

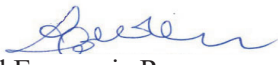
Memorandum



Date: December 2, 2025

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

Agenda Item No. 8(L)(4)

From: Lourdes M. Gomez, Director 
Department of Regulatory and Economic Resources

Resolution No. R-1154-25

Subject: Designation of Land Located at 601 NE 107th Street, 567 and 690 NE 109th Street and 10800, 10870, 10832, 10822, 10920, 10932, 11005, and 11031 NE 6th Avenue, Miami, FL 33161 as a Brownfield Area

Executive Summary

The purpose of this item is to designate the land located at 601 NE 107th Street, 567 and 690 NE 109th Street and 10800, 10870, 10832, 10822 10920, 10932, 11005, and 11031 NE 6th Avenue, Miami, FL 33161 as a brownfield area pursuant to Section 376.80, Florida Statutes. A brownfield area is defined as a contiguous area of one or more brownfields, some of which may not be contaminated, and which has been designated by a local government resolution. The property owner, Miami Country Day School, Inc. ("MCDS"), is applying for the brownfield area designation due to the presence of actual contamination on the Subject Property, as defined below, likely resulting from its previous use related to retail fuel sales, agriculture, and an athletic field. A brownfield area designation will allow MCDS to access certain regulatory and economic incentives to mitigate and manage the risk and expense associated with the contamination or the possibility of discovery of additional contamination and the necessary response. When a brownfield area is being proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and may adopt a resolution to designate the brownfield area. In considering a request for designation, a local government must evaluate and apply the criteria set forth in Section 376.80 (2)(c), Florida Statutes. Therefore, the attached application and supporting material is being submitted by MCDS for consideration.

Recommendation

As explained further below, whether this brownfield area designation application satisfies the statutory standard depends in part on whether MCDS obtains certain zoning approvals requested in its pending zoning application number Z2024000270. If MCDS obtains such zoning approvals prior to the Board's taking final action on this brownfield area designation item, it is recommended that the Board of County Commissioners ("Board") designate the land located at 601 NE 107th Street, 567 and 690 NE 109th Street and 10800, 10870, 10832, 10822, 10920, 10932, 11005, and 11031 NE 6th Avenue, Miami, FL 33161 and further specified in Exhibit 2 to the resolution, as a brownfield area to be known as Miami Country Day School Green Reuse Area. If, however, MCDS does not obtain such zoning approvals prior to the Board's taking final action on this brownfield area designation item, it is recommended that the Board deny the brownfield area designation application because, absent such zoning approvals, it would not satisfy the statutory standard.

According to the application submitted by the property owner, Miami Country Day School, Inc. proposes to redevelop and rehabilitate the property located at 601 NE 107th Street, 567 and 690 NE 109th Street and 10800, 10870, 10832, 10822, 10920, 10932, 11005, and 11031 NE 6th Avenue, Miami-Dade County, FL 33161, and further identified by Folio numbers 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; 30-2231-017-0100; 30-2231-019-0012; 30-2231-019-0010; 30-2231-019-0013 and 30-2230-001-0470 (together, the "Subject Property"). The project proposes to develop/construct three upper school

buildings totaling 77,000-square feet and two middle school buildings totaling approximately 50,000-square feet on 20 acres of land.

The developer is projecting a total investment of \$130 million and the creation of 20 new permanent jobs. However, the capital investment and the construction outcomes are not guaranteed.

Pursuant to Ordinance No. 16-73, this quasi-judicial matter may be submitted directly for placement on the Board's meeting agenda by the Director of the Department of Regulatory and Economic Resources (RER). Pursuant to Section 376.80(1)(c)4., Florida Statutes, this matter requires two quasi-judicial public hearings before the Board, and the public hearings must be announced at a meeting of the Board before the actual public hearings.

Scope

The Subject Property, with the address and folio numbers identified above, is located in Commission District 3, represented by Commissioner Keon Hardemon.

Delegation of Authority

This item has no delegation of authority.

Fiscal Impact/Funding Source

Approval of this location as a brownfield area would not create a negative fiscal impact to the County.

Track Record/Monitor

Not applicable.

Background

A brownfield, as defined in Section 376.79(4) of the Florida Statutes, is real property, where the expansion, redevelopment or reuse of the property may be complicated by actual or perceived environmental contamination. A brownfield area is defined as a contiguous area of one or more brownfields, some of which may not be contaminated, and which has been designated by a local government resolution. Brownfields may include all or portions of community development areas, enterprise zones, empowerment zones, other such designated economically deprived communities and areas, and Environmental Protection Agency-designated brownfield pilot projects. The goal of the brownfield program is to significantly improve the utilization, general condition, and appearance of these sites. Once a property has been designated as a brownfield area by a local government, the property may be eligible for certain state-funded incentives.

MCDS submitted a proposal, attached to the resolution as Exhibit 1, to designate the Subject Property as a brownfield area pursuant to Section 376.80, Florida Statutes. Under Section 376.80, the County shall designate a proposed site as a brownfield area if, after giving the notice and holding the public hearings required under that statute, the person who submitted the proposal establishes at the public hearing to adopt the resolution, that all five of the factors set forth in Section 376.80(2)(c) are satisfied.

The RER Planning Division, has reviewed the proposal and is recommending that the Board designate the Subject Property as a brownfield area for the following reasons: The Subject Property qualifies as a "brownfield" under the definition set forth in Section 376.79(4), Florida Statutes because the redevelopment or reuse of the Subject Property may be complicated by the presence of actual environmental contamination, specifically benzene, iron, arsenic, manganese, dieldrin in the soils, which likely stems from past agricultural and retail fuel sales activities associated with the Subject Property.

MCDS proposes to develop 20 acres of land to construct three upper school buildings and two middle school buildings.

Section 376.80(2)(c), Florida Statutes, sets forth the following criteria the project must establish for the County to designate the Subject Property as a brownfield.

(1) “A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.”

MCDS satisfies the first prong of this criterion in that it currently owns the parcels making up the Subject Property. MCDS satisfies the second prong of this criterion in that it has agreed to redevelop and rehabilitate the Subject Property. Accordingly, MCDS meets this first criterion.

(2) “The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.”

MCDS satisfies this criterion in that the Project will result in significant economic productivity for the area. The budget for rehabilitation and redevelopment is approximately \$130 million, which will be spent in part on local labor, contractors, consultants, construction materials, furnishings, infrastructure improvements, and impact fees. This work will support approximately 300 temporary construction jobs over the period of development. The construction workers will spend a percentage of their salaries with local merchants who, in turn, will reinvest locally in their respective businesses, as well as the businesses of other local merchants.

The Project is anticipated to create up to 20 permanent, full-time equivalent positions, consisting of 10 to 15 faculty and the remainder consisting of support staff, not associated with the implementation of the rehabilitation agreement and not associated with redevelopment project demolition or construction activities. This includes permanent jobs that will facilitate operation of the school. Such job creation will result in the payment of significant payroll taxes and salaries, thereby benefiting the local economy and increasing the economic productivity of the area. Accordingly, MCDS meets this second criterion.

(3) “The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.”

MCDS could satisfy this criterion because, as explained in Attachment A to this memorandum, the proposed project is generally consistent with the County’s Comprehensive Development Master Plan (“CDMP”) and could be permissible under chapter 33 (the Zoning Code) of the Code of Miami-Dade County, Florida, if it is approved after a public hearing. Specifically, the Subject Property is located in the BU-1 Neighborhood Business Use Zoning District, the BU-1A Limited Business Use Zoning District, and the RU-1 Single Family Residential Zoning District, but to effectuate the project, MCDS needs to obtain the approval of the Board of County Commissioners of the special exception and non-use variances requested in their zoning application number Z2024000270. The Subject Property is also designated both Business and Office and Low Density Residential in the CDMP which permits community services, including schools. If MCDS obtains such zoning approvals prior to the Board’s

taking final action on this brownfield area designation item,, MCDS meets this third criterion. If, however, MCDS does not obtain such zoning approvals prior to the Board's taking final action on this brownfield area designation item, MCDS does not meet this third criterion, and therefore the application should be denied.

(4) "Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area."

The Applicant held a community meeting for purposes of affording interested parties the opportunity to provide comments and suggestions about the potential brownfield designation on June 12, 2025. Notice of such meeting was provided by posting at the Subject Property, publication in the Miami Herald and El Nuevo Herald, and by e-mail to the MCDS community. To ensure that Section 376.80(2)(c)(4), Florida Statutes is satisfied, Department staff will ensure that all required notice is provided for the public hearings.

(5) "The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site."

The total capital budget of more than \$130 million for the Project is to be fully funded through a combination of debt financing, equity, and the financial resources of MCDS' affiliates and principals. The success of previous projects, the quality of the development previously achieved, and the resources of its principal provide reasonable assurances that MCDS has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan. The foregoing financial information is provided as Attachment D in Exhibit 1 to the resolution. The Applicant therefore satisfies the fifth criterion.

For the reasons above, RER makes the following recommendation: if MCDS obtains the above-mentioned zoning approvals prior to the Board's taking final action on this brownfield area designation item, RER recommends that the Board **approve** the brownfield area designation application; if, however, MCDS has not obtained such zoning approvals prior to the Board's taking final action on this brownfield area designation item, RER recommends that the Board **deny** the brownfield area designation application because, absent such zoning approvals, it would not satisfy the statutory standard.

**Miami-Dade County Department of Regulatory and Economic Resources
Staff Report to the Board of County Commissioners**



September 22, 2025

RECOMMENDATION SUMMARY		
Commission District	3	
Applicant	Miami Country Day School, Inc.	
Request	Brownfield Area Designation of parcels with Folios 30-2231-019-0010; 30-2231-019-0012; 30-2231-019-0013; 30-2231-017-0100; 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; and 30-2230-001-0470, pursuant to Chapter 376.80(2)(c), Florida Statutes	
Location	601 NE 107th Street, 567, 690 NE 109th Street, and 10800, 10822, 18032, 10870, 10920, 10932, 11005, 11031 NE 6th Avenue, Miami-Dade County, Florida 33161	
Property Size	±19.78 acres	
Existing Zoning	RU-1 (Single Family Residential District), BU-1A (Limited Business District), BU-1 (Neighborhood Business District).	
Existing Land Use	Private Schools, Educational facilities, vacant retail/commercial buildings, offices, and a vacant lot.	
2030-2040 CDMP Land Use Designation	Low Density Residential (2.5 to 6 Dwelling units per gross acre), and Business and Office.	
Applicable CDMP provision(s)	Low Density Residential: Allows residential development at densities from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Business and Office: Allows the full range of sales and service activities to include retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas. Light industrial uses with an approved Employment Center, cell towers, and satellite telecommunication facilities, residential uses, mixing of residential use with commercial, light industrial, office and hotels, are also permitted uses.	
Comprehensive Plan Consistency	Generally consistent with Land Use Plan map, interpretative text, goals, objectives, and policies of the Comprehensive Development Master Plan	
NEIGHBORHOOD CHARACTERISTICS		
	Zoning and Existing Use	Future Land Use Designation
North	RU-1 (Single Family Residential District), BU-1A (Limited Business	Low Density Residential (2.5 to 6 dwelling units per acre), Business

	Districts, limited), and R-1 (Single Family Residential) [Village of Biscayne Park]; Commercial use, single family residences, Biscayne Canal, vacant lot, and church	and Office, and Single Family
South	R-17.5 (One-family Residential District), P (Park District), and CF (Community Facilities District) [Village of Miami Shores]; single family residences, golf course,	Parks and Recreation, Government and Institutions, Single Family Residential
East	R-1 (Single Family Residential) [Village of Biscayne Park]; Biscayne Canal and single family residences.	Single Family, Open Space & Recreation, and Public Facilities
West	RU-1 and BU-1A; single family residences and commercial uses	Low Density Residential (2.5 to 6 Dwelling units per gross acre)

Background:

Miami Country Day School, Inc., (“MCDS”) filed an application for a Brownfield designation of several parcels identified by Folio Nos. 30-2231-019-0010; 30-2231-019-0012; 30-2231-017-0100; 30-2231-019-0013; 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; and 30-2230-001-0470. The parcels comprise the subject property and are located at 601 NE 107th Street, 567, 690 NE 109th Street, and 10800, 10822, 18032, 10870, 10920, 10932, 11005, 11031 NE 6th Avenue. MCDS proposes to further develop the subject parcels to enhance its campus to include new Upper School and Middle School buildings, improved drop-off and pick-up areas, and additional high quality recreational areas.

Pursuant to Chapter 376.80 (2)(c)(3) of the Florida Statutes, when designation of a brownfield area is proposed by persons other than a governmental entity, redevelopment of the proposed brownfield site must be consistent with the local comprehensive plan and is for a permissible land use under the applicable local land development regulations.

Staff Analysis:

The subject parcels are designated as Low Density Residential and Business and Office on the Adopted 2030 and 2040 Land Use Plan map of the CDMP. All of the subject parcels are located in unincorporated Miami-Dade County and are adjacent to or bordered by the Village of Biscayne Park to the north and east, and Village of Miami Shores to the south.

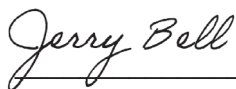
Within the Business and Office designation, the full range of sales and service activities are allowed including retail, wholesale, personal and professional services, call centers, commercial and professional offices, hotels, motels, hospitals, medical buildings, nursing homes, entertainment and cultural facilities, amusements and commercial recreation establishments such as private commercial marinas.

The uses allowed on the Low Density Residential designated parcels include single family, cluster, and townhouse residences ranging in density from 2.5 to 6 units per acre, and certain

other uses including schools as provided in the CDMP Land Use Element. The Residential Communities text of the Land Use Element provides that “[t]he areas designated Residential Communities permit housing types ranging from detached single-family to attached multifamily buildings, as well as different constructions systems. Also permitted in residential Communities are neighborhood and community services including schools, parks...when consistent with other goals, objectives and policies of this Plan and compatible with the neighborhood.” Furthermore, the Institutions, Utilities and Communications text in the Land Use Element states “[n]eighborhood or community-serving institutional uses, cell towers and utilities including schools...may be approved where compatible in all urban land use categories, in keeping with any conditions specified in the applicable category...” This provision applies to the entirety of the subject property.

The subject parcels are zoned a mix of RU-1 (Single Family Residential District), BU-1A (Limited Business District), and BU-1 (Neighborhood Business District), pursuant to Chapter 33 of the Miami-Dade County Code. The applicant is seeking approval for (1) a special exception to add a recently acquired parcel to the existing Miami Country Day School campus; (2) a modification of Resolutions 4-ZAB-219-82 and Z-16-24 to approve a new site plan to incorporate the additional property and provide an enhanced master plan for the Campus, (3) a non-use variance to allow portions of the new upper school building, located near the center of the Campus, to be three stories, and (4) a non-use variance to allow one additional exterior facing sign. Zoning application #Z2024000270 was submitted for a special exception to permit expansion of the private school and for a modification of prior covenants and resolutions. The proposed project requires public hearing by the applicable Community Zoning Appeals Board (CZAB) or the Miami-Dade Board of County Commissioners (BCC) to be approved.

Based on the foregoing, this Department finds that the Miami Country Day School project, as proposed, is generally consistent with the goals, objectives, and policies of the CDMP but requires approval after a public hearing to be permissible under the referenced land development regulations at this time.



Jerry Bell, AICP, Assistant Director for Planning
Planning Division
Miami-Dade County
Department of Regulatory and Economic Resources

JB:GR:js



MEMORANDUM

(Revised)

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

DATE: December 2, 2025

FROM: 
Gen Bonzon-Keenan
County Attorney

SUBJECT: Agenda Item No. 8(L)(4)

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(L)(4)
12-2-25

RESOLUTION NO. R-1154-25

RESOLUTION TAKING ACTION, AFTER PUBLIC HEARINGS, ON PROPOSAL OF MIAMI COUNTRY DAY SCHOOL, INC. TO DESIGNATE REAL PROPERTY LOCATED AT 601 NE 107 STREET, 567 AND 690 NE 109 STREET, AND 10800, 10870, 10832, 10822, 10920, 10932, 11005, AND 11031 NE 6 AVENUE, MIAMI-DADE COUNTY, FLORIDA, 33161, AS A BROWNFIELD AREA PURSUANT TO SECTION 376.80, FLORIDA STATUTES

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference; and

WHEREAS, brownfields are defined under section 376.79(4), Florida Statutes, as “real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination”; and

WHEREAS, sections 376.77–376.85, Florida Statutes, hereinafter referred to as the “Brownfields Redevelopment Act,” provide that local governments may designate brownfield areas, which are defined in part as “a contiguous area of one or more brownfields, some of which may not be contaminated, and which has been designated by a local government by resolution,” for the purpose of encouraging economic development and environmental remediation; and

WHEREAS, this Board has reviewed the proposal submitted by Miami Country Day School, Inc., attached hereto as exhibit 1, to designate real property located at 601 NE 107 Street, 567 and 690 NE 109 Street, and 10800, 10870, 10832, 10822, 10920, 10932, 11005, and 11031 NE 6 Avenue, Miami-Dade County, Florida 33161, identified by folio numbers 30-2231-019-0020, 30-2231-064-0010, 30-2231-064-0020, 30-2230-001-0420, 30-2230-001-0431, 30-2230-

001-0450, 30-2230-001-0460, 30-2231-017-0100, 30-2231-019-0012, 30-2231-019-0010, 30-2231-019-0013, and 30-2230-001-0470, and further identified in exhibit 2 (the “subject property”), as a brownfield area known as “Miami Country Day School Green Reuse Area”; and

WHEREAS, this Board finds that the subject property qualifies as a brownfield within the meaning of section 376.79(4), Florida Statutes; and

WHEREAS, this Board has considered the factors set forth in section 376.80(2)(c), Florida Statutes, which Miami Country Day School, Inc. must establish for this Board to designate the subject property as a brownfield area, and finds that Miami Country Day School, Inc. has established all of those factors; and

WHEREAS, this Board has complied with the notice, public hearing, and other requirements set forth in section 376.80, Florida Statutes,

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

Section 1. The recitals and findings set forth above are true and are hereby incorporated by reference.

Section 2. This Board accepts the proposal submitted by Miami Country Day School, Inc. and designates the real property identified in exhibit 2, attached hereto and incorporated herein by reference, as a brownfield area under the Brownfields Redevelopment Act. This brownfield area shall be known as “Miami Country Day School Green Reuse Area.” This designation shall not render Miami-Dade County liable for the costs of site rehabilitation or source removal, as those terms are defined in section 376.79, Florida Statutes, or for any other costs.

Section 3. This Board directs the County Mayor or County Mayor’s designee, within 30 days of the adoption of this resolution, to transmit a certified copy of this resolution to the Florida Department of Environmental Protection and to maintain a certified copy of this resolution on file with the Department of Regulatory and Economic Resources, Division of Environmental Resources Management, as the local pollution control program.

