

MEMORANDUM

Agenda Item No. 8(F)(1)

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

DATE: December 3, 2024

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution authorizing execution of an Amendment to the Lease Agreement between Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, as landlord and Miami-Dade County, as tenant, for premises located at 13850 NW 41 Street, Doral, Florida to be utilized by Miami-Dade County as a pretrial detention and correctional facility, with no fiscal impact to the County for the remainder of the fifty-year term of the Lease Agreement; and authorizing the County Mayor to take all actions necessary to execute the Amendment to the Lease Agreement and exercise any and all other rights conferred therein

Resolution No. R-1068-24

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



Geri Bonzon-Keenan
County Attorney

GBK/ks

Memorandum



Date: December 3, 2024

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

From: Daniella Levine Cava
Mayor 

Subject: Amendment 1 to the Lease between Miami-Dade County and Board of Trustees of the Internal Improvement Trust Fund of the State of Florida, for Property Located at 13850 NW 41 Street, Miami, FL 33178
Lease No.:30-3927-000-0010-L01 (Lease No. 3486)

Executive Summary

This agenda item seeks approval from the Board of County Commissioners ("Board") of Amendment 1 to the lease between the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("Landlord"), and Miami-Dade County ("County") for additional acreage adjacent to the property located at 13850 NW 41 Street, Doral, Florida 33178 ("Premises") required for the future development and construction of a replacement detention facility to the current Pre-Trial Detention Center (PTDC) built in 1959. The amendment to Lease No. 3486, originally entered into on February 24, 1987 ("Lease"), adds approximately 24 acres of State of Florida owned land at no cost to the County, and revises, replaces, and supersedes paragraph 10 of the Lease.

Recommendation

It is recommended that the Board adopt the attached Resolution authorizing execution of the Amendment which is attached to the Resolution as Exhibit 1.

Scope

The Premises is located in Commission District 12, which is represented by Commissioner Juan Carlos Bermudez. In accordance with Resolution No. R-380-17, written notice of the Amendment to the Lease was provided to the Commissioner's office.

Fiscal Impact/Funding Source

This Amendment has no additional fiscal impact to the County. All other items found within the Lease referencing funding and fiscal impact will remain the same.

Track Record/Monitor

The County has no record of negative performance issues with the Landlord. Cindy Ramos-Leal of the Internal Services Department is the Lease Monitor. The Landlord's authorized signatory is: Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection.

Delegation of Authority

This resolution authorizes the County Mayor or County Mayor's designee to execute the Amendment, and to exercise all other rights conferred therein. A copy of the Amendment will be provided to the Property Appraiser's Office within 30 days of its execution.

Background

Resolution No. R-258-87, approved by the Board on February 26, 1987, authorized the original Lease of 10 acres at no cost to the County to be utilized for a pretrial detention center and correctional facility, currently referenced as the Metro West Detention Center located at 13850 NW 41 Street, Doral, Florida 33178.

Pursuant to Resolution No. R-915-04, adopted by the Board on July 20, 2004, voters approved the issuance of general obligation bonds for construction of new public safety facilities which included Project No. 194 – “Construct a New Detention Center.”

Resolution No. R-1295-18, approved by the Board on December 18, 2018, directed the County Mayor or County Mayor’s designee to review the need for a new detention facility, as well as the consideration of different delivery methods, including a public-private project (P3) delivery option.

In response, the Miami-Dade Corrections and Rehabilitation Department (MDCR) submitted a report (Attachment A to the memo), approved by the Board on October 6, 2020. MDCR recommended the construction of a new intake and release center to include administrative offices at the current MDCR Training and Treatment site located at 1321 NW 13 Street, Miami, Florida. Additionally, the report contemplated a new bed replacement facility at the Metro West Detention Center site as optimal, based on current zoning designations of correctional use, industrial/commercial area, distance from residential areas, highway access and reduction of inmate transportation. Currently these recommendations require additional acreage be added to the original leased premise that houses the Metro West Detention site.

Attachment



Carladenise Edwards
Chief Administrative Officer

Memorandum



Date: September 18, 2020

Agenda Item No. 2(B)3

October 6, 2020

To: Honorable Chairwoman Audrey M. Edmonson
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

A handwritten signature in blue ink, appearing to read "Carlos A. Gimenez", written over the printed name.

Subject: Review of Miami-Dade County's Need for a Replacement Detention Facility and
Recommended Funding Model, Response to Resolution No. R-1295-18

This report provides additional information to the previous report prepared in response to Resolution No. R-1295-18, which directed the County Mayor or County Mayor's designee to review the current and future facility needs of Miami-Dade Corrections and Rehabilitation Department (MDCR) along with the financial capacity of the County to determine how to best execute the construction of a replacement detention facility. The report incorporates instructions provided by the Board of County Commissioners (Board) during the Replacement Jail Briefing held on June 30, 2020. The Resolution also directed the County Mayor or County Mayor's designee to make a recommendation on whether the replacement detention facility should be designated as a P3 Qualifying Project under Section 2-8.2.6 of the County Code.

