

# MEMORANDUM

Agenda Item No. 8(A)(3)


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

**DATE:** May 5, 2026

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

**SUBJECT:** Resolution approving the Third Amendment to Development Lease Agreement No. C-006333 between Miami-Dade County and Signature Flight Support, LLC, which authorizes a two-year extension of the development lease subject to conditions, deletes Ramp 808 from premises, and increases percentage growth of minimum annual guarantee during said two year extension; authorizing the County Mayor to execute the Third Amendment, subject to review and approval of the Federal Aviation Administration; authorizing the County Mayor to exercise the provisions therein, including extension of the lease and termination; and directing the County Mayor to provide the Third Amendment to the County Property Appraiser in accordance with Resolution No. R-791-14

The accompanying resolution was prepared by the Aviation Department and placed on the agenda at the request of Prime Sponsor Commissioner Natalie Milian Orbis.

  
\_\_\_\_\_  
Geri Bonzon-Keenan  
County Attorney

GBK/ks

MDC001

**Date:** May 5, 2026

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

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

**Subject:** Resolution Approving the Third Amendment to Development Lease Agreement  
No. C-006333 at Miami International Airport

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### **Executive Summary**

Miami-Dade County has expanded its Modernization in Action (M.I.A.) Program from \$9 billion to \$12 billion to further advance planned upgrades across Miami International Airport (MIA) and the General Aviation Airports (GAA). This increased investment broadens the scope of improvements to include terminal and concourse enhancements, airfield and ramp infrastructure upgrades, expanded parking facilities, and upgraded passenger amenities. In alignment with the objectives of MIA's Forward Flight Team and CARE-MIA Advisory Board, the Miami-Dade Aviation Department (MDAD) is proactively negotiating lease agreements that support the expansion of aviation services and amenities at MIA and the GAAs. These efforts are designed to elevate the passenger experience, strengthen operational efficiency, and ensure that airport facilities continue to meet the region's growing aviation and economic demands.

The item recommends that the Board of County Commissioners (Board) approve the Third Amendment to Development Lease Agreement No. C 006333 entitled: "Third Amendment to Lease Agreement between Miami-Dade County, Florida, as Lessor, and Signature Flight Support, LLC, as Lessee, at Miami International Airport" (Third Amendment), which authorizes the continued use of County-owned property at MIA for fixed base operator (FBO) services in Buildings 836, 839, and 840.

The Third Amendment does the following:

- Authorizes the extension of the lease term by two (2) years, from June 10, 2036, to June 10, 2038, to offset unforeseen costs incurred by Signature Flight Support, LLC (Signature) during the renovation of the common-use Ramp 808. Signature has identified project costs increasing approximately 26 percent, rising from the projected costs of \$26,250,000.00 to about \$33,000,000.00. The lease extension is contingent upon MDAD's verification of these increased costs. Signature has 30 days to provide the required documentation substantiating the additional cost increases.
- Removes all language in Article 1.02 (Premises) related to the renovation of Ramp 808 for continued common use by aircraft carriers. The renovation has been completed at no cost to the County, and the County now owns the ramp.
- Increases the Minimum Annual Guarantee (MAG) rent amount by 3.5 percent in the last two years of the lease term.

Signature will continue to pay the greater of its \$12,000,000.00 MAG, increased by 3 percent annually commencing in 2023, or the total of certain revenue-based payments specified in Development Lease Agreement No. C-006333. Signature will also continue providing its community benefit contribution of \$0.05 per gallon of fuel sold to neighborhood organizations. Over the additional two-year term, it

is estimated the County will receive a minimum of \$37,116,749.00 in MAG payments increasing the total projected revenues to \$205,061,839.00 through the end of the lease term in 2038.

### **Recommendation**

It is recommended that the Board approve the attached Third Amendment to : (i) authorize a two-year extension of Development Lease Agreement No. C-006333, from June 2036 to June 2038, to mitigate the additional costs incurred by Signature in expanding Ramp 808 from 284,000 square feet to 423,490 square feet, subject to verification of expenses, (ii) delete all language in Article 1.02 related to Ramp 808, as construction has been completed and a Certificate of Occupancy has been issued; and (iii) adjust the MAG annual escalation for the last two (2) years of the lease term from 3 percent to 3.5 percent.

### **Scope**

MIA is in District 6, which is represented by Commissioner Natalie Milian Orbis; however, the impact of the Third Amendment is county-wide as MIA is a regional asset.