The foregoing resolution was offered by Commissioner **Danielle Cohen Higgins** , 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 Rodriguez, Chairman	aye		
Kionne L. McGhee, Vice Chairman	aye		
Marleine Bastien	aye	Juan Carlos Bermudez	aye
Sen. René García	aye	Oliver G. Gilbert, III	aye
Roberto J. Gonzalez	absent	Keon Hardemon	aye
Danielle Cohen Higgins	aye	Vicki L. Lopez	aye
Natalie Milian Orbis	aye	Raquel A. Regalado	aye
Micky Steinberg	absent		

The Chairperson thereupon declared this resolution duly passed and adopted this 2nd day of December, 2025. 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.

CJW

Christopher J. Wahl

Exhibit 1

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

2100 Ponce de Leon Boulevard, Suite 710
Coral Gables, Florida 33134
Telephone: (305) 777-1680
www.goldsteinenvlaw.com

Brett C. Brumund, Esq.
Direct Dial: (305) 640-5300
Email: bbrumund@goldsteinenvlaw.com

June 19, 2025

Via Email

Ms. Freenette Williams, Business Development Specialist
Department of Regulatory & Economic Resources
Planning Research & Economic Analysis Section
111 NW 1st Street – 12th Floor
Miami, FL 33128

Re: Request for Designation of the Property Located at 601 NE 107th Street, 567 and 690 NE 109th Street, and 10800, 10920, 10932, 11005, and 11031 NE 6th Avenue, Miami-Dade County, FL 33161, Folio Nos. 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; 30-2231-017-0100 and 30-2230-001-0470, as a Green Reuse Area Pursuant to §376.80(2)(c), Florida Statutes

Dear Ms. Williams:

On behalf of Miami Country Day School, Inc. (“MCDS”), we are pleased to submit this Request for Designation of the parcels located at 601 NE 107th Street, 567 and 690 NE 109th Street, and 10800, 10920, 10932, 11005, and 11031 NE 6th Avenue, Miami-Dade County, FL 33161, occupying the parcels with Folio Numbers 30-2231-019-0020, 30-2231-064-0010, 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; 30-2231-017-0100 and 30-2230-001-0470 (together, the “Subject Property”), as a Green Reuse Area pursuant to Chapter 376.80(2)(c), Florida Statutes.¹

MCDS intends to enhance its campus master plan with new Upper School and Middle School buildings, improved internal drop-off and pick-up queuing, additional high quality recreational areas,

¹ A copy of the Miami-Dade County (the “County”) Application for Brownfield Designation is enclosed at Exhibit A. The legal description and property cards depicting the location of the Subject Property are enclosed herein at Exhibit B.

and general enhancements to how the campus is experienced from both inside and out. However, MCDS is applying for this designation due to the manner in which actual contamination has complicated redevelopment of the Subject Property. The presence of actual contamination on the Subject Property likely resulted from its historical uses for retail fuel sales, agriculture, athletic field maintenance, and drycleaning facilities. This has required, and will continue to require, that MCDS incur significant time and expense for technical, engineering, and legal consultants in order to properly conduct environmental assessment and remediation, if necessary. The designation has thus become a key part of this ambitious project's ultimate viability by enabling MCDS to access certain regulatory and economic incentives to mitigate and manage the risk and expense associated with the discovery of contamination and the necessary response. It is also key to furthering the County's goals for improved educational facilities and high-quality recreational areas.

In considering a request for this type of designation, a local government must evaluate and apply the criteria set forth in Chapter 376.80(2)(c), Florida Statutes. As reflected in the Statement of Eligibility incorporated herein at Exhibit C, MCDS meets such statutory criteria. Accordingly, based on the foregoing, we respectfully request that staff recommend approval. Of course, as you evaluate the application and supporting materials, please feel free to contact us with any questions or should further information be required. Thank you.

Very truly yours,

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.

A handwritten signature in blue ink, appearing to read "B. Brumund", with a long horizontal line extending to the right.

Brett C. Brumund, Esq.
/bcb

Enclosures

cc: Miami Country Day School, Inc.
Michael R. Goldstein, Esq., Environmental Counsel for Miami Country Day School, Inc.

Exhibit A



**MIAMI DADE COUNTY BROWNFIELD REDEVELOPMENT PROGRAM
APPLICATION FOR BROWNFIELD DESIGNATION**

Please complete this form to initiate the Brownfield designation process. It is important to complete all applicable sections and attach all necessary information. If you have any questions concerning completion of this Application or wish to schedule a Pre-Application Meeting, please call (305) 375-1254 and ask for a Brownfield Representative.

I. PROPERTY INFORMATION

Property Address 601 NE 107th Street, 567 and 690 NE 109th Street, and 10800, 10920, 10932, 11005, and 11031 NE 6th Avenue

Property Name Miami Country Day School

City Miami State Florida Zip Code 33161

Property Size (acres/square feet) 19.78 acres

Parcel Number(s) _____

Folio Number 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2231-017-0100
30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; and 30-2230-001-0470

Zoning BU-1, BU-1A, RU-1

DERM File Number UT-2996/File-8982

FDEP File Number ERIC_18038

Name of Applicant's Interest in Property

☒ Owner
☐ Tenant
☐ Under Contract
☐ Option to Purchase/Lease
☐ Letter of Intent
☐ Other (If so, please describe briefly: _____)

Is property subject to an enforcement action under the Comprehensive Environmental Compensation or Liability Act, the Resource Conservation and Recovery Act, or Chapter 376 or 403, Florida Statutes?

No. _____

If so, please provide a brief description of the material facts and circumstances associated with such action(s).

If the project consists of an assemblage, please include all property information for each additional parcel as an attachment, including legal descriptions.

Describe all outstanding property taxes due on the property.

Describe all liens on the property.

II. PROJECT DESCRIPTION

Briefly describe the project and the anticipated redevelopment plan.

The project will contain three upper school buildings totaling approximately 77,000-square feet, and
two middle school buildings totaling approximately 50,000-square feet.

Briefly describe the environmental conditions and issues associated with the project.

Historically, the site was used for various activities commonly understood to result in localized
environmental contamination including agriculture, retail fuel sales, and an athletic field.

Documented soil and ground water contamination on the property includes benzene, iron,
arsenic, manganese, dieldrin.

Briefly describe any anticipated plans for assessment and remediation of the environmental conditions associated with the property.

The site will be subject to restricted access due to the contamination. The scope of work shall
specify how the restricted access will be maintained during construction (barriers, etc.).

Will your project require a change in zoning and /or the County's Comprehensive Plan? If so, please provide a brief description of the material facts and circumstances associated with such change(s).

No.

Please attach a statement demonstrating that the project currently qualifies for designation as a Brownfield Area under the Florida Brownfield Redevelopment Act (or will qualify prior to the date the item is brought before the County Commission). Note that reasonable assurances must be provided by the Applicant that sufficient financial resources are available to implement and complete a rehabilitation agreement and redevelopment plan. Accordingly, your statement must outline the financial resources that are available in this regard.

If you intend to apply for the Brownfield Job Refund Bonus or the Brownfield Economic Development Initiative (Revolving Loan Fund), please indicate so by attaching a statement that discusses why you believe your project qualifies. Note: A separate application process exists for these programs.

Please attach any non confidential environmental assessment documentation associated with the project, including Phase I and Phase II Reports, Site Assessment Reports, and Remedial Action Plans.

III. APPLICANT INFORMATION

Name Miami Country Day School, Inc.

Address 601 NE 107th Street, 690 NE 109th Street, and 11005 NE 6th Avenue

City Miami State Florida Zip Code 33161

Phone 305-640-5300 Fax _____ E-Mail bbrumund@goldsteinenvlaw.com

Ownership Interest in Property Owner (Parcels 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; and 30-2230-001-0470; and 30-2231-017-0100)

Legal Status of the Applicant:

_____ Individual /Sole Proprietorship _____ General Partnership _____ State
_____ Limited Liability Company _____ Limited Partnership
 X Florida Corporation
_____ Out-of-State Corporation State of Incorporation _____

Name of current Property owner if different from Applicant _____

Address _____

City _____ State _____ Zip Code _____

Phone _____ Fax _____ E-Mail _____

Legal Status of the Current Property Owner (s):

_____ Individual /Sole Proprietorship _____ General Partnership _____ State
_____ Limited Liability Company _____ Limited Partnership
_____ Florida Corporation
_____ Out-of-State Corporation State of Incorporation _____

If the current property owner is not the applicant, please attach an affidavit from the current owner that it does not object to designation of the Property as a Brownfield Area under the Florida Brownfield Redevelopment Act.

IV. SERVICES TO BE PROVIDED

Have you requested a Brownfield Meeting prior to completing this application? X Yes
_____ No

In order to better assist you, please check the type of designation you are requesting and the type of assistance/incentives (check all that apply) you are seeking through this designation:

Type of Designation: X Several parcels _____ Single parcel

Type of Assistance/Incentives requested:

_____ Regulatory Assistance (aid for meeting government agency permitting requirements)

_____ Technical Assistance (aid in obtaining grants, loans, etc.)

_____ Grants (gap financing for Brownfield remediation)

_____ Loan (remediation loan funds)

_____ Tax Credits/Exemptions due to Brownfield Area Designation

_____ Job Creation Tax Refund due to Brownfield Area Designation

Other (please describe):

Return completed form and attachments to:

Office of Economic Development and International Trade

111 NW 1st Street – 19th Floor

Miami, FL 33128

305 375-1254

<http://www.miamidade.gov/oedit/>

V. CERTIFICATION

The contents of this application shall be considered public records held by Miami Dade County and upon submittal becomes the property of Miami Dade County. The undersigned affirms that the information contained in this application is true and accurate.

Applicant's Signature: Timothy S. Walsh Date: 4/18/25

Print / Type Name: TIMOTHY S. WALSH

FOR OFFICIAL USE ONLY

Applicant Received by: _____ Date: _____

Application Completeness Reviewed by: _____

_____ Application Complete _____ Application Incomplete

Specify reason(s) below:

Applicant Contacted on: _____

Applicant Phone Number: _____

Applicant E-mail: _____

Date corrected information received to complete application (if applicable):

Signature of Reviewer: _____ Date: _____

As of 12/11/09

Exhibit B



PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

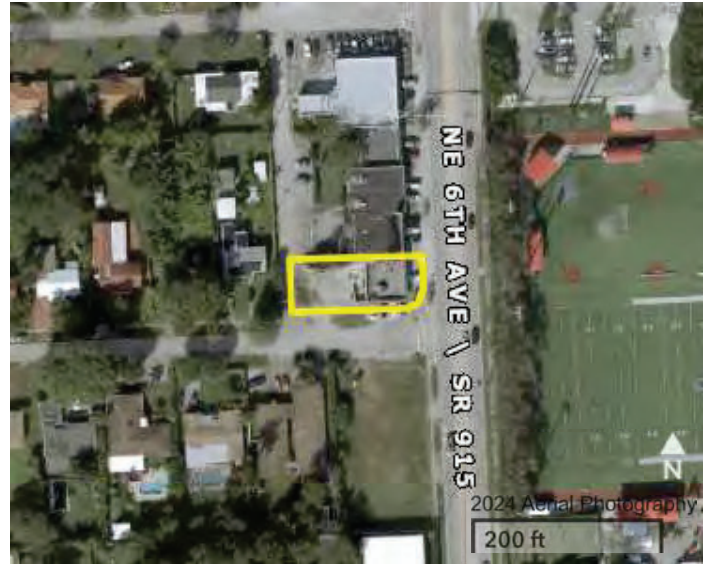
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PROPERTY INFORMATION	
Folio	30-2231-019-0020
Property Address	10800 NE 6 AVE MIAMI, FL 33161-7132
Owner	MIAMI COUNTRY DAY SCHOOL INC
Mailing Address	601 NE 107 ST MIAMI, FL 33161
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	1,628 Sq.Ft
Living Area	1,628 Sq.Ft
Adjusted Area	1,614 Sq.Ft
Lot Size	7,303 Sq.Ft
Year Built	1951

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$292,120	\$292,120	\$182,575
Building Value	\$100,132	\$93,874	\$93,874
Extra Feature Value	\$7,425	\$7,425	\$7,485
Market Value	\$399,677	\$393,419	\$283,934
Assessed Value	\$399,677	\$393,419	\$283,934

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
GREENLEAF PARK-RESUB PB 47-83
S55.33FT OF LOT 2 BLK 1
LOT SIZE 55.330 X 132
OR 16588-1057 1194 1



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$399,677	\$393,419	\$283,934
SCHOOL BOARD			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$399,677	\$393,419	\$283,934
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$399,677	\$393,419	\$283,934

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
03/07/2025	\$1,725,000	34662-3695	Religious, charitable or benevolent organization
10/03/2022	\$1,400,000	33411-3039	Qual by exam of deed
04/21/2014	\$100	29123-4864	Corrective, tax or QCD; min consideration
11/01/1994	\$156,000	16588-1057	Sales which are qualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/04/2025

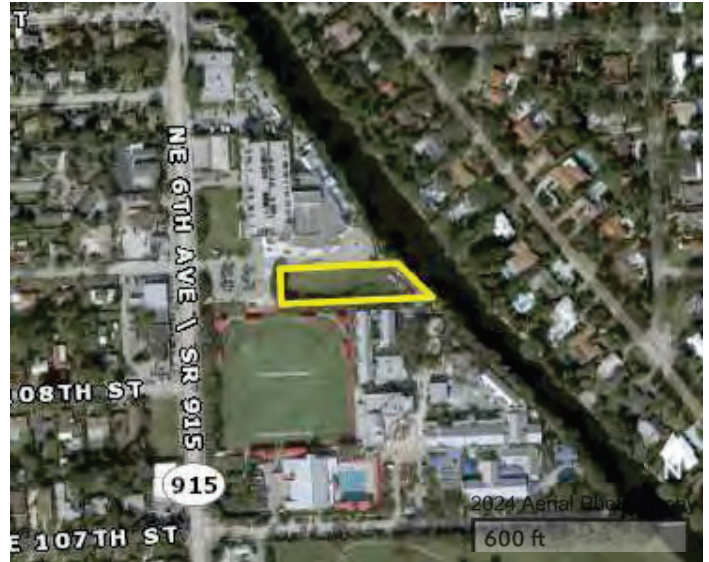
PROPERTY INFORMATION	
Folio	30-2230-001-0420
Property Address	690 NE 109 ST MIAMI, FL 33161-7167
Owner	MIAMI COUNTRY DAY SCHOOL INC
Mailing Address	601 NE 107 ST MIAMI, FL 33161
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	0066 VACANT RESIDENTIAL : EXTRA FEA OTHER THAN PARKING
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	37,200 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$1,171,800	\$1,171,800	\$703,080
Building Value	\$0	\$0	\$172,880
Extra Feature Value	\$1,679	\$1,699	\$1,259
Market Value	\$1,173,479	\$1,173,499	\$877,219
Assessed Value	\$713,583	\$648,712	\$733,877

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$459,896	\$524,787	\$143,342
Educational	Exemption	\$713,583	\$648,712	\$733,877

Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).

SHORT LEGAL DESCRIPTION	
TUTTLES SUB PB B-4	
BEG 713.15FTS & 265FTE OF CENT OF	
SEC E419FT TO CANAL NW135FT	
W325FT S TO POB BLK 14	
LOT SIZE 37200 SQUARE FEET	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$713,583	\$648,712	\$733,877
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$1,173,479	\$1,173,499	\$877,219
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$713,583	\$648,712	\$733,877
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
12/08/2016	\$3,500,000	30339-4767	Religious, charitable or benevolent organization
10/01/1994	\$0	16571-2625	Sales which are disqualified as a result of examination of the deed
04/01/1994	\$0	16329-0154	Sales which are disqualified as a result of examination of the deed
12/01/1993	\$0	16178-1704	Sales which are disqualified as a result of examination of the deed

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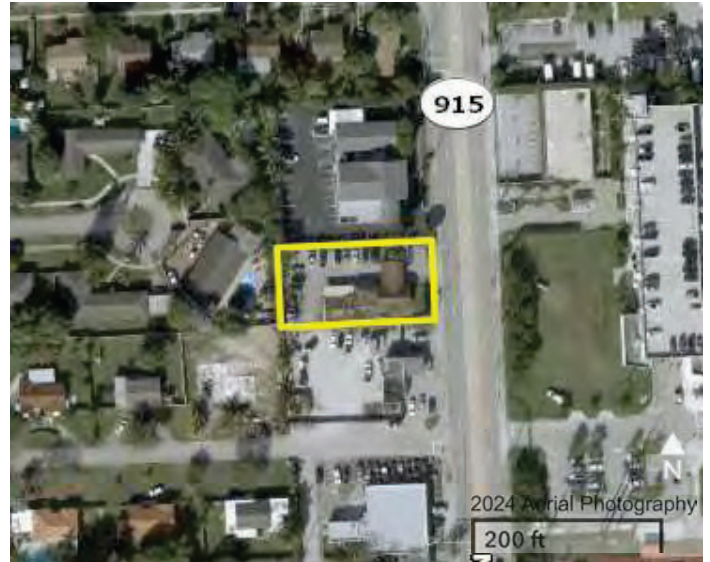


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/04/2025

PROPERTY INFORMATION				
Folio	30-2230-001-0431			
Property Address	10932 NE 6 AVE MIAMI, FL 33161-7134			
Owner	MIAMI COUNTRY DAY SCHOOL INC			
Mailing Address	601 NE 107 ST MIAMI, FL 33161			
Primary Zone	6200 COMMERCIAL - ARTERIAL			
Primary Land Use	1209 MIXED USE-STORE/RESIDENTIAL : MIXED USE - RESIDENTIAL			
Beds / Baths /Half	2 / 1 / 0			
Floors	1			
Living Units	1			
Actual Area	2,862 Sq.Ft			
Living Area	2,862 Sq.Ft			
Adjusted Area	2,460 Sq.Ft			
Lot Size	12,994 Sq.Ft			
Year Built	Multiple (See Building Info.)			
ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$454,790	\$311,856	\$311,856	
Building Value	\$176,419	\$165,393	\$166,750	
Extra Feature Value	\$10,781	\$10,795	\$10,808	
Market Value	\$641,990	\$488,044	\$489,414	
Assessed Value	\$536,848	\$488,044	\$489,414	
BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$105,142		
Educational	Exemption	\$536,848	\$488,044	\$489,414
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
31 52 42 .30 AC M/L				
TUTTLES SUB PB B-4				
S82.5FT OF E157.5FT OF PORT LOT				
5 LYG W OF NE 6TH AVE BLK 14				
OR 17056-2604 0196 5				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$536,848	\$488,044	\$489,414
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$641,990	\$488,044	\$489,414
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$536,848	\$488,044	\$489,414
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
11/14/2014	\$544,000	29398-2758	Qual by exam of deed
06/04/2012	\$100	28204-2468	Trustees in bankruptcy, executors or guardians
01/01/1996	\$0	17056-2604	Sales which are disqualified as a result of examination of the deed
03/01/1976	\$110,000	00000-00000	Sales which are qualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 06/04/2025