MDCR Facility Needs Assessment

MDCR operates the eighth largest jail system in the United States, with an Average Daily Population (ADP) in 2019 of 4,300 inmates housed in four detention facilities: Metro West Detention Center (MWDC), Turner Guilford Knight Correctional Center (TGK), Pre-Trial Detention Center (PTDC), and the Boot Camp Program (BCP). The facilities, all built between 1959 and 1991, require significant improvements to address not only the aging infrastructure, but also to meet modern standards for inmate medical and mental health care, suicide prevention, and rehabilitative programs.

PTDC, built in 1959, is MDCR's oldest, populated facility and currently requires an estimated \$30 million to address significant life safety and structural integrity issues and to bring the facility into compliance with the 40, 50, and 60-year recertification requirements. Although the funding is available through voter-approved Building Better Communities – General Obligation Bond Project No. 195, the current capital plan is solely intended to maintain the facility in a safe condition for continued occupancy and does not address important concerns related to an antiquated design and poor environment for both inmates and staff.

In addition to the costly capital investment needed to sustain the County's aged jail facilities, annual operating costs continue to grow as the Department strives to meet the provisions of the U.S. Department of Justice Settlement and Consent Agreements and a changing philosophy of inmate treatment and care in the Corrections field. The newer standards of inmate management require enhanced supervision, improved medical and mental health services, and better access to programs, all of which are negatively impacted by the functional deficiencies and limitations of the current facilities. Although PTDC presents the greatest challenge, additional staffing is required at all facilities, to some extent, to compensate for these operational deficiencies.

Replacement Detention Center Design Concept and Costs

The construction of a replacement detention facility in Miami-Dade County, with the incorporation of modern design elements and state-of-the-art security technology, would substantially improve inmate housing conditions and the working environment of staff by replacing the County's oldest facility, PTDC, and would produce a recurring estimated savings of \$35 million in annual personnel and operating costs, which could be used to pay the debt service on bonds that would finance the projected \$448 million replacement detention center. The estimated operating and construction costs began as part of a

comprehensive Corrections Master Plan Study conducted by County staff that expanded on the Criminal Courts and Corrections Facilities Master Plan Study produced by County consultants.

As part of the initial County Study, a proposed staffing plan was developed for the replacement detention center, based on actual staffing at one of the most efficiently designed and operated detention centers in the country, the Orange County Booking and Release Center (BRC) in Orlando, Florida. The plan also accounted for staff reductions resulting from operational changes at the other two facilities, TGK and MWDC, as well as the Transportation Bureau, Hospital Services Unit, and Court Services Bureau. In total, the 3,022 positions currently required by MDCR could be reduced by an estimated 330 positions (11 percent), based on the new operating model. With advanced planning, this reduction in positions would be accomplished through attrition, without layoffs, and phased in a manner to ensure the safety of MDCR staff and the inmates in their custody.

Pursuant to the request from the Board, MDCR assessed various site locations, including County-owned vacant land. The review of County-owned vacant land indicated that any vacant site with sufficient acreage to meet the needs of MDCR was significantly distant from other MDCR facilities, and the Courts. MDCR identified five potential sites for construction of a replacement detention center and developed two different scenarios. Scenario one was a hybrid plan with the construction of a 1,400-bed detention facility on one site location, and the construction of a second 556-bed facility with the intake and release function, four courtrooms, medical housing, central support services building, inmate programming, video visitation facility, administrative offices and parking garage on the TTC site. The second scenario was a consolidated plan with the construction of a 1,400-bed detention facility, 556-bed intake and release facility, four courtrooms, medical housing, central support services building, inmate programming, video visitation facility, administrative offices and parking garage on the same site. Both scenarios included the construction of a secured Sally Port adjacent to the Richard E. Gerstein (REG) Criminal Courthouse for ingress and egress of inmates attending REG court after PTDC is demolished.

After consideration of the five site locations, two scenarios, and direction from the Board, the following option is provided for Board consideration. The hybrid plan has been revised and includes the construction of a 1,956 (1,400+556) bed detention facility and one courtroom on the MWDC site; the construction of the intake and release function, four courtrooms, central support services, inmate programming, video visitation facility, and administrative offices and parking garage, without any new inmate beds on the TTC site; and the construction of a secured Sally Port adjacent to the REG Courthouse after PTDC is demolished.