### **Delegation of Authority**

The County Mayor or County Mayor's designee has the authority to execute the Third Amendment to Development Lease Agreement No. C-006333 and to exercise all rights conferred therein.

### **Fiscal Impact**

The Third Amendment does not create any new costs for the County; therefore, there is no fiscal impact. In accordance with Article 3 of Development Lease Agreement No. C-006333 (Rentals and Payments), Signature will continue to pay the County the greater of its \$12,000,000 Minimum Annual Guarantee (MAG), which increases by 3 percent annually and by 3.5 percent during the two-year extension period, or the total of all revenue-based payments. These revenue items include land and improvement rents, opportunity fees, fuel flowage fees, incidental charges, and any applicable taxes.

Over the extension period authorized by the Third Amendment, the County is estimated to receive a minimum of \$37,116,749.00 in MAG revenue, which increases the total estimated revenue through the remaining lease term to \$205,061,839.00.

### **Track Record/Monitor**

MDAD's Division Director for Real Estate Management, Michèle Raymond, will monitor the implementation of the Third Amendment.

### **Background**

On June 11, 2011, the Board adopted Resolution No. R-12-11 approving Development Lease Agreement No. C-006333 with a term of 10 years to Landmark Aviation Miami, LLC (Landmark) expiring on June 10, 2021, for the delivery of full FBO services at Buildings 836, 839 and 840 at MIA, including a monthly MAG amount of \$9,000,000.00.

On August 5, 2015, via Resolution No. R-557-15, the Board approved the First Amendment to Development Lease Agreement No. C-006333 authorizing Landmark to perform \$3,375,000.00 in improvements to their leasehold, including: (i) construction of a 3,500 square foot Sports Terminal facility, (ii) a 2,500 square foot Ground Services Equipment (GSE) building, and (iii) repainting of the FBO exterior. In consideration of the improvements to be constructed, the First Amendment also extended the term of Development Lease Agreement No. C-006333 by five (5) years to June 10, 2026.

Soon after the improvements were completed, Federal Express (FedEx), located southwest of Signature's terminal, exercised its right to annex a common aircraft parking area known as the 240 Ramp. This ramp had previously been used for common aircraft parking by Signature and other operators. Following the annexation, the 240 Ramp became exclusive to FedEx, resulting in the loss of usable common parking space for Signature and others. FedEx used the additional area gained through the annexation to expand its building (Building 831A) and to accommodate freighter aircraft and equipment parking.

Months after FedEx opened its expanded facility, the company raised concerns about jet-blast damage to the north wall of its new building, originating from aircraft operating on Signature's ramp. At the same time, further southeast at the General Aviation Center (Building 841), complaints persisted regarding jet fumes generated by aircraft on Signature's east ramp. With dissatisfied tenant neighbors to both the southwest and southeast, the loss of a previously reliable common aircraft parking area, and the limitations created by the size and deteriorated condition of the next closest common aircraft parking area, Ramp 808, Signature proceeded with the refurbishment and expansion of that ramp through the Second Amendment.

On April 30, 2021, Landmark completed a statutory merger with its parent company, Signature. As a result of this merger, Landmark ceased to exist as a separate legal entity, and all its contractual relationships and property interests transferred to Signature by operation of law. This transfer included Development Lease Agreement No. C-006333 and its First Amendment, with all its interests, more specifically, all its obligations, rights, debt, and property.

Pursuant to Resolution No. R-1158-22, the Second Amendment went into effect in January 2023. The resolution extended the term of Development Lease Agreement No. C-006333 by ten years, from June 10, 2026, to June 10, 2036, and required Signature to invest a minimum of \$26,250,000.00 in improvements. These improvements included the construction of three jet-blast fences serving as protective structures: one located behind the FedEx facility, one along the property line of the MIA General Aviation Center, and one shielding the U.S. Department of Agriculture's Plant Protection & Quarantine and Veterinary Services complex. The amendment also provided for the refurbishment and expansion of Ramp 808, located on the west side of MIA for shared operational use by aircraft operators, including Signature.

The newly constructed ramp now incorporates two landside lots situated southeast of Building 807, where UPS currently operates, as well as the land previously occupied by MIA Building 820, which has since been demolished. This expanded ramp supports the growing demand for high-quality general aviation facilities at MIA and enhances the airport's long-term capacity for growth. All improvements were completed without the use of public sector funds.