PROPERTY INFORMATION	
Folio	30-2230-001-0450
Property Address	11005 NE 6 AVE MIAMI, FL 33161-7135
Owner	MIAMI COUNTRY DAY SCHOOL INC
Mailing Address	601 NE 107 ST MIAMI, FL 33161
Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	1111 STORE : RETAIL OUTLET
Beds / Baths / Half	0 / 4 / 0
Floors	1
Living Units	0
Actual Area	5,314 Sq.Ft
Living Area	5,314 Sq.Ft
Adjusted Area	4,458 Sq.Ft
Lot Size	11,400 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$399,000	\$273,600	\$273,600
Building Value	\$207,920	\$498,600	\$427,650
Extra Feature Value	\$23,221	\$0	\$0
Market Value	\$630,141	\$772,200	\$701,250
Assessed Value	\$630,141	\$771,375	\$701,250

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction		\$825	
Educational	Exemption	\$630,141		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION
31 52 42 0.26 AC
TUTTLES SUB PB B-4
N95FT OF W120FT OF THAT PT LOT 5
LYG E OF NE 6TH AVE BLK 14
LOT SIZE 95.000 X 120



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$630,141	\$0	\$0
Taxable Value	\$0	\$771,375	\$701,250
SCHOOL BOARD			
Exemption Value	\$630,141	\$0	\$0
Taxable Value	\$0	\$772,200	\$701,250
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$630,141	\$0	\$0
Taxable Value	\$0	\$771,375	\$701,250

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/31/2023	\$2,200,000	33749-3571	Religious, charitable or benevolent organization
10/05/2021	\$825,000	32795-3246	Qual by exam of deed
08/01/1990	\$80,600	14685-1375	Sales which are qualified

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

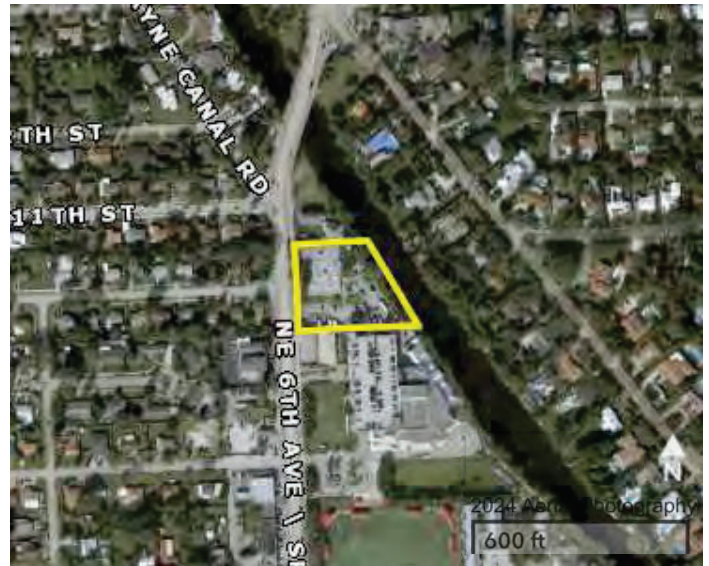
Generated On: 06/04/2025

PROPERTY INFORMATION	
Folio	30-2230-001-0460
Property Address	11031 NE 6 AVE MIAMI, FL 33161-7182
Owner	MIAMI COUNTRY DAY SCHOOL INC
Mailing Address	601 NE 107 ST MIAMI, FL 33161
Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	1713 OFFICE BUILDING - ONE STORY : OFFICE BUILDING
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	12,392 Sq.Ft
Living Area	12,392 Sq.Ft
Adjusted Area	12,058 Sq.Ft
Lot Size	65,795 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$2,043,860	\$1,727,060	\$1,468,095
Building Value	\$326,140	\$642,940	\$901,905
Extra Feature Value	\$0	\$0	\$0
Market Value	\$2,370,000	\$2,370,000	\$2,370,000
Assessed Value	\$2,370,000	\$2,370,000	\$2,370,000

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Educational	Exemption	\$2,370,000	\$2,370,000	\$2,370,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
TUTTLES SUB PB B-4	
LOT 6 E OF E R/W/L OF NE 6 AVE	
BLK 14	
LOT SIZE 65795 SQ FT	
OR 17401-3350 1096 4 (9)	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$2,370,000	\$2,370,000	\$2,370,000
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$2,370,000	\$2,370,000	\$2,370,000
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$2,370,000	\$2,370,000	\$2,370,000
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
01/13/2014	\$2,825,000	28991-2987	Religious, charitable or benevolent organization
04/29/2013	\$100	28626-4191	Corrective, tax or QCD; min consideration
10/01/1996	\$0	17401-3350	Sales which are disqualified as a result of examination of the deed
10/01/1994	\$600,000	16562-1013	Deeds that include more than one parcel

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 08/14/2025

PROPERTY INFORMATION	
Folio	30-2231-017-0100
Property Address	567 NE 109 ST MIAMI, FL 33161-0000
Owner	MIAMI COUNTRY DAY SCHOOL INC
Mailing Address	601 NE 107TH ST MIAMI, FL 33161
Primary Zone	6100 COMMERCIAL - NEIGHBORHOOD
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths /Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	6,000 Sq.Ft
Year Built	0

ASSESSMENT INFORMATION			
Year	2025	2024	2023
Land Value	\$240,000	\$240,000	\$240,000
Building Value	\$0	\$0	\$0
Extra Feature Value	\$0	\$0	\$0
Market Value	\$240,000	\$240,000	\$240,000
Assessed Value	\$199,650	\$181,500	\$165,000

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$40,350	\$58,500	\$75,000
Educational	Exemption	\$199,650	\$181,500	\$165,000
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
REMLEYS SUB PB 51-71	
LOT 10	
LOT SIZE 60.000 X 100	
OR 19279-1344 092000 1	



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
COUNTY			
Exemption Value	\$199,650	\$181,500	\$165,000
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$240,000	\$240,000	\$240,000
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$199,650	\$181,500	\$165,000
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/02/2017	\$390,000	30704-1189	Atypical exposure to market; atypical motivation
09/01/2000	\$150,000	19279-1344	Sales which are qualified
06/01/1987	\$85,000	13328-1470	Sales which are qualified
11/01/1977	\$1	09859-1798	Sales which are disqualified as a result of examination of the deed

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

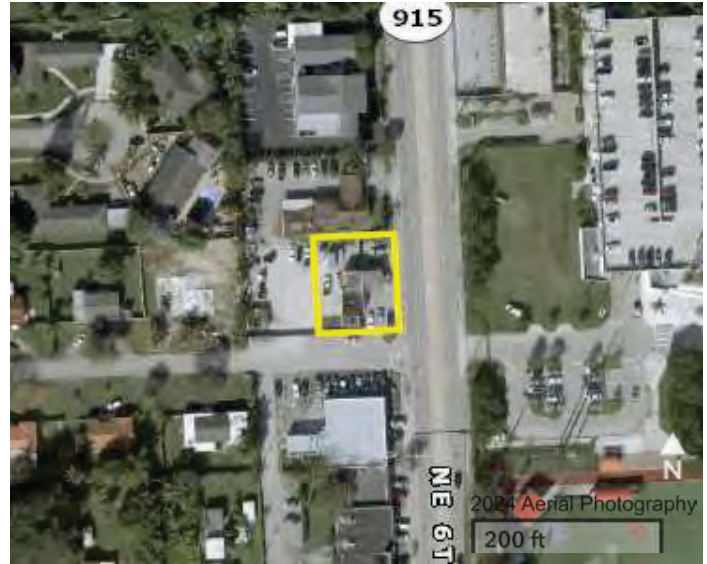
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PROPERTY INFORMATION	
Folio	30-2230-001-0470
Property Address	10920 NE 6 AVE MIAMI, FL 33161-7134
Owner	MIAMI COUNTRY DAY SCHOOL INC
Mailing Address	601 NE 107 ST MIAMI, FL 33161
Primary Zone	6200 COMMERCIAL - ARTERIAL
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths /Half	0 / 0 / 0
Floors	1
Living Units	0
Actual Area	1,430 Sq.Ft
Living Area	1,430 Sq.Ft
Adjusted Area	1,221 Sq.Ft
Lot Size	8,000 Sq.Ft
Year Built	1941

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$280,000	\$192,000	\$192,000
Building Value	\$30,183	\$28,296	\$28,296
Extra Feature Value	\$18,713	\$18,911	\$18,987
Market Value	\$328,896	\$239,207	\$239,283
Assessed Value	\$263,127	\$239,207	\$239,283

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$65,769		
Educational	Exemption	\$263,127	\$239,207	\$239,283
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
31 52 42 .20 AC	
TUTTLES SUB PB B-4	
N100FT OF E115FT OF LOT 4 LESS	
E35FT OF PT OF BLK 14 W OF NE 6	
AVE BLK 14	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$263,127	\$239,207	\$239,283
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$328,896	\$239,207	\$239,283
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$263,127	\$239,207	\$239,283
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
05/23/2016	\$510,000	30089-3708	Religious, charitable or benevolent organization
08/01/2004	\$200,000	22582-3175	Other disqualified
06/01/1987	\$90,000	13311-1831	Sales which are qualified
07/01/1991	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed

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PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

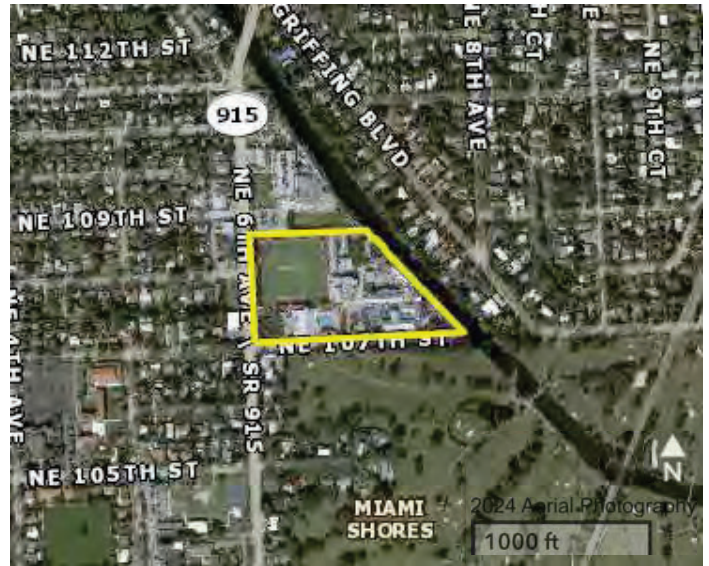
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PROPERTY INFORMATION	
Folio	30-2231-064-0010
Property Address	601 NE 107 ST MIAMI, FL 33161-7129
Owner	MIAMI COUNTRY DAY SCHOOL INC
Mailing Address	601 NE 107 ST MIAMI, FL 33161
Primary Zone	0100 SINGLE FAMILY - GENERAL
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE
Beds / Baths /Half	6 / 9 / 0
Floors	2
Living Units	2
Actual Area	
Living Area	
Adjusted Area	179,876 Sq.Ft
Lot Size	535,421 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION			
Year	2024	2023	2022
Land Value	\$14,060,946	\$14,060,946	\$13,910,946
Building Value	\$19,198,104	\$18,213,783	\$18,429,339
Extra Feature Value	\$1,680,034	\$1,700,154	\$1,720,274
Market Value	\$34,939,084	\$33,974,883	\$34,060,559
Assessed Value	\$34,939,084	\$33,974,883	\$32,374,950

BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction			\$1,685,609
Educational	Exemption	\$34,939,084	\$33,974,883	\$32,374,950
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

SHORT LEGAL DESCRIPTION	
MIAMI COUNTRY DAY SCHOOL	
PB 171-094 T-23554	
TR A	
LOT SIZE 535421 SQ FT M/L	
FAU 30 2231 024 0050 & 028-0010	



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$34,939,084	\$33,974,883	\$32,374,950
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$34,939,084	\$33,974,883	\$34,060,559
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$34,939,084	\$33,974,883	\$32,374,950
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>

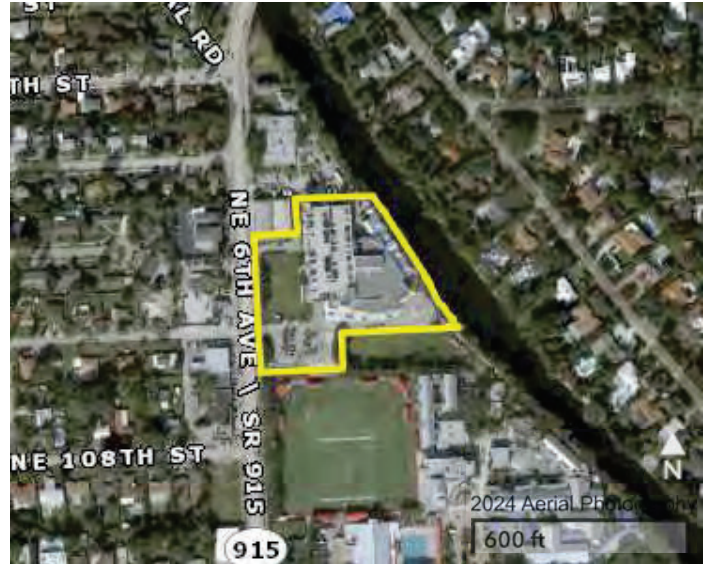


PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Summary Report

Generated On: 05/28/2025

PROPERTY INFORMATION				
Folio	30-2231-064-0020			
Property Address	601 NE 107 ST MIAMI, FL 33161-7133			
Owner	MIAMI COUNTRY DAY SCHOOL INC			
Mailing Address	601 NE 107 ST MIAMI, FL 33161			
Primary Zone	0100 SINGLE FAMILY - GENERAL			
Primary Land Use	7241 EDUCATIONAL/SCIENTIFIC - EX : EDUCATIONAL - PRIVATE			
Beds / Baths /Half	0 / 0 / 0			
Floors	3			
Living Units	0			
Actual Area	151,131 Sq.Ft			
Living Area	151,131 Sq.Ft			
Adjusted Area	147,194 Sq.Ft			
Lot Size	177,411 Sq.Ft			
Year Built	Multiple (See Building Info.)			
ASSESSMENT INFORMATION				
Year	2024	2023	2022	
Land Value	\$4,963,736	\$4,963,736	\$4,587,611	
Building Value	\$13,344,856	\$12,641,854	\$12,772,904	
Extra Feature Value	\$794,666	\$802,970	\$811,273	
Market Value	\$19,103,258	\$18,408,560	\$18,171,788	
Assessed Value	\$18,918,040	\$17,198,219	\$15,634,745	
BENEFITS INFORMATION				
Benefit	Type	2024	2023	2022
Non-Homestead Cap	Assessment Reduction	\$185,218	\$1,210,341	\$2,537,043
Educational	Exemption	\$18,918,040	\$17,198,219	\$15,634,745
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				
SHORT LEGAL DESCRIPTION				
MIAMI COUNTRY DAY SCHOOL				
PB 171-094 T-23554				
TR B				
LOT SIZE 177411 SQ FT M/L				
FAU 30 2231 024 0050 & 2230-0410				



TAXABLE VALUE INFORMATION			
Year	2024	2023	2022
COUNTY			
Exemption Value	\$18,918,040	\$17,198,219	\$15,634,745
Taxable Value	\$0	\$0	\$0
SCHOOL BOARD			
Exemption Value	\$19,103,258	\$18,408,560	\$18,171,788
Taxable Value	\$0	\$0	\$0
CITY			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
REGIONAL			
Exemption Value	\$18,918,040	\$17,198,219	\$15,634,745
Taxable Value	\$0	\$0	\$0

SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description

The Property Appraiser is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <http://www.miamidadegov/info/disclaimer.asp>

Exhibit C

Green Reuse Area Designation Eligibility Statement

Miami Country Day School Green Reuse Area

601 NE 107th Street, 567 and 690 NE 109th Street, and 10800, 10920, 10932, 11005, and 11031 NE 6th Avenue, Miami-Dade County, FL

Folio Numbers 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; 30-2230-001-0470; and 30-2231-017-0100

Miami Country Day School, Inc. ("MCDS") proposes to redevelop and rehabilitate nine parcels of land located at 601 NE 107th Street, 567 and 690 NE 109th Street, and 601 NE 107th Street, 567 and 690 NE 109th Street, and 10800, 10920, 10932, 11005, and 11031 NE 6th Avenue, Miami-Dade County, FL, Folio Numbers 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; 30-2230-001-0470; and 30-2231-017-0100 (collectively, the "Subject Property"), as an expansion of the existing school campus. When the development is complete, the Subject Property will contain three upper school buildings totaling approximately 77,000 square-feet and two middle school buildings totaling approximately 50,000 square-feet (the "Project"). As demonstrated herein, the Project meets all five of the applicable brownfield area designation criteria set forth at Section 376.80(2)(c), Florida Statutes.¹ In addition, the Subject Property meets the definition of a "brownfield site" pursuant to Section 376.79(4), Florida Statutes.

I. Subject Property Satisfies the Statutory Criteria for Designation

1. Agreement to Redevelop the Brownfield Site. As the first requirement for designation, Florida Statutes § 376.80(2)(c)(1) provides that "[a] person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site."

MCDS satisfies the first prong of this criterion in that it currently owns the parcels making up the Subject Property.² MCDS satisfies the second prong of this criterion in that it has agreed to redevelop and rehabilitate the Subject Property. Accordingly, MCDS meets this first criterion.

2. Economic Productivity. As the second requirement for designation, Florida Statutes § 376.80(2)(c)(2) provides that "[t]he rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the rehabilitation agreement or an agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement shall not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks."

MCDS satisfies this criterion in that the Project will result in significant economic productivity for the area. The budget for rehabilitation and redevelopment is approximately \$130 million, which will be spent in part on local labor, contractors, consultants, construction materials, furnishings, infrastructure improvements, and impact fees. This work will support approximately 300 temporary construction jobs over the period of development. The construction workers will spend a percentage of their salaries with local merchants who, in turn, will reinvest locally in their respective businesses, as well as the businesses of other local merchants.

¹ A copy of § 376.80, Florida Statutes, can be found at Attachment A to this Eligibility Statement.

² The deeds and listings from the Miami-Dade County Property Appraiser's website for the Subject Property can be found at Attachment B to this Eligibility Statement.

The Project is anticipated to create up to 20 permanent, full-time equivalent positions, consisting of 10 to 15 faculty and the remainder consisting of support staff, not associated with the implementation of the rehabilitation agreement and not associated with redevelopment project demolition or construction activities. This includes permanent jobs that will facilitate operation of the school. Such job creation will result in the payment of significant payroll taxes and salaries, thereby benefiting the local economy and increasing the economic productivity of the area. Accordingly, MCDS meets this second criterion.

3. Consistency with Local Comprehensive Plan and Permittable Use under Local Land Development Regulations. As the third requirement for designation, Florida Statutes § 376.80(2)(c)(3) provides that "[t]he redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permittable use under the applicable local land development regulations."

MCDS satisfies this criterion in that the Subject Property is being developed in accordance with the requirements of the Miami-Dade County (the "County") Code and the Comprehensive Development Master Plan ("CDMP"). Specifically, the Subject Property is located in the BU-1 Neighborhood Business Use Zoning District, the BU-1A Limited Business Use Zoning District, and the RU-1 Single Family Residential Zoning District. The Subject Property is also designated both Business and Office and Low Density Residential in the CDMP³ which permits community services, including schools.⁴ Accordingly, MCDS meets this third criterion.