Revised Hybrid Plan	
METRO WEST DETENTION CENTER	TRAINING AND TREATMENT CENTER
1,956 inmate bed facility	Administrative Offices (MDCR and criminal justice partners)
One Courtroom	Four Courtrooms
	Centralized Intake/Release Center
	Central Support Building (laundry and inmate food)

The co-location of a centralized intake and release center with courtrooms is essential to an efficient jail operation and significantly minimizes transportation of inmates. This revised hybrid plan remains optimal

based on current zoning designations of correctional use of the MWDC site, locations in industrial/commercial areas, distance from residential areas, highway access and reduction of inmate transportation, both by the County and municipalities throughout the County. Adoption of this plan is contingent upon acquisition of the land from the State and approval by the Department of Regulatory and Economic Resources. The construction costs for the similar hybrid plan of the replacement detention facility provided to the Board during the Jail Replacement Briefing on June 30, 2020 totaled \$443 million. The estimated construction cost is \$448 million and is a Rough Order of Magnitude Estimate based on the revised hybrid plan. Increases to the estimated construction costs are based on a shift in inmate housing design with the majority of inmate housing being podular design instead of dormitory-style design to better manage the inmate population in the event of a future similar pandemic as well as the additional courtroom required at MWDC site. Cost estimates should only be used as a budgetary reference since more accurate estimated costs will be determined after minimum requirements and proposed construction documents are developed.

Recommended Funding Model

As noted earlier, annual savings of approximately \$35 million is expected once the replacement detention complex is constructed and fully in use. These operational savings will be generated by a much more effective posting of correctional officers because of efficient jail design and state-of-the art technology; reduced inmate transport needed due to the onsite location of four courtrooms; and the operational efficiencies from having a new Central Support Services building which will provide food and laundry services and the reduction of the leases from the consolidation of operational and administrative areas.

Funding for this project is only available through the issuance of County bonds to pay for the anticipated construction costs of the detention complex and its repayment only possible through the associated operational savings. The operational savings, which can only be realized from the reduction of required operational posts in a more efficiently designed jail, would pay the bond once the replacement jail is fully operational. Once the detention center complex is constructed and fully operational, the existing and aged PTDC can be demolished, thereby freeing up significant space (approximately 2.7 acres) at the Civic Center, which will greatly increase development options for the area to be evaluated by a future Board of County Commissioners. Additionally, the construction of administrative offices at the TTC site would allow for the consolidation of operations including the Women's Detention Center (WDC) to be moved. The value of these two sites (\$21 million) can be utilized to offset the future debt service associated with the replacement jail. The PTDC site is estimated to be valued at \$16.6 million as is, and \$26.6 million if rezoned, and the WDC site is estimated to be valued at \$5 million.

P3 Delivery Method

In accordance with Resolution No. R-1295-18, the Administration considered different delivery options for the construction of a replacement detention facility, including a public-private project (P3) delivery. Specifically, the Administration reviewed the current and future needs of MDCR's facilities in consideration of whether the private sector should design, finance, construct, and maintain any or all of them. It would not be financially nor operationally beneficial to the County for the maintenance operations of MDCR to be privatized. Currently, MDCR employs 78 full-time maintenance repairers who are qualified in every building trade and maintain all aspects of MDCR facilities. This has been determined to be the most cost-effective approach since all contracted staff require a security escort by MDCR for any work done within MDCR facilities. With the safety and security of inmates, staff, and contractors as a paramount priority for the County, this best practice procedure of security escorts would add significantly

to the costs of any privatized maintenance contract. Accordingly, a design-build contract that benefits from the County's lower financing rates is recommended for a replacement jail facility.

Should you require additional information, please contact Tara C. Smith, Director, Internal Services Department, or Daniel Junior, Director, Miami-Dade Corrections and Rehabilitation Department.

c: Honorable Bertila Soto, Chief Judge, Eleventh Judicial Circuit
Honorable Harvey Ruvin, Clerk of the Courts
Honorable Katherine Fernandez-Rundle, State Attorney
Honorable Carlos J. Martinez, Miami-Dade Public Defender
Abigail Price-Williams, County Attorney
Geri Bonzon-Keenan, First Assistant County Attorney
Office of the Mayor Senior Staff
Jennifer Moon, Deputy Mayor/Director, Office of Management and Budget
Tara C. Smith, Director, Internal Services Department
Daniel Junior, Director, Miami-Dade Corrections and Rehabilitation Department

Memorandum



Date: September 30, 2024

To: Honorable Chairman Anthony Rodríguez
Board of County Commissioners

From: Raymond Hall, Director
Internal Services Department 

Subject: Request to Process Late Departmental Agenda Item

I am requesting that the following item be placed on the Board of County Commissioner's October Committee Agenda Cycle.

RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, AS LANDLORD AND MIAMI-DADE COUNTY, AS TENANT, FOR PREMISES LOCATED AT 13850 NW 41 STREET, DORAL, FLORIDA TO BE UTILIZED BY MIAMI-DADE COUNTY AS A PRETRIAL DETENTION AND CORRECTIONAL FACILITY, WITH NO FISCAL IMPACT TO THE COUNTY FOR THE REMAINDER OF THE FIFTY-YEAR TERM OF THE LEASE AGREEMENT; AND AUTHORIZING THE COUNTY MAYOR OR MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EXECUTE THE AMENDMENT TO LEASE AGREEMENT AND EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

Although this item has not met the noticed deadline and has been provided to the Agenda Coordination Office late, it is critical that this item be heard at the upcoming Board of County Commissioner's October Committee Agenda Cycle because this item is critical for the Corrections and Rehabilitation Department to begin construction of Phase 2 of its larger development project for a needed detention center. To construct this facility and remain in compliance with the Department of Justice, the Corrections and Rehabilitation Department must acquire the land and proceed in an expedited manner to provide an updated facility for detainees and corrections personnel.

