of said curve for a distance of 37.45 feet, through a central angle of  $85^{\circ}49'08''$  to a Point of Tangency; thence South  $53^{\circ}14'42''$  West for a distance of 20.04 feet to a Point of Curvature of a 525-foot-radius curve, said curve being concave to the Northwest and tangent to the last described line; thence along the arc of said curve for a distance of 171.68 feet, through a central angle of  $18^{\circ}44'12''$  to a Point of Tangency; thence South  $71^{\circ}58'53''$  West for a distance of 120.52 feet to a Point of Curvature of a 465-foot-radius curve, said curve being concave to the Southeast and tangent to the last described line; thence along the arc of said curve for a distance of 166.36 feet, through a central angle of  $20^{\circ}29'52''$  to a Point of Tangency; thence South  $51^{\circ}29'01''$  West for a distance of 91.54 feet; thence South  $49^{\circ}02'06''$  West for a distance of 852.75 feet; thence South  $48^{\circ}58'31''$  West for a distance of 627.50 feet to a Point of Curvature of a 585.50-foot-radius curve, said curve being concave to the Southeast and tangent to the last described line; thence along the arc of said curve for a distance of 238.54 feet, through a central angle of  $23^{\circ}20'36''$  to a Point of Tangency; thence South  $25^{\circ}37'55''$  West for a distance of 79.42 feet to a Point of Curvature of a 614.50-foot-radius curve, said curve being concave to the Northwest and tangent to the last described line; thence along the arc of said curve for a distance of 218.74 feet, through a central angle of  $20^{\circ}23'42''$  to the Point of Beginning of this parcel.  
said parcel being 1,383,417 square feet or 31.76 acres in area

This Legal Description and the accompanying Sketch are not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. This Legal Description and the accompanying Sketch are not valid one without the other.

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**  
**HOMESTEAD AIR RESERVE REMAINDER PARCEL**

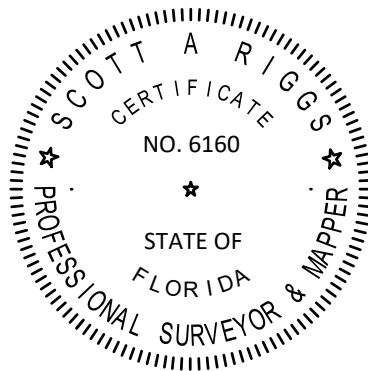
Line Table		
Line #	Direction	Length
L1	S0° 05' 17"E	1691.62'
L2	N89° 52' 42"E	2250.32'
L3	S21° 08' 51"W	579.86'
L4	N68° 44' 50"W	579.26'
L5	N68° 44' 50"W	70.00'
L6	S21° 14' 54"W	333.81'
L7	S21° 14' 16"W	249.93'
L8	S21° 15' 20"W	125.79'
L9	N88° 56' 46"E	351.02'
L10	S40° 56' 20"E	492.78'
L11	S49° 03' 40"W	801.33'
L12	S49° 03' 40"W	47.10'
L13	S40° 32' 55"E	597.63'
L14	S87° 52' 10"E	46.03'
L15	S87° 52' 10"E	11.23'
L16	N41° 19' 47"E	40.36'
L17	N25° 41' 06"E	107.50'
L18	S40° 32' 55"E	93.90'
L19	N49° 05' 49"E	427.65'
L20	S40° 55' 49"E	114.79'

Line Table		
Line #	Direction	Length
L21	N49° 06' 14"E	506.71'
L22	S40° 56' 20"E	750.32'
L23	N49° 22' 06"E	573.21'
L24	N44° 12' 08"W	20.33'
L25	N49° 08' 38"E	4.02'
L26	S41° 25' 27"E	106.75'
L27	N49° 05' 39"E	360.84'
L28	N41° 17' 40"W	90.68'
L29	N49° 03' 49"E	301.13'
L30	N40° 56' 10"W	827.22'
L31	S53° 14' 42"W	20.04'
L32	S71° 58' 53"W	120.52'
L33	S51° 29' 01"W	91.54'
L34	S49° 02' 06"W	852.75'
L35	S48° 58' 31"W	627.50'
L36	S25° 37' 55"W	79.42'

Curve Table			
Curve #	Arc Length	Radius	Delta
C1	628.89'	719.00'	50°06'53"
C2	159.76'	807.00'	11°20'34"
C3	101.13'	560.00'	10°20'48"
C4	37.45'	25.00'	85°49'08"
C5	171.68'	525.00'	18°44'12"
C6	166.36'	465.00'	20°29'52"
C7	238.54'	585.50'	23°20'36"
C8	218.74'	614.50'	20°23'42"

**NOTES:**

1. THIS IS NOT A BOUNDARY SURVEY.
2. Avenue and Boulevard names are shown at their approximate locations for reference purposes only.
3. Bearings are based upon an assumed bearing of South 0° 05' 17" East for the West line of the Northwest 1/4 of Section 1, Township 57 South, Range 39 East.
4. POC denotes Point of Commencement.
5. POB denotes Point of Beginning.
6. SQ. FT. denotes Square Feet.