4. Public Notice and Comment. Florida Statutes § 376.80(2)(c)(4) stipulates that "[n]otice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated, and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subsection must be posted in the affected area." Additional notice requirements pertaining to applicants other than a governmental entity can be found at Florida Statutes § 376.80(1)(c)(4)(b) and consist of publication in a newspaper of general circulation in the area, publication in ethnic newspapers or local community bulletins, and announcement at a scheduled meeting of the local governing body before the actual public hearing.

MCDS satisfies all applicable notice and opportunity to comment requirements established by Florida Statutes §376.80(2)(c)(4) and § 376.80(1)(c)(4)(b) as follows:

- (i) a community meeting for purposes of affording interested parties the opportunity to provide comments and suggestions about the potential designation was held on June 12, 2025, at 5:30 p.m.;*
- (ii) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting was posted at the Subject Property on June 5, 2025;*
- (iii) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting was published in the Miami Herald on June 5, 2025;*
- (iv) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting was published in El Nuevo Herald on June 5, 2025; and*
- (v) notice of the request to designate the Subject Property a Brownfield Area and of the community meeting was distributed to the MCDS community by email.*

All notices contained substantially the following narrative:

Representatives for MCDS will hold a community meeting on June 12, 2025, from 5:30 p.m. to 7:00 p.m., in Smurfit Hall at 601 NE 107th Street, Miami, FL 33161. The purpose of community meeting is to afford interested parties the opportunity to provide comments and suggestions about the potential designation of eleven parcels of land located 567 and 601 NE 107th Street, 690 NE 109th Street, and 10800, 10822, 18032,

³ Please see the Site Plan at Attachment C to this Eligibility Statement.

⁴ Please the *Comprehensive Master Development Plan, Adopted Component I. Land Use Element* at I-27 here: <https://www.miamidade.gov/planning/library/reports/planning-documents/cdmp/land-use.pdf>.

10870, 10920, 10932, 11005, and 11031 NE 6th Avenue, Miami-Dade County, FL, identified by Folio Numbers 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; 30-2230-001-0470; and 30-2231-017-0100 as a Green Reuse Area. The designation is being made pursuant to Section 376.80, Florida Statutes, of Florida's Brownfield Redevelopment Act, and will involve two public hearings before the Miami-Dade County Board of County Commissioners, dates to be announced. The community meeting will also address future development and rehabilitation activities planned for the site.

The community meeting is free and open to all members of the public. For additional information, or to provide comments and suggestions regarding designation, development, or rehabilitation at any time before or after the meeting date, please contact MCDS' representative, Victoria A. McCaffery who can be reached by phone at (305) 640-5300, by email at tmccaffery@goldsteinenvlaw.com, and/or U.S. Mail at The Goldstein Environmental Law Firm, P.A., 2100 Ponce de Leon Blvd., Suite 710, Coral Gables, FL 33134.

Proof of publication and posting will be provided to the County.

5. Reasonable Financial Assurance. As the fifth requirement for designation, Florida Statutes § 376.80(2)(c)(5) provides that "[t]he person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan."

The total capital budget of more than \$130 million for the Project is to be fully funded through a combination of debt financing, equity, and the financial resources of MCDS' affiliates and principals.⁵ The success of previous projects, the quality of the development previously achieved, and the resources of its principal provide reasonable assurances that MCDS has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan. It therefore satisfies the fifth criterion.

II. Subject Property Meets the Definition of Brownfield Site

Section 376.79(4), Florida Statutes, defines "brownfield site" to mean ". . . real property, the expansion, redevelopment, or reuse of which may be complicated by actual or perceived environmental contamination." The facts here clearly reflect that the Subject Property falls within the definition of the term "brownfield site" in that actual contamination is present in soil and groundwater on the Subject Property that will significantly complicate redevelopment. Historically, the Subject Property was used for various activities commonly understood to result in localized environmental contamination including agriculture, retail fuel sales, and an athletic field. Two nearby sites were also historically used as drycleaning facilities and as a funeral home. All of these historical activities at the Subject Property would have required storage and use of products that, if released into the environment, can cause contamination requiring site rehabilitation. Accordingly, MCDS conducted extensive site assessment activities to evaluate the presence of environmental impacts from any of these prior uses. These site assessment activities on the Subject Property documented contaminants including isopropyl benzene, benzo(a)pyrene, benzene, and naphthalene at the former retail gas stations; arsenic, dieldrin, iron, and manganese in former agricultural areas; and arsenic and iron in the former athletic field area. Such soil and groundwater contamination is consistent with the Subject Property's historical uses for agriculture, retail fuel sales, and an athletic field. No chlorinated solvent contamination in exceedance of cleanup target levels was identified at the Subject Property indicating no contamination migration from the adjacent former drycleaning facilities.⁶

⁵ Please see Attachment D for a letter from Tim Walsh, Chief Operating Officer, certifying MCDS has sufficient financial resources to complete cleanup and redevelopment.

⁶ Initial site assessment data collected and presented by environmental consulting firm Nutting Environmental of Florida, Inc. ("Nutting") is enclosed at Attachment E. Additional data will be collected by Nutting to complete site assessment

MCDS must now carefully address the presence of the contaminated soil and groundwater through continued site assessment activities and by eventually undertaking measures that may include removing the contaminated material, encapsulating contaminated material, and/or imposing restrictions on the future use of the Subject Property's underlying soil and groundwater. As such, MCDS faces significant additional redevelopment costs that are difficult to quantify at the start of redevelopment and must also work within a strict regulatory framework that exists to ensure contamination is properly and safely managed. To accomplish this, MCDS will be required to carefully manage the contamination at all stages of the redevelopment, imposing great legal and financial risk, by incorporating design and construction changes on the Project that would not be required but for the presence of actual contamination.⁷

In sum, the presence of contamination imposes a material level of regulatory, construction, health, and legal liability risk, complicates redevelopment efforts, and requires significant time and money for environmental, engineering, and legal consultants to properly investigate and address. Accordingly, this designation, if granted, will allow MCDS to access limited but important state-based economic incentives to help underwrite the unanticipated and unbudgeted costs associated with managing environmental risk as well as, generally, to put the Project to a more certain financial ground. In this sense, the designation will not only play a critical role in the successful redevelopment of the Subject Property, but also in the larger revitalization efforts for this area of the County.

Based on all the foregoing, the Subject Property clearly falls within the definition of "brownfield site" as set forth in § 376.79(4), Florida Statutes.

III. Conclusion

MCDS has demonstrated that the Subject Property meets the definition of a "brownfield site" and that it satisfies the five statutory criteria for designation. Accordingly, designation of the Subject Property as a brownfield area pursuant to § 376.80(2)(c), Florida Statutes, of Florida's Brownfield Redevelopment Act is appropriate.

under the oversight of Miami-Dade County's Department of Regulatory and Economic Resources, Division of Environmental Resources Management.

⁷ Onsite soil contamination will also require special handling and very specific regulatory approvals. Soil management during construction activities would be subject to a level of environmental review and scrutiny that would not otherwise apply to a clean site, in addition to considerable extra costs and scheduling delays. These risks and expenses greatly complicate redevelopment of the Subject Property. If contaminated groundwater is discovered, a significant redevelopment complication involves the way in which construction dewatering is conducted when near or on a contaminant plume, in which case, extraordinary measures (at great cost) must be implemented to ensure that the contaminant plume isn't drawn towards a clean area, which would spread or "exacerbate" contamination.

Attachment A

Select Year: 2024 ▼

The 2024 Florida Statutes

[Title XXVIII](#)
NATURAL RESOURCES; CONSERVATION,
RECLAMATION, AND USE

[Chapter 376](#)
POLLUTANT DISCHARGE PREVENTION
AND REMOVAL

[View Entire
Chapter](#)

376.80 Brownfield program administration process.—

(1) The following general procedures apply to brownfield designations:

(a) The local government with jurisdiction over a proposed brownfield area shall designate such area pursuant to this section.

(b) For a brownfield area designation proposed by:

1. The jurisdictional local government, the designation criteria under paragraph (2)(a) apply, except if the local government proposes to designate as a brownfield area a specified redevelopment area as provided in paragraph (2)(b).

2. Any person, other than a governmental entity, including, but not limited to, individuals, corporations, partnerships, limited liability companies, community-based organizations, or not-for-profit corporations, the designation criteria under paragraph (2)(c) apply.

(c) Except as otherwise provided, the following provisions apply to all proposed brownfield area designations:

1. Notification to department following adoption.—A local government with jurisdiction over the brownfield area must notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of its decision to designate a brownfield area for rehabilitation for the purposes of ss. [376.77-376.86](#). The notification must include a resolution adopted by the local government body. The local government shall notify the department, and, if applicable, the local pollution control program under s. [403.182](#), of the designation within 30 days after adoption of the resolution.

2. Resolution adoption.—The brownfield area designation must be carried out by a resolution adopted by the jurisdictional local government, which includes a map adequate to clearly delineate exactly which parcels are to be included in the brownfield area or alternatively a less-detailed map accompanied by a detailed legal description of the brownfield area. For municipalities, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [166.041](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [166.041\(3\)\(c\)2](#). For counties, the governing body shall adopt the resolution in accordance with the procedures outlined in s. [125.66](#), except that the procedures for the public hearings on the proposed resolution must be in the form established in s. [125.66\(5\)\(b\)](#).

3. Right to be removed from proposed brownfield area.—If a property owner within the area proposed for designation by the local government requests in writing to have his or her property removed from the proposed designation, the local government must grant the request.

4. Notice and public hearing requirements for designation of a proposed brownfield area outside a redevelopment area or by a nongovernmental entity. Compliance with the following provisions is required before designation of a proposed brownfield area under paragraph (2)(a) or paragraph (2)(c):

a. At least one of the required public hearings must be conducted as closely as is reasonably practicable to the area to be designated to provide an opportunity for public input on the size of the area, the objectives for rehabilitation, job opportunities and economic developments anticipated, neighborhood residents' considerations, and other relevant local concerns.

b. Notice of a public hearing must be made in a newspaper of general circulation in the area, must be made in ethnic newspapers or local community bulletins, must be posted in the affected area, and must be announced at a scheduled meeting of the local governing body before the actual public hearing.

(2)(a) *Local government-proposed brownfield area designation outside specified redevelopment areas.*—If a local government proposes to designate a brownfield area that is outside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area, the local government shall provide notice, adopt the resolution, and conduct public hearings pursuant to paragraph (1)(c). At a public hearing to designate the proposed brownfield area, the local government must consider:

1. Whether the brownfield area warrants economic development and has a reasonable potential for such activities;
2. Whether the proposed area to be designated represents a reasonably focused approach and is not overly large in geographic coverage;
3. Whether the area has potential to interest the private sector in participating in rehabilitation; and
4. Whether the area contains sites or parts of sites suitable for limited recreational open space, cultural, or historical preservation purposes.

(b) *Local government-proposed brownfield area designation within specified redevelopment areas.*—Paragraph (a) does not apply to a proposed brownfield area if the local government proposes to designate the brownfield area inside a community redevelopment area, enterprise zone, empowerment zone, closed military base, or designated brownfield pilot project area and the local government complies with paragraph (1)(c).

(c) *Brownfield area designation proposed by persons other than a governmental entity.*—For designation of a brownfield area that is proposed by a person other than the local government, the local government with jurisdiction over the proposed brownfield area shall provide notice and adopt a resolution to designate the brownfield area pursuant to paragraph (1)(c) if, at the public hearing to adopt the resolution, the person establishes all of the following:

1. A person who owns or controls a potential brownfield site is requesting the designation and has agreed to rehabilitate and redevelop the brownfield site.
2. The rehabilitation and redevelopment of the proposed brownfield site will result in economic productivity of the area, along with the creation of at least 5 new permanent jobs at the brownfield site that are full-time equivalent positions not associated with the implementation of the brownfield site rehabilitation agreement and that are not associated with redevelopment project demolition or construction activities pursuant to the redevelopment of the proposed brownfield site or area. However, the job creation requirement does not apply to the rehabilitation and redevelopment of a brownfield site that will provide affordable housing as defined in s. 420.0004 or the creation of recreational areas, conservation areas, or parks.
3. The redevelopment of the proposed brownfield site is consistent with the local comprehensive plan and is a permissible use under the applicable local land development regulations.
4. Notice of the proposed rehabilitation of the brownfield area has been provided to neighbors and nearby residents of the proposed area to be designated pursuant to paragraph (1)(c), and the person proposing the area for designation has afforded to those receiving notice the opportunity for comments and suggestions about rehabilitation. Notice pursuant to this subparagraph must be posted in the affected area.
5. The person proposing the area for designation has provided reasonable assurance that he or she has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment of the brownfield site.

(d) *Negotiation of brownfield site rehabilitation agreement.*—The designation of a brownfield area and the identification of a person responsible for brownfield site rehabilitation simply entitles the identified person to negotiate a brownfield site rehabilitation agreement with the department or approved local pollution control program.

(3) When there is a person responsible for brownfield site rehabilitation, the local government must notify the department of the identity of that person. If the agency or person who will be responsible for the coordination

changes during the approval process specified in subsections (4), (5), and (6), the department or the affected approved local pollution control program must notify the affected local government when the change occurs.

(4) Local governments or persons responsible for rehabilitation and redevelopment of brownfield areas must establish an advisory committee or use an existing advisory committee that has formally expressed its intent to address redevelopment of the specific brownfield area for the purpose of improving public participation and receiving public comments on rehabilitation and redevelopment of the brownfield area, future land use, local employment opportunities, community safety, and environmental justice. Such advisory committee should include residents within or adjacent to the brownfield area, businesses operating within the brownfield area, and others deemed appropriate. The person responsible for brownfield site rehabilitation must notify the advisory committee of the intent to rehabilitate and redevelop the site before executing the brownfield site rehabilitation agreement, and provide the committee with a copy of the draft plan for site rehabilitation which addresses elements required by subsection (5). This includes disclosing potential reuse of the property as well as site rehabilitation activities, if any, to be performed. The advisory committee shall review any proposed redevelopment agreements prepared pursuant to paragraph (5)(i) and provide comments, if appropriate, to the board of the local government with jurisdiction over the brownfield area. The advisory committee must receive a copy of the executed brownfield site rehabilitation agreement. When the person responsible for brownfield site rehabilitation submits a site assessment report or the technical document containing the proposed course of action following site assessment to the department or the local pollution control program for review, the person responsible for brownfield site rehabilitation must hold a meeting or attend a regularly scheduled meeting to inform the advisory committee of the findings and recommendations in the site assessment report or the technical document containing the proposed course of action following site assessment.

(5) The person responsible for brownfield site rehabilitation must enter into a brownfield site rehabilitation agreement with the department or an approved local pollution control program if actual contamination exists at the brownfield site. The brownfield site rehabilitation agreement must include:

(a) A brownfield site rehabilitation schedule, including milestones for completion of site rehabilitation tasks and submittal of technical reports and rehabilitation plans as agreed upon by the parties to the agreement.

(b) A commitment to conduct site rehabilitation activities under the observation of professional engineers or geologists who are registered in accordance with the requirements of chapter 471 or chapter 492, respectively. Submittals provided by the person responsible for brownfield site rehabilitation must be signed and sealed by a professional engineer registered under chapter 471, or a professional geologist registered under chapter 492, certifying that the submittal and associated work comply with the law and rules of the department and those governing the profession. In addition, upon completion of the approved remedial action, the department shall require a professional engineer registered under chapter 471 or a professional geologist registered under chapter 492 to certify that the corrective action was, to the best of his or her knowledge, completed in substantial conformance with the plans and specifications approved by the department.

(c) A commitment to conduct site rehabilitation in accordance with department quality assurance rules.

(d) A commitment to conduct site rehabilitation consistent with state, federal, and local laws and consistent with the brownfield site contamination cleanup criteria in s. 376.81, including any applicable requirements for risk-based corrective action.

(e) Timeframes for the department's review of technical reports and plans submitted in accordance with the agreement. The department shall make every effort to adhere to established agency goals for reasonable timeframes for review of such documents.

(f) A commitment to secure site access for the department or approved local pollution control program to all brownfield sites within the eligible brownfield area for activities associated with site rehabilitation.

(g) Other provisions that the person responsible for brownfield site rehabilitation and the department agree upon, that are consistent with ss. 376.77-376.86, and that will improve or enhance the brownfield site rehabilitation process.

(h) A commitment to consider appropriate pollution prevention measures and to implement those that the person responsible for brownfield site rehabilitation determines are reasonable and cost-effective, taking into

account the ultimate use or uses of the brownfield site. Such measures may include improved inventory or production controls and procedures for preventing loss, spills, and leaks of hazardous waste and materials, and include goals for the reduction of releases of toxic materials.

(i) Certification that the person responsible for brownfield site rehabilitation has consulted with the local government with jurisdiction over the brownfield area about the proposed redevelopment of the brownfield site, that the local government is in agreement with or approves the proposed redevelopment, and that the proposed redevelopment complies with applicable laws and requirements for such redevelopment. Certification shall be accomplished by referencing or providing a legally recorded or officially approved land use or site plan, a development order or approval, a building permit, or a similar official document issued by the local government that reflects the local government's approval of proposed redevelopment of the brownfield site; providing a copy of the local government resolution designating the brownfield area that contains the proposed redevelopment of the brownfield site; or providing a letter from the local government that describes the proposed redevelopment of the brownfield site and expresses the local government's agreement with or approval of the proposed redevelopment.

(6) Any contractor performing site rehabilitation program tasks must demonstrate to the department that the contractor:

- (a) Meets all certification and license requirements imposed by law; and
- (b) Will conduct sample collection and analyses pursuant to department rules.

(7) During the cleanup process, if the department or local program fails to complete review of a technical document within the timeframe specified in the brownfield site rehabilitation agreement, the person responsible for brownfield site rehabilitation may proceed to the next site rehabilitation task. However, the person responsible for brownfield site rehabilitation does so at its own risk and may be required by the department or local program to complete additional work on a previous task. Exceptions to this subsection include requests for "no further action," "monitoring only proposals," and feasibility studies, which must be approved prior to implementation.

(8) If the person responsible for brownfield site rehabilitation fails to comply with the brownfield site rehabilitation agreement, the department shall allow 90 days for the person responsible for brownfield site rehabilitation to return to compliance with the provision at issue or to negotiate a modification to the brownfield site rehabilitation agreement with the department for good cause shown. If an imminent hazard exists, the 90-day grace period shall not apply. If the project is not returned to compliance with the brownfield site rehabilitation agreement and a modification cannot be negotiated, the immunity provisions of s. 376.82 are revoked.

(9) The department is specifically authorized and encouraged to enter into delegation agreements with local pollution control programs approved under s. 403.182 to administer the brownfield program within their jurisdictions, thereby maximizing the integration of this process with the other local development processes needed to facilitate redevelopment of a brownfield area. When determining whether a delegation pursuant to this subsection of all or part of the brownfield program to a local pollution control program is appropriate, the department shall consider the following. The local pollution control program must:

- (a) Have and maintain the administrative organization, staff, and financial and other resources to effectively and efficiently implement and enforce the statutory requirements of the delegated brownfield program; and
- (b) Provide for the enforcement of the requirements of the delegated brownfield program, and for notice and a right to challenge governmental action, by appropriate administrative and judicial process, which shall be specified in the delegation.