Therefore, please process the item notwithstanding that the 3-day rule may apply. I am aware that this item is subject to approval for placement on the agenda by the BCC Chairman, and review by the County Attorney's Office.


**Approved by Mayor or Mayor's Designee
Signature**

Carladenise Edwards
Print Name


**Approved by Policy Senior Advisor
or Designee Signature**

Nicole Tallman
Print Name

Honorable Chairman Oliver G. Gilbert, III
Board of County Commissioners
Page 2

cc: Geri Bonzon-Keenan, County Attorney
Gerald K. Sanchez, First Assistant County Attorney
Jess M. McCarty, Executive Assistant County
CAOagenda@miamidade.gov



MEMORANDUM

(Revised)

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

DATE: December 3, 2024

FROM: 
Glen 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**
- _____ **Applicable legislation requires more than a majority vote (i.e., 2/3's present ____, 2/3 membership ____, 3/5's ____, unanimous ____, majority plus one ____, CDMP 7 vote requirement per 2-116.1(3)(h) or (4)(c) ____, CDMP 2/3 vote requirement per 2-116.1(3) (h) or (4)(c) ____, CDMP 9 vote requirement per 2-116.1(4)(c) (2) ____) 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)
12-3-24

RESOLUTION NO. R-1068-24

RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO THE LEASE AGREEMENT BETWEEN BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA, AS LANDLORD AND MIAMI-DADE COUNTY, AS TENANT, FOR PREMISES LOCATED AT 13850 NW 41 STREET, DORAL, FLORIDA TO BE UTILIZED BY MIAMI-DADE COUNTY AS A PRETRIAL DETENTION AND CORRECTIONAL FACILITY, WITH NO FISCAL IMPACT TO THE COUNTY FOR THE REMAINDER OF THE 50-YEAR TERM OF THE LEASE AGREEMENT; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO TAKE ALL ACTIONS NECESSARY TO EXECUTE THE AMENDMENT TO LEASE AGREEMENT AND EXERCISE ANY AND ALL OTHER RIGHTS CONFERRED THEREIN

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

WHEREAS, Board of Trustees of the Internal Improvement Trust Fund of the State of Florida ("Landlord") owns the premises located at 13850 NW 41 Street, Doral, Florida 33178 (the "Premises"); and

WHEREAS, this Board, pursuant to Resolution No.: R-258-87, approved on February 26, 1987, authorized Miami-Dade County (County) to lease a portion of the Premises for a term of 50-years at no cost to the County, to be utilized as a pretrial detention center and correctional facility ("Lease"); and

WHEREAS, the County wishes to amend the Lease to add an additional 24 acres of land to the original leased premises that is being offered by the Landlord at no cost to the County ("Amendment to Lease Agreement"),

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that: this Board hereby incorporates the foregoing recitals and approves the Amendment to the Lease Agreement between the County and Landlord, for the premises located at 13850 NW 41 St, Doral, FL 33178 (Folio No: 30-3927-000-0010) adding approximately 24 acres to the existing 10 acre-leased premises, for a total expanded lease area of approximately 34 acres to be utilized by the County as a pretrial detention and correctional facility, with no fiscal impact, for the remainder of the 50-year term in substantially the form attached hereto and made a part hereof as Exhibit 1; and authorizes the County Mayor or County Mayor's designee to execute same for and on behalf of the County and to exercise any and all other rights conferred therein.

The foregoing resolution was offered by Commissioner **Kevin Marino Cabrera** , who moved its adoption. The motion was seconded by Commissioner **Kionne L. McGhee** and upon being put to a vote, the vote was as follows:

Anthony Rodríguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Kevin Marino Cabrera	aye	Sen. René García	absent
Oliver G. Gilbert, III	aye	Roberto J. Gonzalez	aye
Keon Hardemon	absent	Danielle Cohen Higgins	aye
Eileen Higgins	absent	Raquel A. Regalado	aye
Micky Steinberg	aye		

The Chairperson thereupon declared this resolution duly passed and adopted this 3rd day of December, 2024. 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.