Prior to the adoption of the Second Amendment at the December 2022, Board meeting, Board members modified the amendment to increase the MAG from \$9,000,000.00 to \$12,000,000.00, subject to annual increases. The Board also required that the County Mayor or County Mayor designee execute the amendment only after Signature finalized agreements with community-based organizations to provide a \$0.05-per-gallon fuel-sale contribution.

In summary, the Third Amendment placed on today's agenda authorizes the extension of the term of Development Lease Agreement No. C-006333 by an additional two (2) years, from June 10, 2036, to June 10, 2038, conditioned on MDAD's verification of the additional expenditures incurred by

Signature during the renovation of Ramp 808. Signature must provide supporting documentation to MDAD substantiating all project costs totaling roughly \$33,000,000.00 within 30 days of the effective date of the Third Amendment. If Signature fails to submit the required documentation, or if MDAD is unable to verify the additional project costs, the two-year lease extension shall be deemed null and void. The Third Amendment also revises the contractual language of Development Lease Agreement No. C-006333 to remove the Ramp 808 premises from the lease following the project's completion and to allow for annual increases of the MAG to 3.5 percent. The two-year lease extension is projected to generate an estimated \$37,116,749.00 in MAG revenues to the County increasing the total estimated revenues through 2038 to \$205,061,839.00. Given these financial and operational benefits, approval of the Third Amendment is in the best interest of the County.

The Third Amendment reflects the negotiated terms and conditions between Signature and the County, and includes among other things, all small business enterprise provisions applicable to architects and engineers in Section 2-10-4.01 of the Code of Miami-Dade County (Code); small business enterprise provisions applicable to construction activities under Section 10-33.02 of the Code; Art in Public Places under Section 2-11.15 of the Code; the "Little Davis-Bacon Ordinance", under Section 2-11.16 of the Code, Responsible Wages Ordinance under Section 2-11.16 of the Code; Responsible Wages and Benefits for County Construction Contracts - Implementing Order No. 3-24; and any other program of the County applicable to Signature's activities, including the Department's Tenant Airport Construction Program requirements, such as procedures, programs, ordinances, or code provisions that may be amended from time to time including the MDAD Design Guideline Manual.



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Jimmy Morales  
Chief Operating Officer

**THIRD AMENDMENT TO DEVELOPMENT LEASE AGREEMENT BETWEEN  
MIAMI-DADE COUNTY, FLORIDA, AS LESSOR, AND SIGNATURE FLIGHT  
SUPPORT, LLC., AS LESSEE, AT MIAMI INTERNATIONAL AIRPORT**

THIS THIRD AMENDMENT TO DEVELOPMENT LEASE AGREEMENT No. C-006333, (the "Third Amendment") is made and entered into as of the \_\_\_\_ day of \_\_\_\_\_, 2026 ("Effective Date") by and between MIAMI-DADE COUNTY, a political subdivision of the State of Florida ("County" or "Lessor"), and **SIGNATURE FLIGHT SUPPORT, LLC.**, a limited liability company registered to do business in Florida.

WITNESSETH:

**WHEREAS**, on June 11, 2011, the County, as lessor, through MDAD (as hereinafter defined), and Landmark Aviation Miami, LLC as lessee, entered into that certain Lease Agreement No. C-006333 as approved by the Lessor's Board of County Commissioners in Resolution No. R-12-11, ("Original Lease"), for certain County-owned property at Miami International Airport ("Airport," or sometimes "MIA") for the purpose of providing full Fixed Base Operator ("FBO") services in Buildings 836, 839 and 840 at Miami International Airport; and

**WHEREAS**, the Original Agreement was twice amended, first, by that certain First Amendment to the Lease Agreement dated August 5, 2015, and second, by that certain Second Amendment to the Lease Agreement dated March 31, 2026, with a retroactive effective date of January 23, 2023, and which first and second amendments shall, along with the Original Lease, be referred to herein as the "Lease"; and

**WHEREAS**, Lessee is requesting to amend the Lease to further extend the term of the Lease by two (2) years from its current expiration date of June 10, 2036, to June 10, 2038, in consideration for Lessee's additional expenditures on the improvements to Ramp 808, and the jet blast walls, arising from unforeseen costs during the construction project referenced in TAC-N No. CA-002A, which materially escalated costs beyond the projected cost of \$26,250,000.00; and

**WHEREAS**, this extension shall be effective subject to the Lessor's verification of the additional costs resulting in Approved Improvement Costs (as such term is defined in the Lease) of no less than \$33,000,000.00 as shown in Exhibit P-5.