The local pollution control program shall not be delegated authority to take action on or to make decisions regarding any brownfield site on land owned by the local government. Any delegation agreement entered into pursuant to this subsection shall contain such terms and conditions necessary to ensure the effective and efficient administration and enforcement of the statutory requirements of the brownfield program as established by the act and the relevant rules and other criteria of the department.

(10) Local governments are encouraged to use the full range of economic and tax incentives available to facilitate and promote the rehabilitation of brownfield areas, to help eliminate the public health and

environmental hazards, and to promote the creation of jobs and economic development in these previously run-down, blighted, and underutilized areas.

(11)(a) The Legislature finds and declares that:

1. Brownfield site rehabilitation and redevelopment can improve the overall health of a community and the quality of life for communities, including for individuals living in such communities.
2. The community health benefits of brownfield site rehabilitation and redevelopment should be better measured in order to achieve the legislative intent as expressed in s. ~~376.78~~.
3. There is a need in this state to define and better measure the community health benefits of brownfield site rehabilitation and redevelopment.
4. Funding sources should be established to support efforts by the state and local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, to evaluate the community health benefits of brownfield site rehabilitation and redevelopment.

(b) Local governments may and are encouraged to evaluate the community health benefits and effects of brownfield site rehabilitation and redevelopment in connection with brownfield areas located within their jurisdictions. Factors that may be evaluated and monitored before and after brownfield site rehabilitation and redevelopment include, but are not limited to:

1. Health status, disease distribution, and quality of life measures regarding populations living in or around brownfield sites that have been rehabilitated and redeveloped.
2. Access to primary and other health care or health services for persons living in or around brownfield sites that have been rehabilitated and redeveloped.
3. Any new or increased access to open, green, park, or other recreational spaces that provide recreational opportunities for individuals living in or around brownfield sites that have been rehabilitated and redeveloped.
4. Other factors described in rules adopted by the Department of Environmental Protection or the Department of Health, as applicable.

(c) The Department of Health may and is encouraged to assist local governments, in collaboration with local health departments, community health providers, and nonprofit organizations, in evaluating the community health benefits of brownfield site rehabilitation and redevelopment.

(12) A local government that designates a brownfield area pursuant to this section is not required to use the term “brownfield area” within the name of the brownfield area designated by the local government.

History.—s. 4, ch. 97-277; s. 3, ch. 98-75; s. 11, ch. 2000-317; s. 2, ch. 2004-40; s. 44, ch. 2005-2; s. 7, ch. 2006-291; s. 5, ch. 2008-239; s. 2, ch. 2014-114; s. 11, ch. 2023-309.

Attachment B

Prepared by and return to:

Lisette Pie Salazar, P.A.
200 Crandon Blvd., Suite 311
Key Biscayne, FL 33149
305-361-6161
File Number: Metayer to Miam
Will Call No.:

Parcel Identification No. 30-2231-017-0100

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 2nd day of October, 2017 between Joseph Limage Metayer and Alliane D Metayer, husband and wife whose post office address is 75 NE 162 Street, Miami, FL 33162 of the County of Miami-Dade, State of Florida, grantor*, and Miami Country Day School Inc., a Florida corporation whose post office address is 567 NE 109 Street, Miami, FL 33161 of the County of Miami-Dade, State of Florida, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

Lot 10, Remley's Subdivision, according to the plat thereof as recorded in Plat Book 51, Page 71, Public Records of Miami-Dade County, Florida.

Subject to taxes for 2017 and subsequent years; covenants, conditions, restrictions, easements, reservations and limitations of record, if any.

and said grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Witness Name: Leopoldo Variste

Witness Name: Elvira Arachi

Joseph L. Metayer (Seal)
Joseph Limage Metayer

Alliane D Metayer (Seal)
Alliane D Metayer

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me this 2nd day of October, 2017 by Joseph Limage Metayer and Alliane D Metayer, who ☐ are personally known or ☒ have produced a driver's license as identification.

[Notary Seal]



Elena Arabitz
Notary Public

Printed Name: Elena Arabitz

My Commission Expires: 9-18-18

Prepared by:
Lindsey Mandler, Esq.
Caldera Law PLLC
7293 NW 2nd Avenue
Miami, FL 33150

Return to:
Nancy Stoner, Esq.
Daniels Rodriguez Berkeley
Daniels & Cruz, P.A.
4000 Ponce De Leon Blvd., Ste. 800
Coral Gables, FL 33146

Parcel Identification No. 30-2231-019-0020

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this **10th day of March, 2025** between **10800 NE 6TH AVE LLC, a Delaware limited liability company**, whose post office address is 9315 Park Drive, Unit A, Miami Shores, FL 33138, grantor, and **Miami Country Day School, Inc., a Florida not-for-profit corporation**, whose post office address is 601 N.E. 107th Street, Miami, FL 33161, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situated, lying and being in **Miami-Dade County, Florida** to-wit:

The South 55.33 feet of Lot 2, Block 1, Greenleaf Park Resubdivision according to the Plat thereof, as recorded in Plat Book 47, Page 83, of the Public Records of Miami-Dade County, Florida.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **2024**.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

[Signatures on Following Page]

Signed, sealed and delivered in our presence:


Witness
Printed Name: Karly Trane
P.O. Address: 911 N. Golf Drive
Hollywood, FL 33021

10800 NE 6TH AVE LLC, a Delaware limited liability company

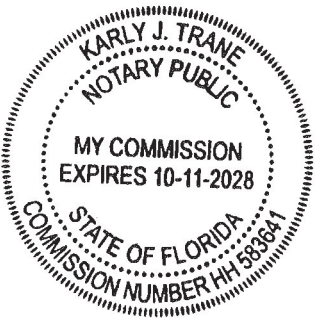

By: _____
Matthew Vander Werff, Manager


Witness
Printed Name: Anthony Narula
P.O. Address: 2633 Oakmont
Weston, FL 33332

State of Florida
County of Miami-Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7th day of March, 2025 by Matthew Vander Werff, as Manager of 10800 NE 6TH AVE LLC, a Delaware limited liability company, who ☐ is personally known or ☒ has produced a driver's license as identification.


[Seal] Notary Public
Print Name: Karly Trane
My Commission Expires: _____





CFN 2014R0802005
OR Bk 29398 Pgs 2758 - 2762; (5pgs)
RECORDED 11/20/2014 09:59:34
DEED DOC TAX 3,264.00
SURTAX 2,448.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

Prepared by and return to:

Anthony C. Alfonso, Esq.
Holland & Knight LLP
515 East Las Olas Blvd.
Suite 1200
Fort Lauderdale, FL 33301

Property Control No. 30-2230-001-0431

WARRANTY DEED

THIS WARRANTY DEED is made and entered into as of the 14 day of November, 2014, by **SANDRA HAMMOCK**, whose address is 129 Lanneau Drive, Greenville, SC 29605, as to an undivided 1/3 interest; **ROBERT S. BUTLER, JR.**, whose address is 10932 NE 6th Avenue, Miami, Florida 33161, as to an undivided 1/3 interest; and **CAROL BUTLER**, whose address is 3641 Beach Drive Southeast, St. Petersburg, FL 33705, as to an undivided 1/3 interest (collectively, "Grantor"), to **MIAMI COUNTRY DAY SCHOOL, INC.**, a Florida non-profit corporation ("Grantee"), whose mailing address is 601 NE 107 Street, Miami, FL 33161. Wherever used herein, the terms "Grantor" and "Grantee" shall include all of the parties to this instrument and their successors and assigns.

WITNESSETH:

GRANTOR, for and in consideration of Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by Grantee, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained and sold, and by these presents does grant, bargain and sell, to Grantee, and Grantee's successors and assigns forever, the following property located in Miami-Dade County, Florida (the "**Property**"), to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE PROPERTY IS NOT THE HOMESTEAD OF GRANTOR, AND NEITHER GRANTOR NOR GRANTOR'S SPOUSE, NOR ANYONE FOR WHOSE SUPPORT GRANTOR IS RESPONSIBLE, RESIDES ON OR ADJACENT TO THE PROPERTY.

THIS CONVEYANCE is subject to: (a) taxes and assessments for the year 2014 and subsequent years which are not yet due and payable; and (b) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority.

TO HAVE AND TO HOLD unto Grantee and Grantee's successors and assigns in fee simple forever.

Grantor hereby fully warrants the title to the Property and will defend the same against the lawful claims of all persons whomsoever.

#33942921_v1

IN WITNESS WHEREOF, Grantor has executed this Deed as of the day and year first above written.

Witnessed by:

Michelle Ryan Thompson
Print Name: Michelle Ryan Thompson

Sandra Hammock
SANDRA HAMMOCK

John Kathe
Print Name: JOHN KATHE

STATE OF South Carolina)
) ss:
COUNTY OF Greenville)

The foregoing instrument was acknowledged before me this 14th day of November, 2014, by SANDRA HAMMOCK. She is personally known to me or ~~has produced~~ as identification.

My commission expires:

July 16, 2018

David J. Thompson
Name: DAVID J. THOMPSON
Notary Public, State of SOUTH CAROLINA
Commission No. NOT APPLICABLE

[Notarial Seal]

[signatures and acknowledgments continued on next page]

Witnessed by:

Rosie Lee Yee

Print Name: Rosie Lee Yee

Robert S. Butler, Jr.
ROBERT S. BUTLER, JR.

Lois H. Wells
Print Name: Lois H. Wells

STATE OF Florida
COUNTY OF Miami-Dade SS:

The foregoing instrument was acknowledged before me this 14th day of November, 2014, by
ROBERT S. BUTLER, JR.. He ~~is personally known to me or~~ has produced
His Driver's License as identification.

Lois H. Wells
Name: Lois H. Wells
Notary Public, State of Florida
Commission No. _____

My commission expires:

[Notarial Seal]



LOIS WELLS
MY COMMISSION # FF 149810
EXPIRES: August 23, 2018
Bonded Thru Budget Notary Services

[signatures and acknowledgments continued on next page]

Witnessed by:

Sylvia A. Barr
Print Name: SYLVIA A. BARR
James L. McPhail
Print Name: JAMES L McPHAIL

Carol Butler
CAROL BUTLER

STATE OF FLA.)
) ss:
COUNTY OF PINELLAS)

The foregoing instrument was acknowledged before me this 14th day of November, 2014, by CAROL BUTLER. She is personally known to me or has produced FLORIDA DRIVER'S LICENSE identification.

My commission expires:

1-17-15

Sylvia A. Barr
Name: SYLVIA A. BARR
Notary Public, State of FLORIDA
Commission No. EE55913

[Notarial Seal]

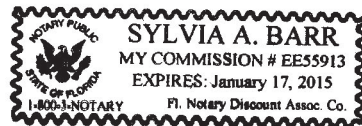


EXHIBIT "A"

The South 82.5 feet of the East 157.5 feet of that part of Lot 5, Block 14, TUTTLE'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book "B", Page 4, of the Public Records of Miami-Dade County, Florida, lying West of N.E. Sixth Avenue, Miami-Dade County, Florida.

Folio number: 30-2230-001-0420

Prepared By:

Joseph C. Frechette, Jr., Esq.
10800 Biscayne Boulevard #620
North Miami, Florida 33161

Record & Return To:

Daniel Rodriguez et al
4000 Ponce De Leon Boulevard
Suite 800, Coral Gables, FL 33146

Warranty Deed

THIS WARRANTY DEED, made this 12 day of December, 2016, Between **Frances A. Leonard, a single woman, individually, and as Trustee of the Frances A. Leonard Revocable Trust Dated December 9, 1993**, of 2025 Arch Creek Drive, North Miami, FL 33181, hereinafter called the Grantor*, and **Miami Country Day School, Inc**, a Florida Corporation, whose address is 601 NE 107th Street, Miami, FL 33161, hereinafter called the Grantee*.

WITNESSETH, That said grantor, for and in consideration of the sum of TEN AND NO/100 (\$10.00) Dollars, and other good and valuable consideration to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in Miami-Dade, Florida, to wit:

A portion of Lot 4, Block 14, JULIA D. TUTTLE'S SUBDIVISION, per Plat Book "B", page 4, Public Records of Miami-Dade County Florida:

Commencing at the center line of Section 31-52-42, Miami-Dade County, Florida; thence south a distance of 713.15 feet along the center line of Northeast Sixth Avenue to a point; thence east 265 feet to the point of beginning; thence continue east a distance of 419 feet to the west bank of Biscayne Canal; thence meander northwesterly along the west bank of Biscayne Canal a distance of approximately 135 feet to a point on the west bank of Biscayne Canal parallel with the monument set in 6 feet from the west bank of said Biscayne Canal; thence west a distance of 325 feet to a point; and thence south 99.913 feet to the point of beginning ("Property").

Termination of Easements: Grantor hereby terminates, releases, and relinquishes all easements and other rights created or reserved in the favor of Grantor and/or the Property by virtue of the documents recorded in Deed Book 3306, Page 8, Official Records Book 11829, Page 1564, and Official Records Book 11805, Page 2648, all of the Public Records of Miami-Dade County, Florida. This Termination of Easements shall run with the land and shall be binding upon and inure to the benefit of the Grantee as the fee simple title holder of the Property, and its heirs, personal representatives, transferees, successors or assigns.

This conveyance is subject to the following:

1. Taxes for the 2017 and subsequent years:
2. Except for the Termination of Easements set forth herein above, conditions, restrictions, limitations, reservations, easements and other matters of record:

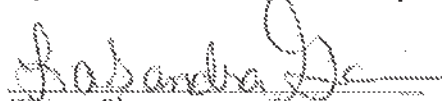
To Have and to Hold, the same together with all and singular the appurtenances thereto or in anywise appertaining, and all the estate, rights title, interest, lien, equity and claim whatsoever of grantors, either in law or equity, for the use, benefit and profit of said grantee forever.

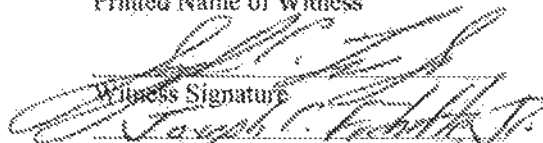
The Grantee, as Trustee, has the full power and authority to protect, conserve, sell, lease, encumber, and to otherwise manage and dispose of said real property pursuant to F. S. 689.073.

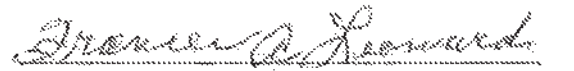
**"Grantor" and "grantee" are used for singular or plural, as context requires.

IN WITNESS WHEREOF, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed, and delivered in our presence:


 Witness Signature
 Lasandra Gavin
 Printed Name of Witness


 Witness Signature
 Joseph C. Frechette, Jr.
 Printed Name of Witness

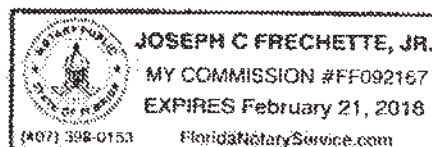

 Frances A. Leonard, Individually and as
 Trustee of the Frances A. Leonard Revocable
 Trust Dated December 9, 1993

State of Florida)
 County of Miami-Dade)

I HEREBY CERTIFY that on this day before me, an officer duly qualified to take acknowledgments appeared **Frances A. Leonard**, individually and at Trustee of the Frances A. Leonard Revocable Trust Dated December 9, 1993, who is personally known to me or who have produced _____ as identification and who did take an oath and who executed the foregoing instrument and acknowledged before me that he/she executed the same.

WITNESS my hand and official seal last aforesaid this 12 day of December, 2016.

Signed: _____
 Print: _____
 Notary Public
 My Commission Expires: _____



SPECIAL WARRANTY DEED

THIS DOCUMENT WAS PREPARED BY:

Michael A. Halberg, Esq.
Law Offices of Michael A. Halberg, P.A.
1301 International Parkway, Suite 120
Ft. Lauderdale, FL 33323
(954) 252-0589

RETURN TO:

Nancy Stoner, Esq.
Daniels Rodriguez et al
4000 Ponce De Leon Blvd., #800
Coral Gables, FL 33156

Folio No.: 30-2230-001-0450

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 31 day of May, 2023, by and between Tridev Realty, Inc., a Florida corporation, whose principal address is 11075 Bismarck Place, Cooper City, FL 33026 (hereinafter called the "Grantor"), and Miami Country Day School, Inc., a Florida not for profit corporation whose principal address is 601 NE 107 Street, Miami, FL 33161 (hereinafter called the "Grantee").

WITNESSETH:

That the Grantor, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid, the receipt whereof is hereby acknowledged, by these presents does grant, bargain, sell, alien, remise, release, convey and confirm unto the Grantee, its successors and assigns forever, all that certain parcel of land lying and being in the County of Miami Dade, State of Florida, as more particularly described as follows (the "Property"):

The North 95 feet of the West 120 feet of that part of Lot 5, Block 14, of Julia B. Tuttle Subdivision, according to the plat thereof as recorded in Plat Book B, Page 4, Public Records of Miami-Dade County, Florida, which lies East of the East right of way line of the 70 feet right of way as described in O. R. Book 1279, Page 89, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO the following matters which are not reimposed hereby:

1. Taxes and assessments for 2023 and subsequent years;
2. All applicable zoning, building, and land use laws, ordinances, rules and regulations; and

TO HAVE AND TO HOLD the above described Property, with the appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

And the Grantor does fully warrant the title to said Property subject to the matters referred to above and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused these presents to be duly executed in its name and by those thereunto duly authorized, the day and year first above written.

EXECUTED this 31 day of May, 2023.

WITNESSES:

SELLER:

M Halberg
Print Name: MICHAEL HALBERG
Eling Ponaranda
Print Name: Eling Ponaranda

Tridev Realty, Inc., a Florida corporation

By: Mohammad Khandaker
Name: Mohammad Khandaker
Title: President

STATE OF FLORIDA)
) SS:
COUNTY OF BROWARD)

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 31 day of May, 2023, by **Mohammad Khandaker, as president of Tridev Realty, Inc., a Florida corporation**, who is ☒ personally known to me or ☐ who has produced a Florida Driver's License as identification.

M Halberg Notary Seal
NOTARY PUBLIC
My Commission Expires:



SEPTIC TANK SYSTEM DISCLOSURE STATEMENT CERTIFICATION

I hereby certify that I have read, understood, and signed the Septic Tank System Disclosure Statement for the conveyance of this real property, as required by Section 21-49.1 of the Code of Miami-Dade County, Florida.

Mariandl Hufford
 Witness Print Name: Mariandl Hufford

Jose Gomez
 Witness Print Name: Jose Gomez

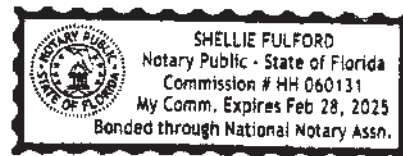
Miami Country Day School, Inc., a Florida not for profit corporation

By: Timothy S Walsh
 Print Name: TIMOTHY S. WALSH
 Title: CHIEF OPERATING OFFICER

State of Florida
 County of Miami Dade

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 2 day of JUNE, 2023 by TIMOTHY WALSH, as COO of Miami Country Day School, Inc., a Florida not for profit corporation who ☒ are personally known or ☐ have produced as identification.