JRA

Juliette R. Antoine

Exhibit 1

This instrument prepared by:
Karen Lee Reecy
Department of Environmental Protection
Bureau of Public Administration
Division of State Lands
3900 Commonwealth Blvd. MS 130
Tallahassee, Florida 32399-3000
Action No. 44771

ATL1
[+/- 24.0 acres]

BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA

AMENDMENT NUMBER 1 TO LEASE NUMBER 3486

THIS LEASE AMENDMENT is entered into this ____ day of _____, 20____, by and between the **BOARD OF TRUSTEES OF THE INTERNAL IMPROVEMENT TRUST FUND OF THE STATE OF FLORIDA**, hereinafter referred to as "LESSOR" and **MIAMI-DADE COUNTY, FLORIDA**, a political subdivision of the State of Florida, hereinafter referred to as "LESSEE";

WITNESSETH:

WHEREAS, LESSOR, by virtue of Section 253.03, Florida Statutes, holds title to certain lands and property for the use and benefit of the State of Florida; and

WHEREAS, on February 24, 1987, LESSOR and LESSEE entered into Lease Number **3486** (the "lease"); and

WHEREAS, LESSOR and LESSEE desire to amend the lease to add land to the leased premises and to revise, replace and supersede paragraph 10 of Lease **3486** to include the current standards for archaeological and historic sites.

NOW THEREFORE, in consideration of the mutual covenants and agreements contained herein, the parties hereto agree as follows:

1. The legal description of the leased premises set forth in Exhibit "A" of Lease Number **3486** is hereby amended to include the real property described in Exhibit "A" attached hereto and by reference made a part hereof.

2. Paragraph 10 of Lease Number **3486** is hereby revised, replaced and superseded by the following:

10. ARCHAEOLOGICAL AND HISTORIC SITES: Execution of this lease in no way affects any of the parties' obligations pursuant to Chapter 267, Florida Statutes. The collection of artifacts or the disturbance of archaeological and historic sites on state-owned lands is prohibited unless prior authorization has been obtained from the State of Florida Department of State, Division of Historical Resources ("DHR"). The plan prepared pursuant to Chapter 18-2, Florida Administrative Code, and further described in paragraph 13 of this lease, shall be reviewed by DHR to ensure

that adequate measures have been planned to locate, identify, protect and preserve the archaeological and historic sites and properties on the leased premises. Pursuant to DHR's letter, dated June 16, 2022 (Exhibit "B"), and the Cultural Resources Assessment Survey, dated April 2022, by Janus Research, LESSEE agrees to avoid site 8DA35, a previously recorded archaeological site, located at the southeastern corner of the parcel described in Exhibit "A".

3. It is understood and agreed by LESSOR and LESSEE that in each and every respect the terms of Lease Number 3486, except as amended, shall remain unchanged and in full force and effect and the same are hereby ratified, approved and confirmed by LESSOR and LESSEE as of the date of this amendment.
4. It is understood and agreed by LESSOR and LESSEE that this Amendment Number 1 to Lease Number 3486 is hereby binding upon the parties hereto and their successors and assigns.

[Remainder of page intentionally left blank; Signature page follows]

IN WITNESS WHEREOF, the parties have caused this lease amendment to be executed on the day and year first above written.

WITNESSES:

Original Signature

Print/Type Name of Witness

Original Signature

Print/Type Name of Witness

**BOARD OF TRUSTEES OF THE INTERNAL
IMPROVEMENT TRUST FUND OF THE STATE
OF FLORIDA**

(SEAL)

BY: _____

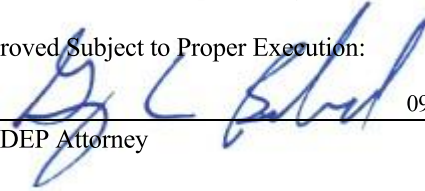
Brad Richardson, Chief, Bureau of Public Land Administration,
Division of State Lands, State of Florida Department of
Environmental Protection, as agent for and on behalf of the
Board of Trustees of the Internal Improvement Trust Fund
of the State of Florida

"LESSOR"

**STATE OF FLORIDA
COUNTY OF LEON**

The foregoing was acknowledged before me by means of physical presence this _____ day of _____, 20____, by Brad Richardson, Chief, Bureau of Public Land Administration, Division of State Lands, State of Florida Department of Environmental Protection, as agent for and on behalf of the Board of Trustees of the Internal Improvement Trust Fund of the State of Florida. He is personally known to me.

Approved Subject to Proper Execution:

BY:  09-16-2022
DEP Attorney Date

Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires: _____

Commission/Serial No. _____

WITNESSES:

Original Signature

Print/Type Name of Witness

Original Signature

Print/Type Name of Witness

MIAMI-DADE COUNTY, FLORIDA,
a political subdivision of the State of Florida (SEAL)
By its Board of County Commissioners

BY: _____
Original Signature of Executing Authority

Daniella Levine Cava, Mayor

Print/Type Name of Executing Authority and Title

“LESSEE”

STATE OF _____
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of ___ physical presence or ___ online notarization this _____ day of _____, 20____, by Jose “Pepe” Diaz, as Chairman, for and on behalf of the Board of County Commissioners of Miami-Dade County, Florida. He is personally known to me or who has produced _____, as identification.