**NOW THEREFORE**, in consideration of the premises and intending to be legally bound hereby, the parties agree as follows:

1. Incorporation of Recitals. The foregoing preambles are acknowledged and

accepted by the parties and are incorporated herein as part of this Third Amendment.

2. Definitions. Capitalized terms not expressly defined herein shall have the same definition as set forth in the Lease.
3. No later than thirty (30) days from the Effective Date, the Lessee agrees to provide the Lessor with all necessary and supporting documentation to evidence the Approved Improvement Costs for the Minimum Investment (as such terms are defined in the second amendment to the Original Lease) and as otherwise required by the Lease. Provided that the Lessor verifies that the Lessee incurred no less than \$33,000,000.00 of Approved Improvement Costs, then Article 1.01 of the Lease shall be deemed deleted in its entirety and replaced with the following:

1.01 Term: The County hereby leases to the Lessee, and the Lessee hereby leases from the County, commencing on June 11, 2011, and ending on June 10, 2038, the premises described in Article 1.02 (the "Premises"), for the purposes and uses set forth in Article 2 ("Use of Premises").

Lessor and Lessee shall execute a confirmation of lease term extension immediately following the Lessor's verification that the Approved Improvement Costs are equal to or greater than \$33,000,000.00. Should Lessee fail to timely provide the Lessor with all required and requested documentation or should Lessor be unable to verify within ninety (90) days from the Effective Date that the Approved Improvement Costs are equal to or greater than \$33,000,000.00, then this section 3 of the Third Amendment shall be null and void and of no further force and effect.

4. Since construction has been completed for Ramp 808, and CO has been received, the following area is deleted from Article 1.02 (Premises):

Ramp 808: For the sole purpose of the Lessee's construction and expansion of Ramp 808 at no cost to the Lessor and for general use by all, the premises listed below is added to the Lease Agreement only for the Construction Period or if extend, the Extended Construction Period.

Exhibit	ID	Description	Square Feet
P-5	23-10004	Airside aircraft Pavement	423,490

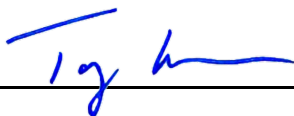
5. The Minimum Annual Guarantee (MAG) per year as set forth in Article 3.01 of the Lease Agreement and as modified in the Second Amendment to the Lease Agreement of Twelve Million Dollars (\$12,000,000), plus increases of three percent (3%) compounded annually along with the Opportunity Fee under Article 3.02 of the Lease Agreement and all other charges payable by Lessee under the Lease Agreement shall continue until the expiration date of the Lease Agreement; provided, however, that from June 10, 2036 until the Expiration Date, the annual increases to the MAG shall be three and one-half percent (3.5%) compounded annually.
  
6. The remainder of the terms and conditions of the Lease Agreement remain in full force and effect and applicable to the Improvements herein.

**IN WITNESS WHEREOF**, the parties hereto have caused this Amendment to be executed by their respective representatives as of the date first written above.

MIAMI-DADE COUNTY BY AND  
THROUGH THE MIAMI-DADE  
AVIATION DEPARTMENT

SIGNATURE FLIGHT SUPPORT,  
LLC.