Shellie Fulford FLORIDA
 Notary Public, State of
 Printed Name: Shellie Fulford
 Notary Seal]



This Instrument was Prepared By,
Record and Return To:
Robert E. Dady, Esquire
Robert E. Dady, PA
8440 SW 143 Street
Palmetto Bay, FL 33158

Property Appraiser Identification No:
30 - 2230 - 001 - 0460

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Warranty Deed

(STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture made this 18 day of January, 2014, by and between Spectrum Programs Real Estate Holdings, Inc., a Florida not for profit corporation. (**Grantor**)*, whose mailing address is 11031 NE. 6th Avenue Miami, Florida 33161, and Miami Country Day School, Inc., a Florida not for profit corporation (**Grantee**)*, whose mailing address is 601 NE 107 Street., Miami, FL 33161 .

Witnesseth that said Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs, successors and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

All that part of Lot 6, in Block 14 of JULIA D. TUTTLE'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book "B", Page 4, of the Public Records of Miami-Dade County, Florida, described as follows:

Begin at a point on the North line of said Lot 6, 35 feet East of the North and South centerline of Section 31, Township 52 South, Range 42 East; thence Eastwardly on the North line of Said Lot 6 to the Northeast corner thereof, thence Southeastwardly on the East line of said Lot 6 to the Southeast corner thereof; thence Westwardly on the South line of Lot 6 to a point on said South line 35 feet East of the said North and South centerline of said Section 31, Township 52 South, Range 42 East; thence North to the Point of Beginning.

This conveyance is subject to:

1. Real Estate taxes for the year 2014, and subsequent years.
2. Restrictions, limitations, covenants, dedications and easements of record; but this provision shall not operate to reimpose same.
3. Zoning laws and other governmental regulations.

and said Grantor does hereby fully warrant the title to said land, and will defend the same against lawful claims of all persons whomsoever.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the Grantor hereby covenants with said Grantee that the Grantor is lawfully seized of said land in fee simple; that the Grantor has good right and lawful authority to sell and convey said land; that the Grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2013**.

* "Grantor" and "Grantee" are used for singular or plural, as context requires.

In Witness Whereof, Grantor has hereunto set Grantor's hand and seal the day and year first above written.

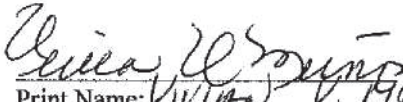
WITNESSES:

GRANTOR:


Print Name: ROBERT E. DADY

SPECTRUM PROGRAMS REAL ESTATE HOLDINGS, INC., a Florida not for profit Corporation

By: 
H. Bruce Hayden, President


Print Name: VIVIAN V. MUNOZ

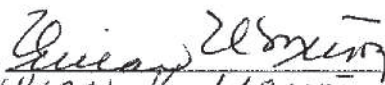
Mailing Address: 11031 NE. 6th Ave. Miami, Florida 33131

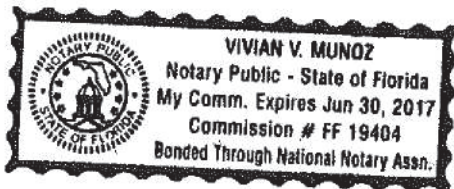
STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 13 day of January, 2014, by H. Bruce Hayden as President of Spectrum Real Estate Holdings, Inc., a Florida not for profit Corporation. He is personally known to me or presented a FDL driver's license as identification and did not take an oath.

Notary Stamp/Seal:

Notary Signature: 
Notary Print: VIVIAN V. MUNOZ
Notary Public, State of Florida
Commission No.: _____
My Commission Expires: 6/30/2017



This Instrument prepared by:
Anthony C. Alfonso, Esq.
Holland & Knight, LLP
515 East Las Olas Boulevard
Suite 1200
Fort Lauderdale FL 33301

Tax Folio No.: 30-2230-001-0470

STATUTORY WARRANTY DEED

THIS INDENTURE made effective as of the 23rd day of May, 2016, by **GTO PROPERTIES I, LLC**, a Florida limited liability company, f/k/a GTO Properties, LLC, whose mailing address is 4649 Ponce De Leon Blvd., #301, Coral Gables, FL 33146, hereinafter called the "Grantor", to **MIAMI COUNTRY DAY SCHOOL, INC.**, a Florida not for profit corporation, whose mailing address is 601 NE 107 Street, Miami, FL 33161, hereinafter called the "Grantee" (whenever used hereunder the terms "Grantor" and "Grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations and limited liability companies):

WITNESSETH, that Grantor, for and in consideration of the sum of Ten (\$10.00) Dollars and other valuable consideration to Grantor in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to Grantee, and Grantee's successors and assigns forever, the following described land, situate, lying and being in Miami-Dade County, Florida, to-wit:

That portion of Lot 4, Block 14, of JULIA D. TUTTLE SUBDIVISION, according to the Plat thereof, recorded in Plat Book "B", Page 4, of the Public Records of Miami-Dade County, Florida, according to a survey thereof dated February 6, 1962, by M.B. Garris, Jr., Registered Land Surveyor No. 729, State of Florida, as follows:

Beginning at an iron pipe in the intersection of the northerly right of way line of Northeast 109th Street (50 foot right of way) and the Westerly right of way line of Northeast 6th Avenue (70 foot right of way); running thence (1) along the said line of Northeast 109th Street and parallel to the Northerly line of said Lot 4, Block 14, JULIA TUTTLE SUBDIVISION South 89 degrees 53 minutes 0 seconds West 80 feet to an iron pipe; thence (2) along a line parallel to the East line of the SW 1/4 of Section 31, Township 52



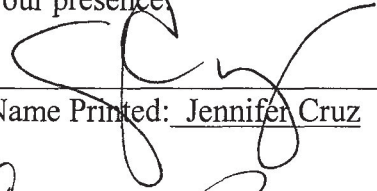
South, Range 42 East due North 100 feet to an iron pipe in the said Northerly line of Lot 4; thence (3) along the said line of Lot 4, North 89 degrees 53 minutes 0 seconds East 80 feet to an iron pipe in the said line of Northeast 6th Avenue, which point is distant 35 feet West of the said East line of the SW 1/4 of Section 31; thence (4) along the said line of Northeast 6th Avenue due South 100 feet to the place of the Beginning.

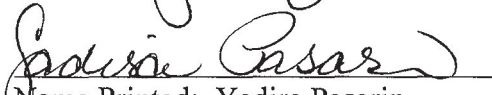
SUBJECT TO: (i) real estate taxes for the year 2016 and subsequent years; and (ii) all laws, ordinances, regulations, restrictions, prohibitions and other requirements imposed by governmental authority.

Grantor does hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

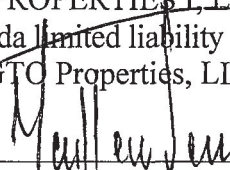
IN WITNESS WHEREOF, Grantor has hereunto set Grantor's hand and seal as of the day and year first above written.

Signed, sealed and delivered
in our presence


Name Printed: Jennifer Cruz


Name Printed: Yadira Pasarin

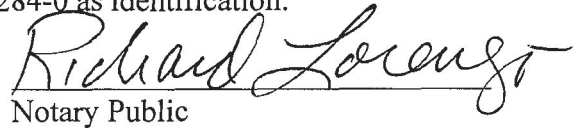
GTO PROPERTIES I, LLC,
a Florida limited liability company,
f/k/a GTO Properties, LLC

By: 
Print Name: Guillermo Peña
Title: Manager

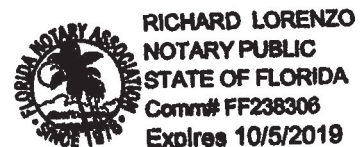
STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 23rd day of May, 2016, by Guillermo Peña, as Manager of GTO PROPERTIES I, LLC, a Florida limited liability company, f/k/a GTO Properties, LLC, on behalf of the company, who is personally known to me or who has produced Florida Driver License P500-284-59-284-0 as identification.


Notary Public

(SEAL)



Attachment C

Attachment D



601 NE 107th Street
Miami, FL 33161
PH: 305.779.7200
miamicountryday.org

June 18, 2025

Ms. Freenette William, Business Development Specialist
Department of Regulatory & Economic Resources
Planning Research & Economic Analysis Section
111 NW 1st Street – 12th Floor
Miami, FL, 33130

Re: Demonstration of Reasonable Financial Assurances in Connection with Application for Brownfield Area Designation for Miami Country Day School, Inc.

Dear Ms. Williams:

This letter is being submitted in connection with the pending application for brownfield area for Miami Country Day School, Inc. (the "Company") that is being filed with Miami-Dade County (the "County") by The Goldstein Environmental Law Firm, P.A. The purpose of this letter is to provide reasonable assurance that the Company has sufficient financial resources to implement the rehabilitation and redevelopment plan (the "Project") for the property identified by County folio numbers 30-2231-019-0010; 30-2231-019-0012; 30-2231-019-0013; 30-2231-019-0020; 30-2231-064-0010; 30-2231-064-0020; 30-2230-001-0420; 30-2230-001-0431; 30-2230-001-0450; 30-2230-001-0460; and 30-2230-001-0470 (the "Subject Property"). Accordingly, please note the following:

- The Company acquired the Subject Property and owns the fee outright.
- The Company is adequately capitalized and has sufficient liquidity and access to financing to fund the expected \$130 million cost to rehabilitate and redevelop the Subject Property.
- The Company and its affiliates have significant experience developing, constructing, and managing development projects and has cultivated relationships with financial institutions necessary to raise additional capital as needed.

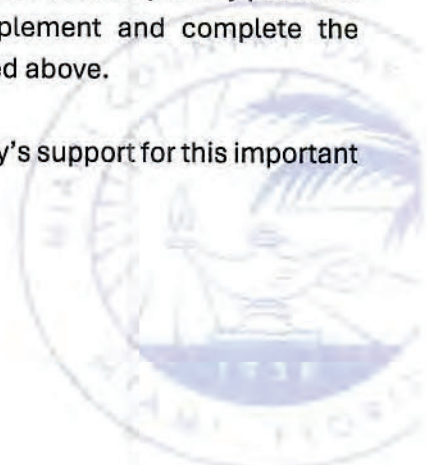
In addition, in my capacity as Chief Finance and Operations Officer for the Company and based upon my personal knowledge, I certify that the Company has sufficient financial resources to implement and complete the rehabilitation agreement and redevelopment plan at the Subject Property as referenced above.

Thank you in advance for your continuing assistance with this matter and for the County's support for this important project.

Sincerely,

MDC067

Every Student. Every Day. Everywhere.



Attachment E

5.0 CONCLUSIONS AND RECOMMENDATIONS

The scope of work of this evaluation included the performance of thirty soil borings, the installation and sampling of six shallow and one intermediate depth temporary groundwater monitoring wells (using direct push technology with a SP-15 groundwater sampler), the installation of three shallow 1.5" diameter prepacked temporary monitoring wells and sampling of six existing monitoring wells on the subject site to facilitate the collection of soil and groundwater samples for laboratory analysis for the most common contaminants of concern associated with the different Areas of Concern.

5.1 Summary of Assessment Information

Soil Assessment Results

Results of field headspace testing of soil samples collected during the performance of soil borings performed as part of this investigation did not indicate the significant presence of net VOCs (over 10 parts per million (ppm)) in the samples recovered from the soil borings with the exception of soil samples collected from the 0-2', 2'-4' and 4'-6' intervals at SB-16. A heavy petroleum odor was noted in the soil samples collected with a reading of 5,000 ppm of net VOCs at each depth interval at the SB-16 soil boring location performed within the area of the former service at 10855 NE 6th Avenue (Area of Concern #2).

Laboratory analytical results of the soil samples collected as part of the Phase II ESA investigation were reported below the laboratory method detection and/or at or below their respective Residential Direct Exposure and/or Leachability Soil Cleanup Target Levels (SCTL), as listed in Chapter 62-777, Florida Administrative Code (FAC) for all parameters tested, with the exception of specific contaminants of concern in soil samples collected from Areas of Concern #2, Area of Concern #4 and Area of Concern #5, as discussed below:

Area of Concern #2: Former Service Station (10855 NE 6th Avenue)

Laboratory analytical results of soil samples SB-16 0-2', SB-16 2'-4', SB-16E 2'-4', SB-17 2'-4' and SB-19 2'-4' were reported below the laboratory method detection and/or the Residential Direct Exposure Soil Cleanup Target Levels (SCTL), as listed in Chapter 62-777, Florida Administrative Code (FAC) for all parameters tested, with the exception of benzo(a)pyrene which was reported at a concentration of 0.19 mg/kg in the soil sample collected from the 2'-4' interval BLS at the SB-17 soil boring location, which exceeds the Residential Direct Exposure SCTL for benzo(a)pyrene of 0.1 mg/kg. Additionally, concentrations for carcinogenic PAH's must be converted to Benzo(a)pyrene equivalents using the approach "Final Technical Report: Development of Cleanup Target Levels (CTLs) for Chapter 62-777 F.A.C.". The calculated benzo(a)pyrene equivalent concentration was reported at 0.3 mg/kg in the soil sample collected from the 2'-4' interval BLS at the SB-17 soil boring location, which exceeds the Residential Direct Exposure SCTL for benzo(a)pyrene of 0.1 mg/kg.

Additionally, ethylbenzene, total xylenes, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, isopropylbenzene, naphthalene, 1-methylnaphthalene, and total recoverable petroleum hydrocarbons (TRPH) were reported at concentrations exceeding their respective Leachability Soil Cleanup Target Level, as listed in Chapter 62-777, FAC in the soil samples collected from the 0-2' and 2'-4' at the SB-16 soil boring location.

Area of Concern #4: Former Agricultural Use

Laboratory analytical results of composite soil samples CSS-1 0-6", CSS-1 6"-2', CSS-1 2'-4', CSS-2 0-6", CSS-2 6"-2' and CSS-2 2'-4' were reported below the laboratory method detection and/or the Residential Direct Exposure and Leachability Soil Cleanup Target Levels (SCTLs), as listed in Chapter 62-777, FAC for all parameters tested, with the



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exception of dieldrin which was reported at concentrations of 0.0071 mg/kg and 0.0034 mg/kg in composite soil samples CSS-2 6"-2' and CSS-2 2'-4', which exceeds the Leachability SCTL for dieldrin of 0.002 mg/kg.

Area of Concern #5: Former Athletic Field (Real Turf)

Laboratory analytical results of composite soil samples CSS-3 0-6", CSS-3 6"-2' and CSS-3 2'-4' were reported below the laboratory method detection and/or the Residential Direct Exposure and Leachability Soil Cleanup Target Levels (SCTLs), as listed in Chapter 62-777, FAC for all parameters tested, with the exception of arsenic which was reported at concentrations of 2.6 mg/kg and 2.9 mg/kg in composite soil samples CSS-3 6"-2' and CSS-3 2'-4', which exceeds the Residential Direct Exposure SCTL for arsenic of 2.1 mg/kg.

Groundwater Assessment Results

Results of the laboratory analysis of the groundwater samples collected as part of the Phase II ESA investigation were reported below the laboratory method detection and/or at or below the Groundwater Cleanup Target Levels (GCTL) as listed in Chapter 62-777, Florida Administrative Code (FAC), for all parameters tested for all parameters tested, with the exception of specific contaminants of concern in groundwater samples collected from Areas of Concern #2, Area of Concern #4 and Area of Concern #5, as discussed below:

Area of Concern #2: Former Service Station (10855 NE 6th Avenue)

Laboratory analytical results of groundwater samples collected from existing onsite monitoring wells MW-2 through MW-7 and temporary monitoring wells GP-16 and GP-19 were reported below the laboratory method detection and/or the Groundwater Cleanup Target Levels (GCTL), as listed in Chapter 62-777, Florida Administrative Code (FAC) for all parameters tested, with the exception of benzene, isopropylbenzene and naphthalene.

Benzene was reported at concentrations of 1.5 µg/L and 7.8 µg/L in groundwater samples collected from MW-4 and GP-16, which exceeds the GCTL for benzene of 1 µg/L.

Isopropylbenzene was reported at concentrations between 21.3 µg/L and 364 µg/L in groundwater samples collected from MW-3, MW-4, MW-7, GP-16 and GP-19, which exceeds the GCTL for isopropylbenzene of 0.8 µg/L.

Naphthalene was reported at a concentration of 15.6 µg/L in groundwater samples collected from GP-16 which exceeds the GCTL for naphthalene of 14 µg/L.

Area of Concern #4: Former Agricultural Use

Laboratory analytical results of groundwater samples collected from temporary monitoring wells TMW-A1 and TMW-A2 were reported below the laboratory method detection and/or the GCTLs for all parameters tested, with the exception of arsenic, which was reported at a concentration of 10.7 µg/L, above its respective GCTL of 10 µg/L in groundwater samples collected from TMW-A1, manganese, which was reported at a concentration of 118 µg/L, above its respective GCTL of 50 µg/L in groundwater samples collected from TMW-A1 and iron which was reported at concentrations of 15,000 µg/L and 2,370 µg/L in groundwater samples collected from TMW-A1 and TMW-A2, respectively, which is above the GCTL for iron of 300 µg/L.

Area of Concern #5: Former Athletic Field (Real Turf)

Laboratory analytical results of groundwater samples collected from temporary monitoring well TMW-A3 were reported below the laboratory method detection and/or the GCTLs for all parameters tested, with the exception of iron which was reported at a concentration of 2,510 µg/L in groundwater samples collected from TMW-A3, respectively, which is above the GCTL for iron of 300 µg/L.



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5.2 Conclusions and Recommendations

The purpose of this project was to develop additional information regarding soil and groundwater quality on the subject site which may have been impacted as a result of the petroleum contamination and former service station, former funeral home, the application of agrochemicals on the subject site, and potential chlorinated solvent contaminant encroachment from a former drycleaning facility located west of the subject site, identified as "recognized environmental conditions" in NEF's Phase I Environmental Site Assessment report dated October 30, 2023.

The assessment data for the different Areas of Concern identified in the Phase I Environmental Site Assessment is discussed below:

Area of Concern #1: Former Service Station (10901 NE 6th Avenue)

Given the former petroleum contamination associated with the December 21, 1988 discharge was issued a No Further Action status, the former service station represents a historical recognized environmental condition to the subject site, and no soil or groundwater assessment activities were performed as part of this Phase II ESA for this Area of Concern.

Area of Concern #2: Former Service Station (10855 NE 6th Avenue)

Laboratory analytical results of soil samples SB-16 0-2', SB-16 2'-4', SB-16E 2'-4', SB-17 2'-4' and SB-19 2'-4' were reported below the laboratory method detection and/or the Residential Direct Exposure Soil Cleanup Target Levels (SCTL), as listed in Chapter 62-777, Florida Administrative Code (FAC) for all parameters tested, with the exception of benzo(a)pyrene which was reported at a concentration of 0.19 mg/kg in the soil sample collected from the 2'-4' interval BLS at the SB-17 soil boring location, which exceeds the Residential Direct Exposure SCTL for benzo(a)pyrene of 0.1 mg/kg. Additionally, concentrations for carcinogenic PAH's must be converted to Benzo(a)pyrene equivalents using the approach "Final Technical Report: Development of Cleanup Target Levels (CTLs) for Chapter 62-777 F.A.C.". The calculated benzo(a)pyrene equivalent concentration was reported at 0.3 mg/kg in the soil sample collected from the 2'-4' interval BLS at the SB-17 soil boring location, which exceeds the Residential Direct Exposure SCTL for benzo(a)pyrene of 0.1 mg/kg.