Notary Public, State of Florida

Printed, Typed or Stamped Name

My Commission Expires: _____

Commission/Serial No. _____

EXHIBIT "A"

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
Miami-Dade County Corrections and Rehabilitation Corrections
prepared by:



HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"
Expansion Parcel

LEGAL DESCRIPTION:

A Portion of land lying and being in Section 27, Township 53 South, Range 39 East, Miami-Dade County, Florida, being described as follows:

The East 785 feet, less the East 385 feet of the NE 1/4, of NE 1/4, of Section 27, Township 53 South, Range 39 East, together with the East 785 feet of the North 1/2, of the SE 1/4, of NE 1/4, of Section 27, Township 53 South, Range 39 East.

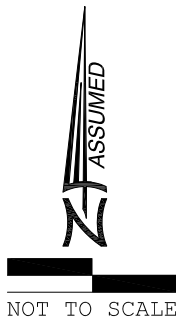
Containing an area of 1,046,604 Square Feet or 24.0 Acres more or less by calculations. (23.19 Acres as per Proposal)

BSM: *Amy Lewis*

DATE: September 3, 2021

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JOB: 21080



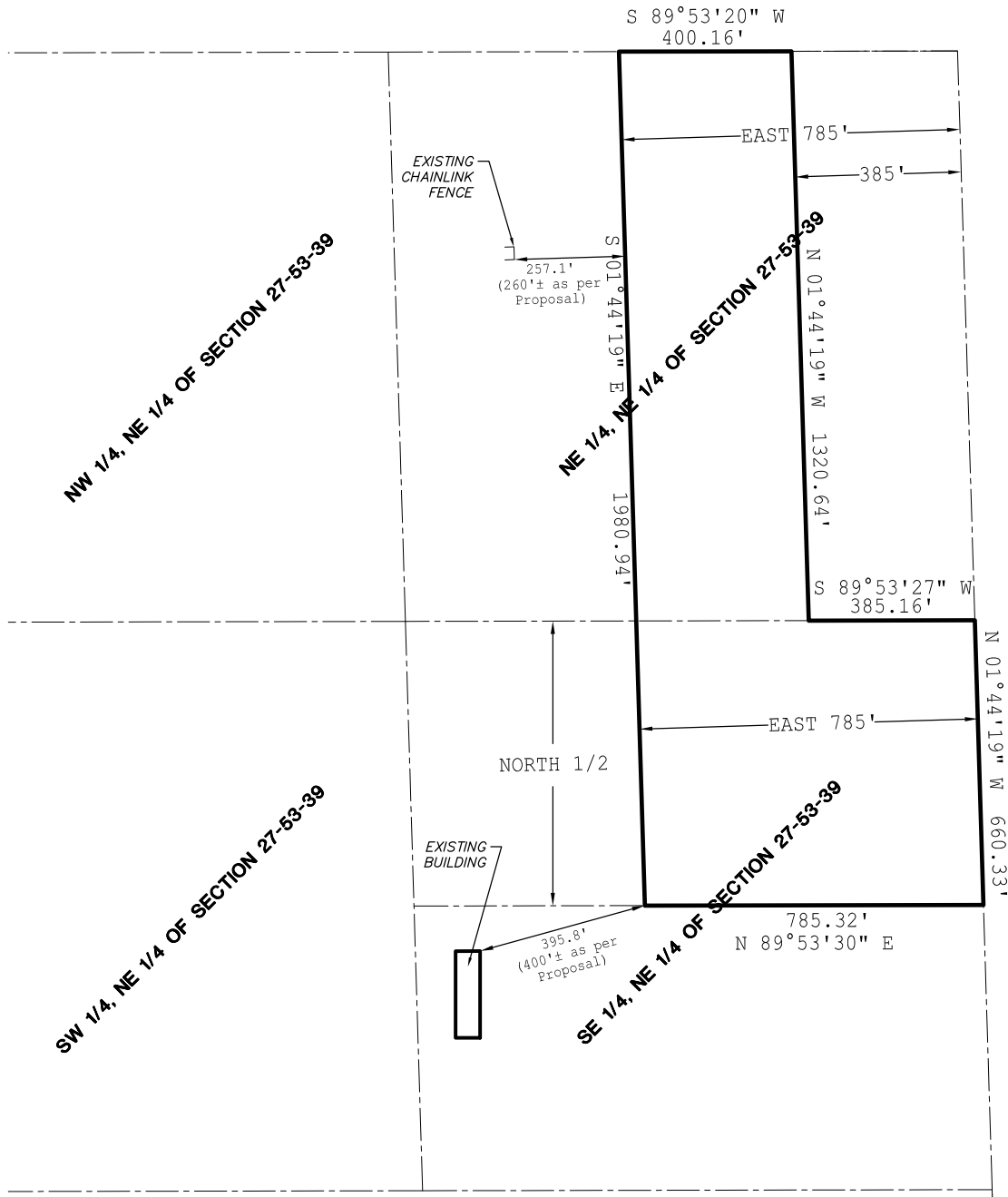
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
Miami-Dade County Corrections and Rehabilitation Corrections
prepared by:



HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"
Expansion Parcel



BSM: *Lucy Lewis*

DATE: September 3, 2021

Page 2 of 3

JOB: 21080

SKETCH TO ACCOMPANY LEGAL DESCRIPTION
for
Miami-Dade County Corrections and Rehabilitation Corrections
prepared by:



HADONNE

LAND SURVEYOR AND MAPPERS
3D LASER SCANNING
UTILITY COORDINATION
SUBSURFACE UTILITY ENGINEERING

EXHIBIT "A"
Expansion Parcel

SOURCES OF DATA:

The Legal Description was generated as per Client's Exhibit.

Bearings as shown hereon are based upon the North Line of the NE 1/4 of Section 27, Township 53 South, Range 39 East, with an assumed bearing of S 89°53'20" W.

EASEMENTS AND ENCUMBRANCES:

No information was provided as to the existence of any easements other than those what appeared on the underlying Plat of record. Please refer to the Limitations portion with respect to possible restrictions of record and utility services.

LIMITATIONS:

Since no other information were furnished other than that is cited in the Sources of Data , the Client is hereby advised that there may legal restrictions on the subject property that are not shown on the Sketch or contained within this Report that may be found in the Public Records of Miami-Dade County, Florida or any other public and private entities as their jurisdictions may appear.
This document does not represent a field boundary survey of the described property, or any part or parcel thereof.

SURVEYOR'S CERTIFICATE:

I hereby certify to Miami-Dade County Corrections and Rehabilitation Corrections: That this "Sketch to Accompany Legal Description," was prepared under my direction and is true and correct to the best of my knowledge and belief and further, that said Sketch meets the intent of the "Standards of Practice for Land Surveying in the State of Florida", pursuant to Rule 5J-17.051 of the Florida Administrative Code and its implementing Rule, Chapter 472.027 of the Florida Statutes.

By: Abraham Hadad, P.S.M. Digitally signed by Abraham Hadad, PSM
For The State of Florida
Professional Surveyor and Mapper LS0006
HADONNE CORP. o=HADONNE,
Land Surveyors and Mappers email=ahadad@hadonne.com, c=US
Certificate of Authorization LB7097 Date: 2021.08.16 09:10:00 -04'00'
1985 NW 88 Court, Suite 201 Adobe Acrobat version: 2021.005.20060
Doral, Florida 33172
305.266.1188 phone
305.207.6845 fax

NOTICE: Not valid without the original signature and seal of a Florida Licensed Surveyor and Mapper. Each Sheet as incorporated therein shall not be considered full, valid and complete unless attached to the others. This Notice is required by Rule 61G17-6 of the Florida Administrative Code.

BSM: *Abraham Hadad*

DATE: September 3, 2021



FLORIDA DEPARTMENT of STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

Florida Department of Environmental Protection
Bureau of Public Lands Administration
3900 Commonwealth Blvd. MS 125
Tallahassee, FL 32399-3000

June 16, 2022

RE: DHR Project File No.: 2021-5671-B; 1A-32 Permit#: 1211.041
Cultural Resources Assessment Survey of the Miami-Dade County Department of Corrections and Rehabilitation (MDCR) Lease No. 3257 in Miami-Dade County, Florida

To Whom It May Concern:

Our office reviewed the referenced project in accordance with Chapters 267, *Florida Statutes*, and implementing state regulations, for possible effects on historic properties listed, or eligible for listing, in the National Register of Historic Places (NRHP), or otherwise of historical, architectural or archaeological value. The survey was completed in fulfillment of Division of Historical Resources (DHR) request 2021-5671-A, sent on October 6, 2021.

Janus Research conducted the above referenced Phase I cultural resource assessment survey (CRAS) on behalf of Perez & Perez Architects Planners, Inc. Janus encountered no new historical resources within the 23.19-acre area of potential effect (APE) during their investigation. Janus did encounter a portion of one previously recorded archaeological site, site 8DA35, at southeastern corner of the APE. The site is located at the northern tip of a tree island that extends beyond the project area. Janus noted that such sites often contain human remains, which are protected under Chapter 872, *Florida Statutes*. Janus determined that there was insufficient information to evaluate the site's eligibility for listing in the NRHP and recommended avoidance.

Based on the information provided, our office concurs with the NRHP eligibility determination presented and with the recommendation that site 8DA35 be avoided. Conditional on this avoidance measure, our office finds that the proposed project will likely have no adverse effect on 8DA35 or any historic properties listed, or eligible for listing, on the NRHP, or otherwise of historical, architectural, or archaeological value. If this condition cannot be met, additional consultation with our office will be needed. Further, we find the submitted report complete and sufficient in accordance with Chapter 1A-46, Florida Administrative Code.