Name: \_\_\_\_\_

Name:  \_\_\_\_\_

Title: \_\_\_\_\_

Title: Chief Executive Officer

Date: \_\_\_\_\_


Date: 04/16/2026

# Exhibit P-5

PC Validation		*Not Eligible*				*Not Eligible*		*Not Eligible*		*Not Eligible*	
Services	Vendor	Validated Invoice and proof of payment	Journal Entries for Signature employees labor related to the project	*Not Eligible* Invoices for additional PM consultation	*Not Eligible* Pending invoice for additional PM consultation	Grand Total	*Eligible* Remaining Balance to be Paid	*Not Eligible* Invoices for Consultation and Labor	Grand Total *Eligible*	Pending submission/validation	
CIS Services	CES CONSULTANTS INC	92,418				92,418			92,418		
Landscape	DIXIE LANDSCAPES LLC	72,138				72,138			72,138		
PM Consultation	EAGLE EXPRESS GROUP INC			1,604,973	262,500	1,867,473	-	58,333	-		
FPL	FLORIDA POWER & LIGHT CO	9,322				9,322			9,322		
Signature Internal Labor	Internal Labor		74,223			74,223		5,777	-		
Permits	MIAMI-DADE AVIATION DEPT.	311,542				311,542	(4,947)		306,595		
Design and CA	MOHSEN DESIGN GROUP INC	1,473,657				1,473,657	83,814		1,557,471		
Contractor	RYAN INCORPORATED CIVIL	29,454,609				29,454,609	2,658,890		32,113,499		
PM Services/Owner's Rep	YONKERS INDUSTRIES INC	549,225				549,225	4,715		553,940		
	<b>Grand Total</b>	<b>31,962,911</b>	<b>74,223</b>	<b>1,604,973</b>	<b>262,500</b>	<b>33,904,606</b>	<b>2,742,472</b>	<b>64,110</b>	<b>34,705,383</b>		
<b>*Eligible payments are contingent to final independent accounting firm audit</b>											
<b>Signature Submission</b>											
Contract Company	Title	Original Contract Amount	Approved Change Orders	Revised Contract Amount	Paid to Date	Remaining Balance to Be Paid					
Yonkers Industries Inc	Project Management	\$ 227,988.00	\$ 325,952.04	\$ 553,940.04	\$ 549,224.67	\$ 4,715.37					
MDG, Inc.	Civil Design Services	\$ 698,675.00	\$ 858,795.50	\$ 1,557,470.50	\$ 1,473,656.89	\$ 83,813.61					
Ryan Incorporated Civil	General Contractor	\$ 21,641,950.00	\$ 10,471,548.89	\$ 32,113,498.89	\$ 29,454,609.00	\$ 2,658,889.89					
MDAD Facilities Development	Permit Fees	\$ 214,147.00	\$ 111,316.17	\$ 325,463.17	\$ 330,410.17	\$ (4,947.00)					
CES	Onsite Rep	\$ 438,880.00	\$ (346,462.00)	\$ 92,418.00	\$ 92,418.00	\$ -					
Eagle Express Group	Contract/Construction Management	\$ 1,750,000.00	\$ 175,806.00	\$ 1,925,806.00	\$ 1,867,473.00	\$ 58,333.00					
Dixie Landscape	Tree Relocation	\$ 72,138.00	\$ -	\$ 72,138.00	\$ 72,138.00	\$ -					
Signature Aviation	Signature Labor	\$ -	\$ 80,000.00	\$ 80,000.00	\$ 74,222.73	\$ 5,777.27					
FLORIDA POWER & LIGHT CO	Project Fees	\$ 25,043,778.00	\$ 11,686,278.54	\$ 36,730,056.54	\$ 33,923,474.40	\$ 2,806,582.14					

# Memorandum



**Date:** April 24, 2026  
**To:** Honorable Chairman Anthony Rodriguez  
Board of County Commissioners  
**From:** Ralph Cutié, Director   
Miami-Dade Aviation Department  
**Subject:** Request to Process Late Departmental Agenda Item

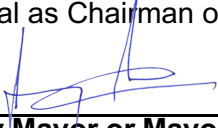
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I respectfully request that the following resolution be added to a committee agenda for May committee review:

*RESOLUTION APPROVING THE THIRD AMENDMENT TO DEVELOPMENT LEASE AGREEMENT NO. C-006333 BETWEEN MIAMI-DADE COUNTY AND SIGNATURE FLIGHT SUPPORT, LLC, TO AUTHORIZE A TWO-YEAR EXTENSION OF THE DEVELOPMENT LEASE SUBJECT TO CONDITIONS, DELETE RAMP 808 FROM PREMISES, AND INCREASE PERCENTAGE GROWTH OF MINIMUM ANNUAL GUARANTEE DURING TWO YEAR EXTENSION; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE THIRD AMENDMENT, SUBJECT TO REVIEW AND APPROVAL OF THE FEDERAL AVIATION ADMINISTRATION; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE THE PROVISIONS THEREIN, INCLUDING EXTENSION OF THE LEASE AND TERMINATION; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE THE THIRD AMENDMENT TO THE COUNTY PROPERTY APPRAISER IN ACCORDANCE WITH RESOLUTION NO. R-791-14*

Although this item was submitted after the noticed deadline, it is essential that this item be placed on the May 2026 Committee cycle agenda so that the 30-day cost-substantiation requirement in the Third Amendment may begin as soon as possible, allowing Aviation Department (MDAD) staff to review Signature Flight Support, LLC's submitted documentation, verify the additional project costs, and determine if the two-year lease extension is merited or should be deemed null and void. Additionally, the immediate consideration of this item allows the County to memorialize negotiations and secure substantial future revenues through the two-year extension, and continue supporting MDAD's Modernization In Action Program.