Additionally, ethylbenzene, total xylenes, 1,2,3-trimethylbenzene, 1,2,4-trimethylbenzene, 1,3,5-trimethylbenzene, isopropylbenzene, naphthalene, 1-methylnaphthalene, and total recoverable petroleum hydrocarbons (TRPH) were reported at concentrations exceeding their respective Leachability Soil Cleanup Target Level, as listed in Chapter 62-777, FAC in the soil samples collected from the 0-2' and 2'-4' at the SB-16 soil boring location.

Laboratory analytical results of groundwater samples collected from existing onsite monitoring wells MW-2 through MW-7 and temporary monitoring wells GP-16 and GP-19 were reported below the laboratory method detection and/or the Groundwater Cleanup Target Levels (GCTL), as listed in Chapter 62-777, Florida Administrative Code (FAC) for all parameters tested, with the exception of benzene, isopropylbenzene and naphthalene.

Benzene was reported at concentrations of 1.5 µg/L and 7.8 µg/L in groundwater samples collected from MW-4 and GP-16, which exceeds the GCTL for benzene of 1 µg/L.

Isopropylbenzene was reported at concentrations between 21.3 µg/L and 364 µg/L in groundwater samples collected from MW-3, MW-4, MW-7, GP-16 and GP-19, which exceeds the GCTL for isopropylbenzene of 0.8 µg/L.

Naphthalene was reported at a concentration of 15.6 µg/L in groundwater samples collected from GP-16 which exceeds the GCTL for naphthalene of 14 µg/L.



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Area of Concern #3: Former Funeral Home (10931 NE 6th Avenue)

Laboratory analytical results of soil and groundwater samples from this Area of Concern were reported below the laboratory method detection and/or at or below the Residential Direct Exposure and Leachability Soil Cleanup Target Levels (SCTLs), and Groundwater Cleanup Target Levels, as listed in Chapter 62-777, FAC for all parameters tested.

Area of Concern #4: Former Agricultural Use

Laboratory analytical results of composite soil samples CSS-1 0-6", CSS-1 6"-2', CSS-1 2'-4', CSS-2 0-6", CSS-2 6"-2' and CSS-2 2'-4' were reported below the laboratory method detection and/or the Residential Direct Exposure and Leachability Soil Cleanup Target Levels (SCTLs), as listed in Chapter 62-777, FAC for all parameters tested, with the exception of dieldrin which was reported at concentrations of 0.0071 mg/kg and 0.0034 mg/kg in composite soil samples CSS-2 6"-2' and CSS-2 2'-4', which exceeds the Leachability SCTL for dieldrin of 0.002 mg/kg.

Laboratory analytical results of groundwater samples collected from temporary monitoring wells TMW-A1 and TMW-A2 were reported below the laboratory method detection and/or the GCTLs for all parameters tested, with the exception of arsenic, which was reported at a concentration of 10.7 µg/L, above its respective GCTL of 10 µg/L in groundwater samples collected from TMW-A1, manganese, which was reported at a concentration of 118 µg/L, above its respective GCTL of 50 µg/L in groundwater samples collected from TMW-A1 and iron which was reported at concentrations of 15,000 µg/L and 2,370 µg/L in groundwater samples collected from TMW-A1 and TMW-A2, respectively, which is above the GCTL for iron of 300 µg/L.

Area of Concern #5: Former Athletic Field (Real Turf)

Laboratory analytical results of composite soil samples CSS-3 0-6", CSS-3 6"-2' and CSS-3 2'-4' were reported below the laboratory method detection and/or the Residential Direct Exposure and Leachability Soil Cleanup Target Levels (SCTLs), as listed in Chapter 62-777, FAC for all parameters tested, with the exception of arsenic which was reported at concentrations of 2.6 mg/kg and 2.9 mg/kg in composite soil samples CSS-3 6"-2' and CSS-3 2'-4', which exceeds the Residential Direct Exposure SCTL for arsenic of 2.1 mg/kg.

Laboratory analytical results of groundwater samples collected from temporary monitoring well TMW-A3 were reported below the laboratory method detection and/or the GCTLs for all parameters tested, with the exception of iron which was reported at a concentration of 2,510 µg/L in groundwater samples collected from TMW-A3, respectively, which is above the GCTL for iron of 300 µg/L.

Area of Concern #6: Potential Contamination Encroachment from Former Drycleaning Facility (11007 NE 6th Avenue)

Given no chlorinated solvent contamination was identified in the Supplemental Phase II Environmental Site Assessment Report performed on the parcel 11005-11007 Northeast 6th Avenue (Folio #30-2230-001-0450) parcel, dated December 13, 2023, performed by LandScience, no soil or groundwater assessment activities were performed as part of this Phase II ESA for this Area of Concern.

Area of Concern #7: Potential Contamination Encroachment from Former Drycleaning Facility and Chlorinated Solvent Contamination (10826 NE 6th Avenue)

Laboratory analytical results of groundwater samples collected from temporary monitoring wells GP-24, GP-25 and GP-25D were reported below the laboratory method detection and/or at or below the GCTLs for all parameters tested. Vinyl chloride was reported at a concentration of 1.1 µg/L in the groundwater sample collected from monitoring well GP-25D, which meets the GCTL for vinyl chloride of 1 µg/L (following FDEP guidance on rounding of contaminant concentrations).



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Phase II Environmental Site Assessment

Miami Country Day School Main Campus
601 Northeast 7th Street, 690 Northeast 109th Street and 11031 Northeast 6th Avenue
Miami, Miami-Dade County, FL 33161
NEF# 8380.1
February 2024

Based on NEF's review of prior assessment information and the soil and groundwater assessment information developed as part of this Phase II Environmental Site Assessment, no evidence of soil and/or groundwater contamination was identified within Area of Concern #1, Area of Concern #3, Area of Concern #6 and Area of Concern #7. As such it is NEF's opinion that additional assessment for these identified Areas of Concern is not warranted at this time.

Assessment information developed as part of this Phase II Environmental Site Assessment, did identify concentrations of specific contaminants above their respective Residential Direct Exposure and/or Leachability Soil Cleanup Target Levels and Groundwater Cleanup Target Levels in Area of Concern #2, Area of Concern #4 and Area of Concern #5.

It is important to note that the assessment data generated as part of this investigation may be subject to legal reporting requirements regarding the discovery of contamination in accordance with Chapter 62-780, Florida Administrative Code and Chapter 24 of the Code of Miami-Dade County. NEF recommends the client confer with qualified environmental legal counsel to discuss the information provided in this report to obtain an opinion regarding potential legal reporting requirements regarding the reported contaminant concentrations in soil and groundwater.

Based on the finding of this Phase II Environmental Site Assessment, it is NEF's opinion that additional assessment within these areas is warranted to develop additional information regarding the extent of the soil and groundwater impacts and address the identified soil impacts in accordance with Chapter 62-780, FAC and Chapter 24 of the Code of Miami-Dade County.

NEF appreciates this opportunity to be of service. Should you have any further questions or concerns, please do not hesitate to contact the undersigned at your convenience.

Sincerely,
NUTTING ENVIRONMENTAL OF FLORIDA, INC.



Jan Beernink
Vice President

Richard G. Iossi

Richard G. Iossi, P.E.
President

Filename: MCDS, MCDS Main Campus, 601 NE 107th St, Miami, P2 Jan 2024



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APPENDICES

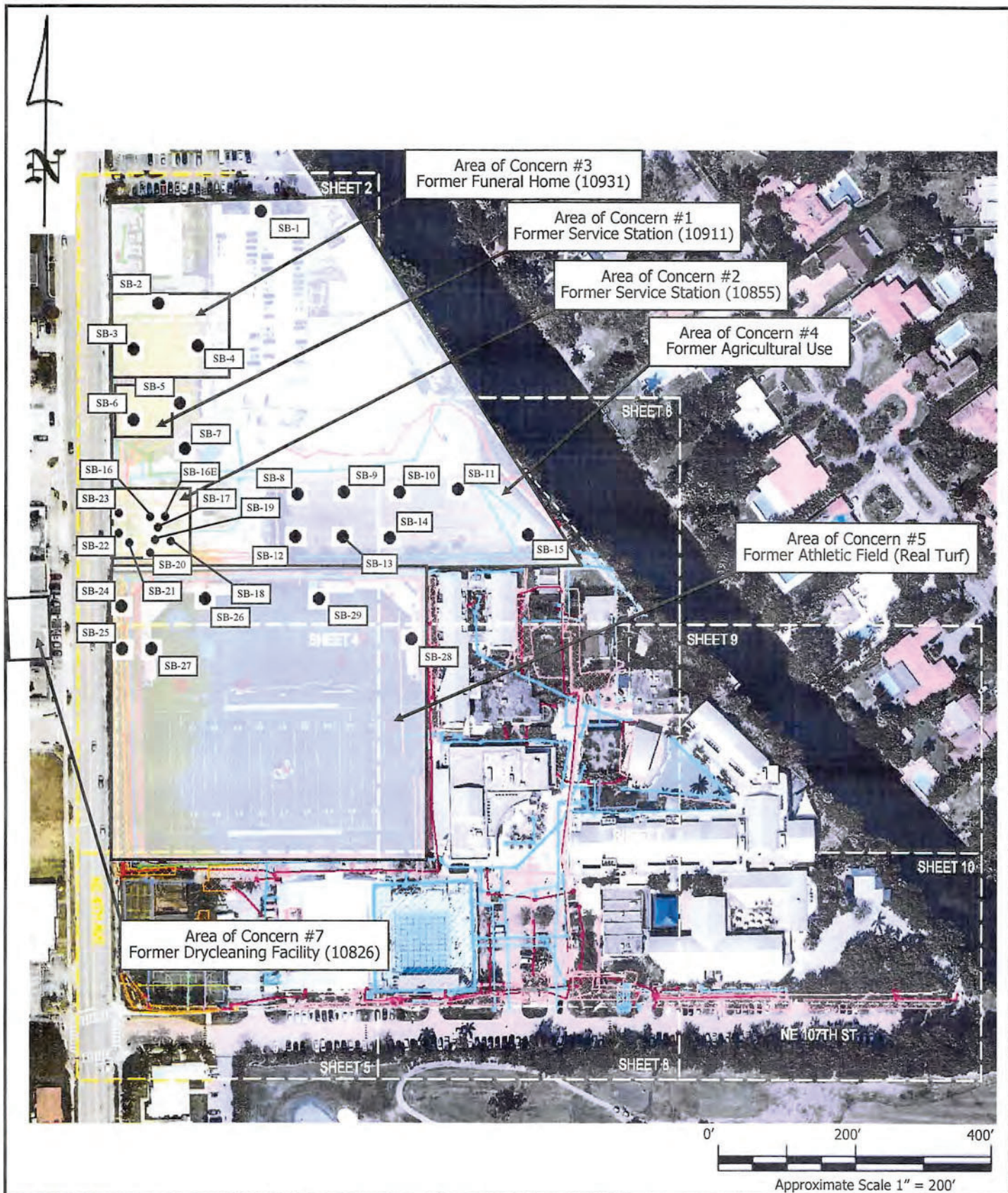


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Appendix A - Tables and Figures



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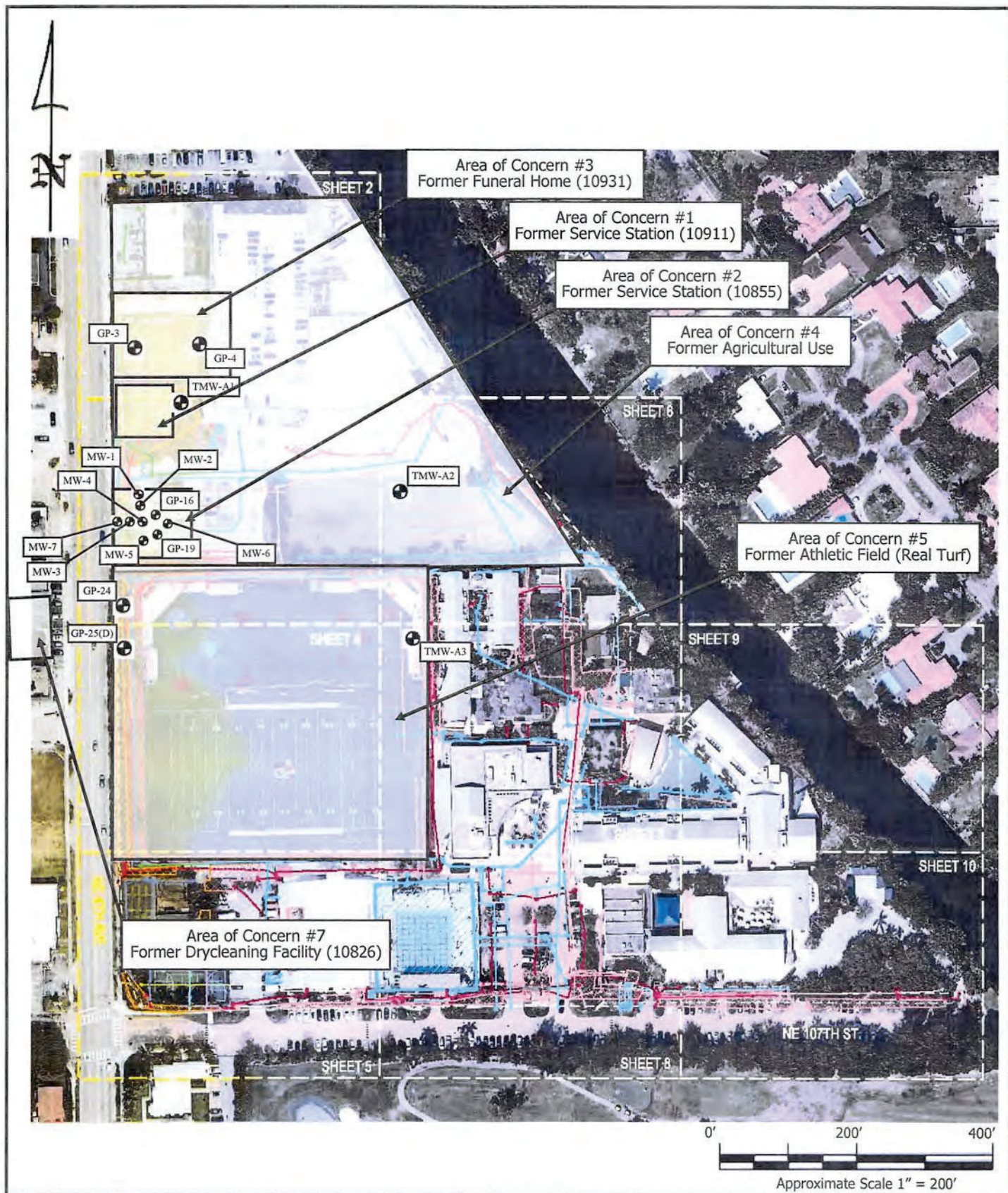


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Miami Country Day School Main Campus
601 Northeast 107th Street
Miami, Miami Dade County, FL
NEF#: 8380.1