Scott A. Riggs PSM  
 Florida License # 6160

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED  
 BY SCOTT A. RIGGS, P.S.M. ON 1/09/2023

This Legal Description and the accompanying Sketch are not valid without the signature and original seal of a Florida Licensed Surveyor and Mapper. This Legal Description and the accompanying Sketch are not valid one without the other.

# EXHIBIT "A"

## LEGAL DESCRIPTION

### HOMESTEAD AIR RESERVE REMAINDER PARCEL

DETAIL "B"

DETAIL "A"

1" = 500'

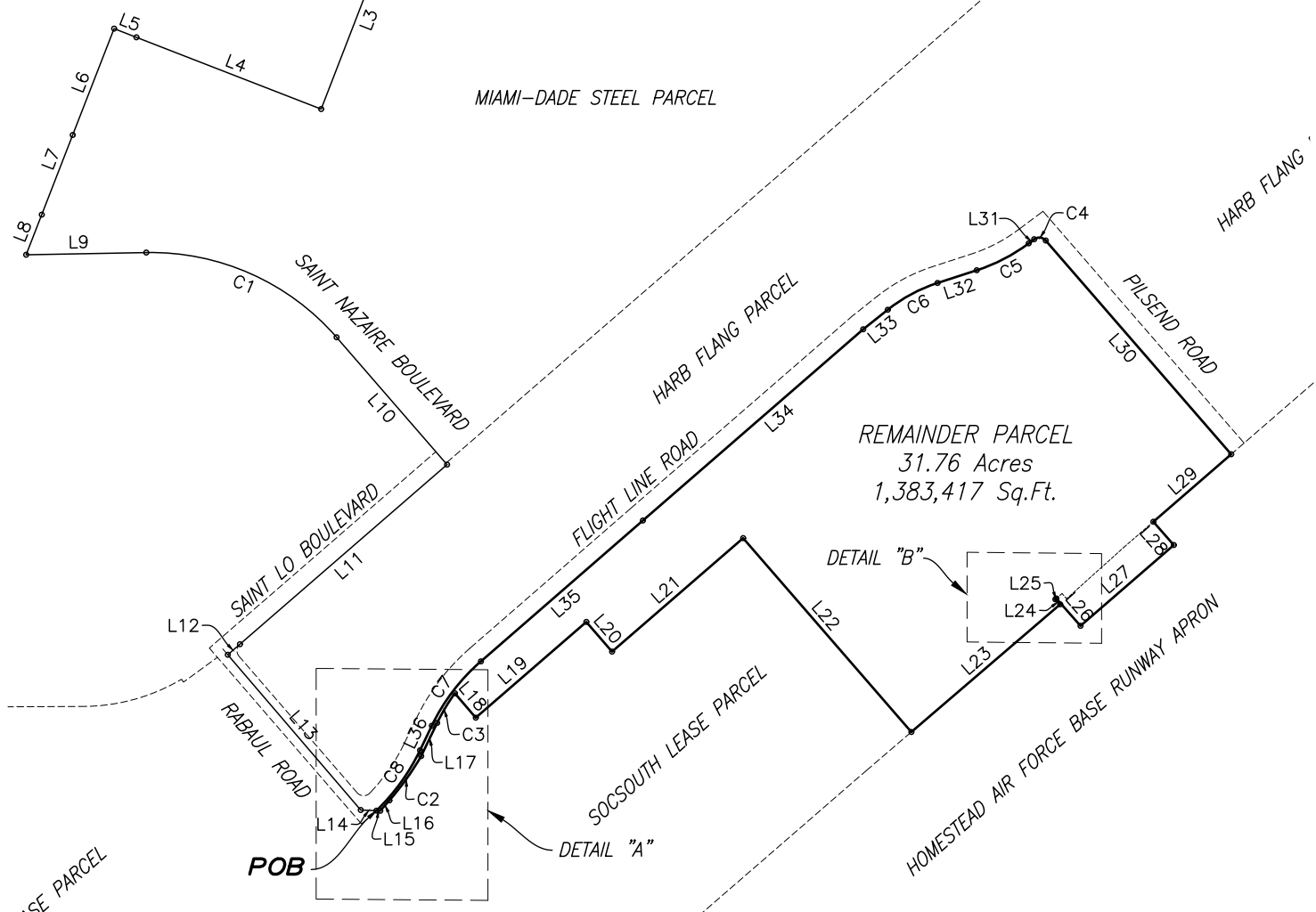
**POC**

POC: NW CORNER SECTION 1-57-39

WEST LINE OF NW 1/4 SECTION 1-57-39

1" = 200'

1" = 100'



MIAMI-DADE STEEL PARCEL

REMAINDER PARCEL  
31.76 Acres  
1,383,417 Sq.Ft.

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