Please process this request notwithstanding the potential applicability of the Three-Day Rule. I understand that placement is subject to approval by the Chair of the Committee of jurisdiction, your approval as Chairman of the Board, and review by the Office of the County Attorney.

  
\_\_\_\_\_  
**Approved by Mayor or Mayor's Designee**

Jimmy Morales  
\_\_\_\_\_  
Print Name

  
\_\_\_\_\_  
**Approved by Legislative Director or Designee**

Demetria Henderson  
\_\_\_\_\_  
Print Name

c: Geri Bonzon-Keenan, County Attorney  
[CAOagenda@miamidade.gov](mailto:CAOagenda@miamidade.gov)  
Eugene Love, Agenda Coordinator



**MEMORANDUM**  
(Revised)

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

**DATE:** May 5, 2026

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

**SUBJECT:** Agenda Item No. 8(A)(3)

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(A)(3)  
5-5-26

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

RESOLUTION APPROVING THE THIRD AMENDMENT TO DEVELOPMENT LEASE AGREEMENT NO. C-006333 BETWEEN MIAMI-DADE COUNTY AND SIGNATURE FLIGHT SUPPORT, LLC, WHICH AUTHORIZES A TWO-YEAR EXTENSION OF THE DEVELOPMENT LEASE SUBJECT TO CONDITIONS, DELETES RAMP 808 FROM PREMISES, AND INCREASE PERCENTAGE GROWTH OF MINIMUM ANNUAL GUARANTEE DURING SAID TWO YEAR EXTENSION; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXECUTE THE THIRD AMENDMENT, SUBJECT TO REVIEW AND APPROVAL OF THE FEDERAL AVIATION ADMINISTRATION; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO EXERCISE THE PROVISIONS THEREIN, INCLUDING EXTENSION OF THE LEASE AND TERMINATION; AND DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO PROVIDE THE THIRD AMENDMENT TO THE COUNTY PROPERTY APPRAISER IN ACCORDANCE WITH RESOLUTION NO. R-791-14

**WHEREAS**, this Board desires to accomplish the purposes outlined in the accompanying County Mayor's memorandum and document, copies of which are incorporated herein by reference,

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

**Section 1.** This Board approves the Third Amendment to Development Lease Agreement No. C-006333 between Miami-Dade County and Signature Flight Support, LLC ("Third Amendment"), which authorizes the extension of the lease term for an additional two years, from June 10, 2036, through June 10, 2038, for the continued provision of fixed base operator services at Miami International Airport in Buildings 836, 839, and 840 in substantially

the form attached to the County Mayor's memorandum and made a part hereof, subject to verification of unforeseen cost escalations associated with the construction of Ramp 808 and the jet blast walls, deletes Ramp 808 from the premises , and increases the percentage growth of the minimum annual guarantee during the two year extension.

**Section 2.** This Board authorizes the County Mayor or County Mayor's designee to expeditiously seek the approval of the Federal Aviation Administration of the Third Amendment. In the event the Federal Aviation Administration requires material changes to the Third Amendment as a condition of approval, such modified amendment shall be presented to this Board for approval. Subject to the satisfaction of the conditions precedent, this Board authorizes the County Mayor or County Mayor's Designee to execute the Third Amendment for and on behalf of Miami-Dade County, to take all actions necessary to effectuate the Third Amendment, and to exercise all rights conferred in the Third Amendment, including extension of the lease and the termination rights.

**Section 3.** This Board directs the County Mayor or County Mayor's designee to provide a copy of the Third Amendment to Development Lease Agreement No. C-006333 to the County Property Appraiser in accordance with Resolution No. R-791-14.

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	Juan Carlos Bermudez
Sen. René García	Oliver G. Gilbert, III
Roberto J. Gonzalez	Keon Hardemon
Danielle Cohen Higgins	Vicki L. Lopez
Natalie Milian Orbis	Raquel A. Regalado
Micky Steinberg	

The Chairperson thereupon declared this resolution duly passed and adopted this 5<sup>th</sup> day of May, 2026. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this resolution and the filing of this approval with the Clerk of the Board.

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

JUAN FERNANDEZ-BARQUIN, CLERK

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

Approved by County Attorney as  
to form and legal sufficiency.

MRP

Monica Rizo Perez