Division of Historical Resources
R.A. Gray Building • 500 South Bronough Street • Tallahassee, Florida 32399
850.245.6300 • 850.245.6436 (Fax) • FLHeritage.com



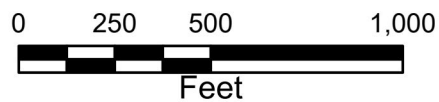
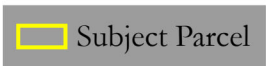
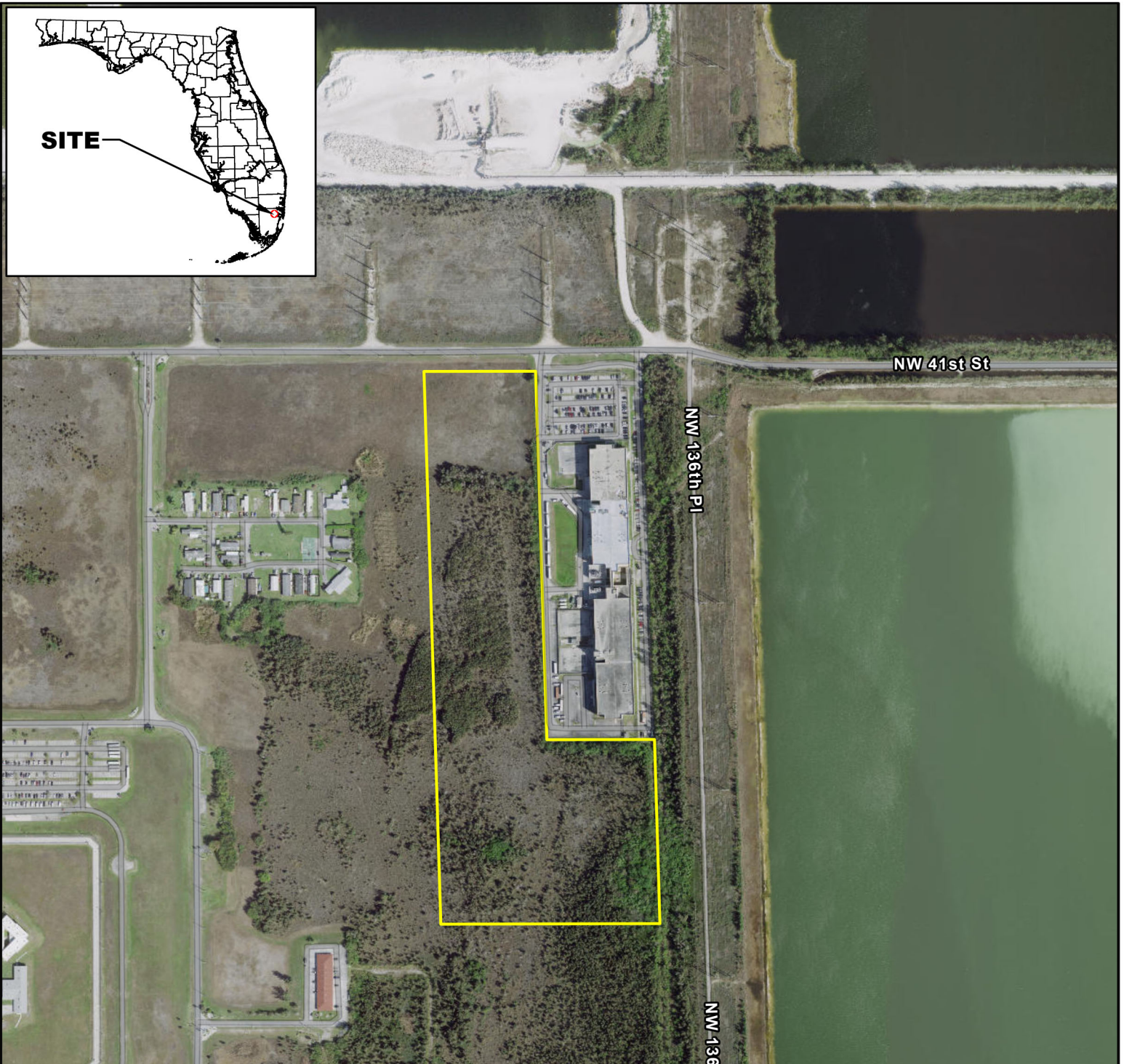
If I can be of any further help, or if you have any questions about this letter, please feel free to contact Jennifer Tobias at Jennifer.Tobias@dos.myflorida.com.

Sincerely,

A handwritten signature in blue ink that reads "Kelly L. Chase" with "For" written in smaller letters below the main signature.

Timothy A. Parsons, Ph.D.

Director, Division of Historical Resources and State Historic Preservation Officer



Amendment 1 Lease 3486

Miami-Dade County, Florida