**Soil Boring
Location Map**

**FIGURE
1**

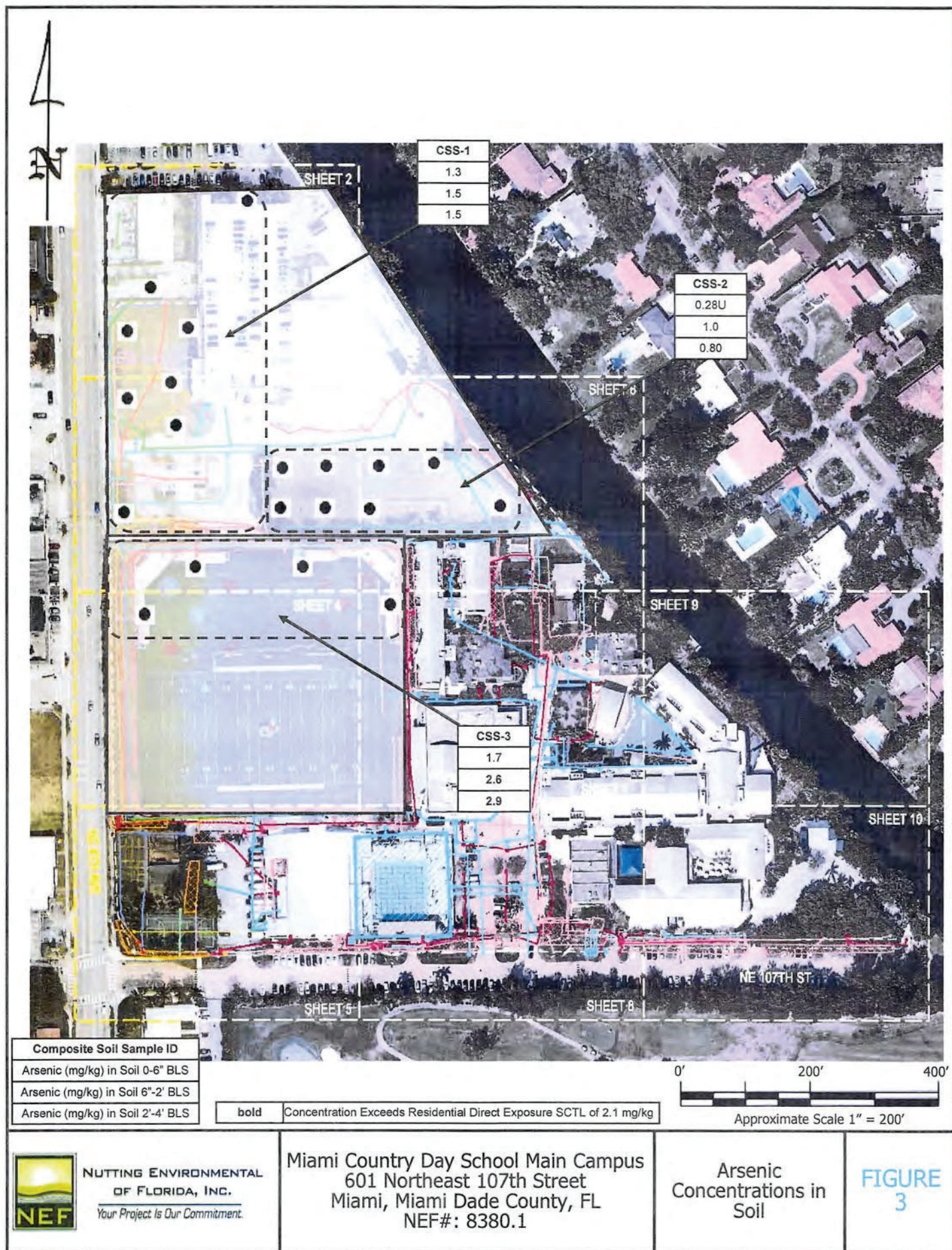


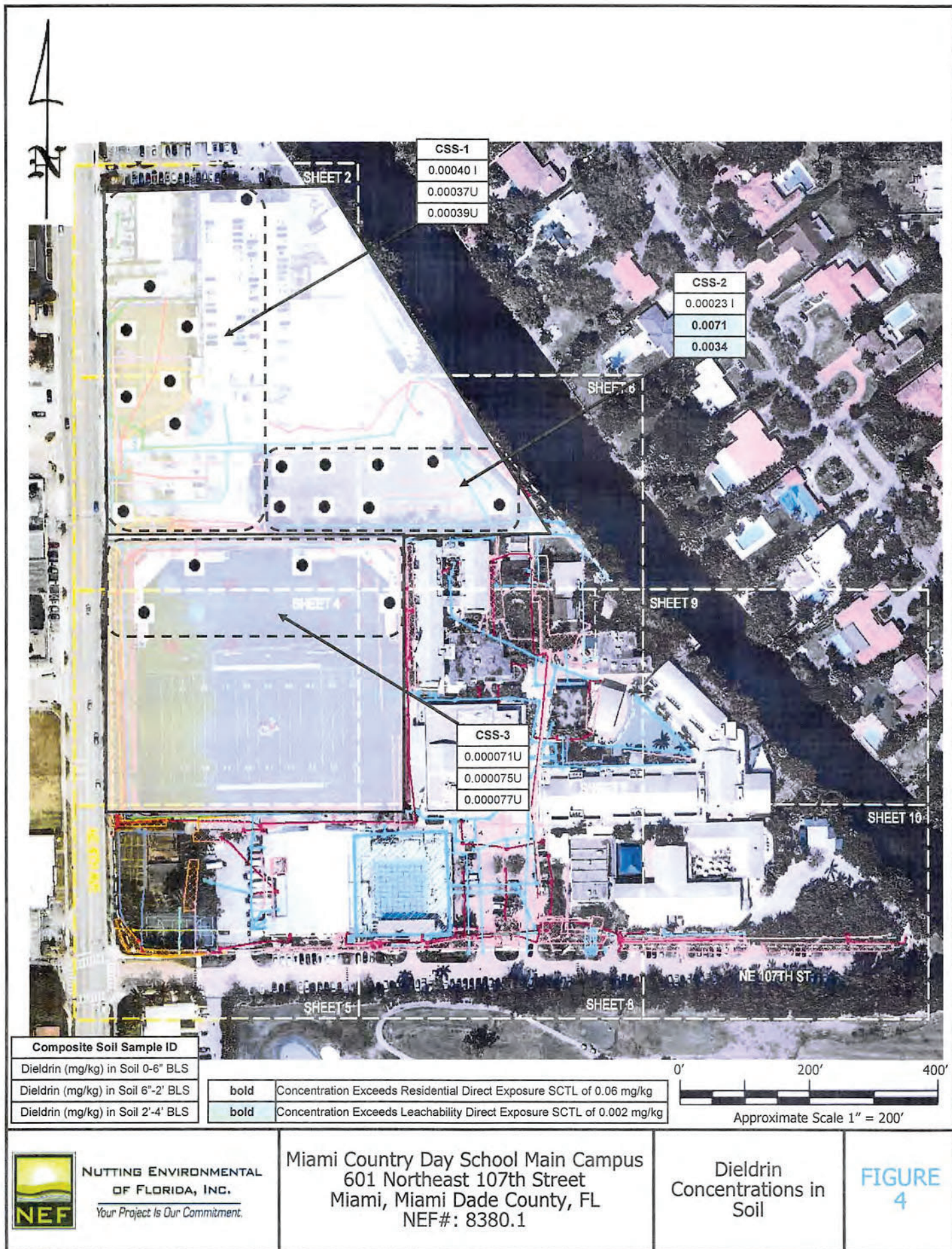
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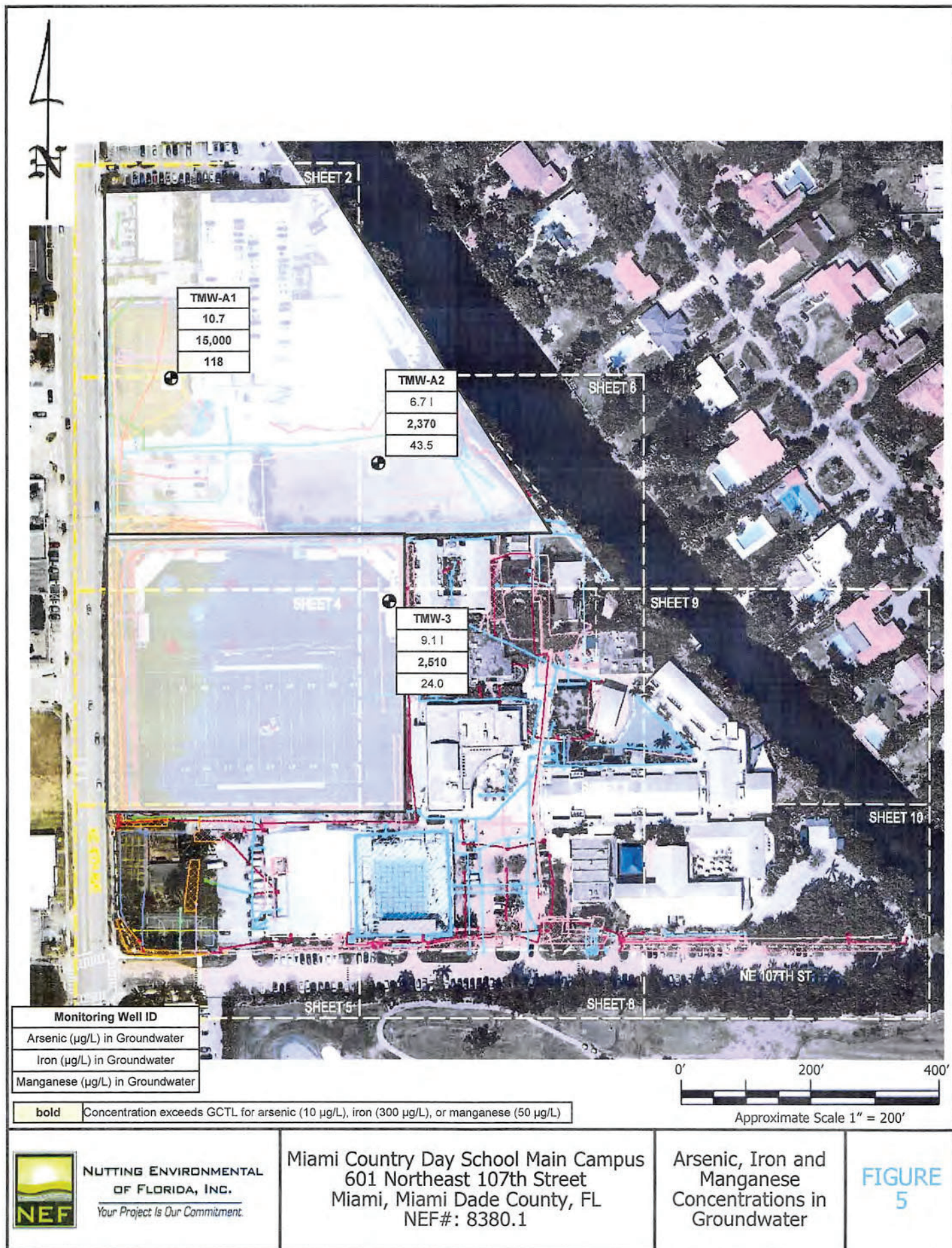
Miami Country Day School Main Campus
601 Northeast 107th Street
Miami, Miami Dade County, FL
NEF#: 8380.1

Monitoring Well
Location Map

**FIGURE
2**









Soil Sample ID
Naphthalene (mg/kg) in Soil
1-Methylnaphthalene (mg/kg) in Soil
Benzo(a)pyrene TEC (mg/kg) in Soil
TRPH (mg/kg) in Soil

bold	Concentration Exceeds Residential Direct Exposure SCTL for BaP TEC of 0.1 mg/kg
bold	Concentration exceeds Leachability SCTL for naphthalene (1.2), 1-methylnaphthalene (3.1) or TRPH (340 mg/kg)

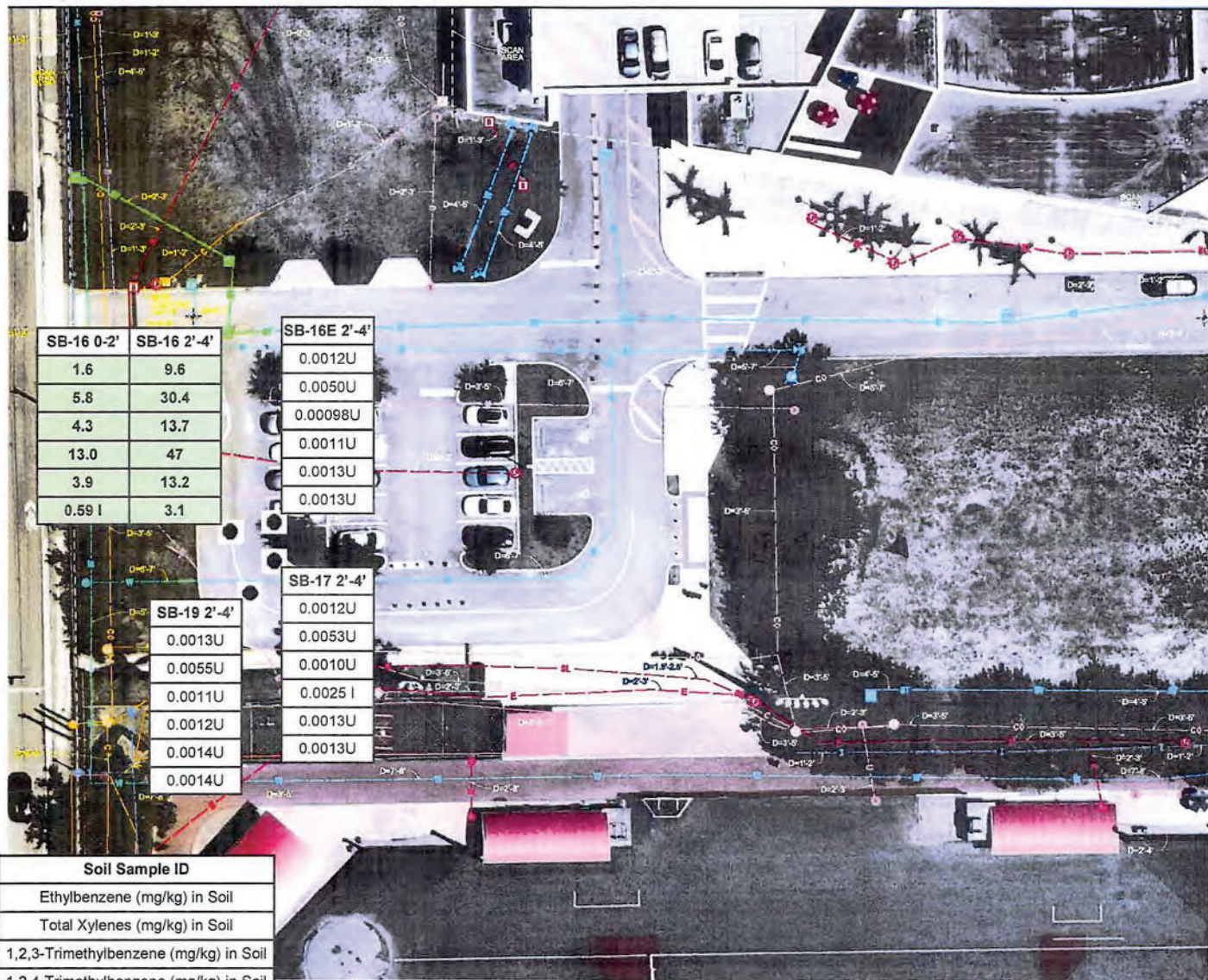


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Miami Country Day School Main Campus
601 Northeast 107th Street
Miami, Miami Dade County, FL
NEF#: 8380.1

PAHs and TRPH
Concentrations in
Soil

**FIGURE
6**



Soil Sample ID
Ethylbenzene (mg/kg) in Soil
Total Xylenes (mg/kg) in Soil
1,2,3-Trimethylbenzene (mg/kg) in Soil
1,2,4-Trimethylbenzene (mg/kg) in Soil
1,3,5-Trimethylbenzene (mg/kg) in Soil
Isopropylbenzene (mg/kg) in Soil

bold

Concentration exceeds Leachability SCTL for ethylbenzene (0.6), total xylenes (0.2), 1,2,3-trimethylbenzene (0.3), 1,2,4-trimethylbenzene (0.3), 1,3,5-trimethylbenzene (0.3) and isopropylbenzene (0.2 mg/kg)



Approximate Scale 1" = 50'

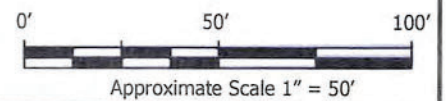


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Miami Country Day School Main Campus
601 Northeast 107th Street
Miami, Miami Dade County, FL
NEF#: 8380.1

VOC
Concentrations in
Soil

**FIGURE
7**



**NUTTING ENVIRONMENTAL
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Miami Country Day School Main Campus
601 Northeast 107th Street
Miami, Miami Dade County, FL
NEF#: 8380.1

**Benzene, Iso-
propylbenzene and
Naphthalene
Concentrations in
Groundwater**

**FIGURE
8**

Disclosure of Interest

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Miami Country Day School, Inc. 601 NE 107th St., Miami, FL 33161

APPLICANT B:

APPLICANT C:

APPLICANT D:

APPLICANT E:

APPLICANT F:

APPLICANT G:

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

- 2. PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area and indicate those properties in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Miami Country Day School, Inc.	30-2231-019-0020	0.17 acres
A	Miami Country Day School, Inc.	30-2231-064-0010	12.29 acres
A	Miami Country Day School, Inc.	30-2231-064-0020	4.07 acres
A	Miami Country Day School, Inc.	30-2231-001-0420	0.85 acres
A	Miami Country Day School, Inc.	30-2230-001-0431	0.30 acres
A	Miami Country Day School, Inc.	30-2230-001-0450	0.26 acres
A	Miami Country Day School, Inc.	30-2230-001-0460	1.51 acres
A	Miami Country Day School, Inc.	30-2230-001-0470	0.18 acres
A	Miami Country Day School, Inc.	30-2231-017-0100	0.14 acres

3. For each applicant, check the appropriate column to indicate the NATURE OF THE APPLICANT'S INTEREST in the property identified in Section 2 above.

APPLICANT	OWNER	LESSEE	CONTRACT FOR PURCHASE	OTHER(Attach Explanation)
A	YES			
A	YES			
A	YES			
A	YES			
A	YES			
A	YES			
A	YES			
A	YES			

4. **DISCLOSURE OF APPLICANT'S INTEREST:** Complete all appropriate sections and indicate N/A for each section that is not applicable.

- a. If the applicant is an **INDIVIDUAL** (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- b. If the applicant is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: Miami Country Day School, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
---	----------------------------

As a not-for-profit entity, no person or entity has ownership of Miami Country Day School, Inc.

- c. If the applicant is a **TRUSTEE**, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- d. If the applicant is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- | <u>NAME AND ADDRESS</u> | <u>PERCENTAGE OF INTEREST</u> |
|-------------------------|-------------------------------|
| N/A | |
| | |
| | |
- Date of Contract: _____

- | <u>INDIVIDUAL'S NAME AND ADDRESS</u> | <u>PERCENTAGE OF INTEREST</u> |
|--------------------------------------|-------------------------------|
| | |
| | |

- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: See Disclosure of Applicant's Interest

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>

- c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- d. If the owner is a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the

identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
N/A	

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

Date of Contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

ENTITIES REGULARLY TRADED ON AN ESTABLISHED SECURITIES, PENSION FUNDS OR PENSION TRUSTS OF MORE THAN FIVE THOUSAND (5,000) OWNERSHIP INTERESTS

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signature and Printed Name
(Complete one signature page per applicant)

Signature Timothy S. Walsh
Printed Name TIMOTHY S. WALSH

State of Florida
County of Miami-Dade

Sworn to (or affirmed) and subscribed before me by means of (how the individual appeared check one): (how the individual appeared check one):

☒ physical presence ☐ online notarization this 8th day of August, 2025.
(date) (month)(year)

by Timothy Walsh
(name of individual swearing or affirming)

as _____ for _____
(type of authority, e.g., Officer, Attorney-in Fact)(Name of party on behalf of whom executed)

Individual identified by: ☒ personal knowledge ☐ satisfactory evidence _____
(type)



(affix Florida Notary Seal above)

Iara Coltro
(Signature of Notary Public)

Iara Coltro
(typed, printed, or stamped name of Notary Public)

My Commission Expires:

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.
Brownfields, Transactions, Due Diligence, Development, Permitting, Cleanups & Compliance

2100 Ponce de Leon Boulevard, Suite 710
Coral Gables, Florida 33134
Telephone: (305) 777-1680
www.goldsteinenvlaw.com

Brett C. Brumund, Esq.
Direct Dial: (305) 640-5300
Email: bbrumund@goldsteinenvlaw.com

September 19, 2025

Via Email Only

Ms. Freenette Williams, Business Development Specialist
Department of Regulatory & Economic Resources
Planning Research & Economic Analysis Section
111 NW 1st Street – 12th Floor
Miami, FL 33128

**Re: Request for Amendment to Application for Designation of the Property Owned
by Miami Country Day School, Inc. as a Brownfield Area Pursuant to
§376.80(2)(c), Florida Statutes**

Dear Ms. Williams:

On behalf of Miami Country Day School, Inc. (“MCDS”), we would like to amend the Application for Brownfield Area Designation filed on June 19, 2025, (the “Application”) to include additional parcels acquired by MCDS on September 18, 2025. Those additional parcels are identified as:

- Folio No. 30-2231-019-0012 (10870 NE 6th Ave);
- Folio No. 30-2231-019-0010 (10832 NE 6th Ave); and
- Folio No. 30-2231-019-0013 (10822 NE 6th Ave).

The deeds for the above-referenced parcels are enclosed with this correspondence and are in the process of being recorded in the Miami-Dade County public records.

The additional parcels are contiguous with the parcels included in the original Application and may have environmental impacts from the historical operation of a drycleaning facility in their vicinity. The parcels will be redeveloped in connection with the enhanced campus master plan presented in the Application subject to the Miami-Dade County development approvals process.

Ms. Freenette Williams, Business Development Specialist
September 19, 2025
Page 2

Please feel free to contact me with any questions or should further information be required. Thank you.

Very truly yours,

THE GOLDSTEIN ENVIRONMENTAL LAW FIRM, P.A.

A handwritten signature in blue ink, appearing to read 'Brett C. Brumund', followed by a horizontal line.

Brett C. Brumund, Esq.
/bcb

Enclosures

cc: Miami Country Day School, Inc.
Michael R. Goldstein, Esq., Environmental Counsel for Miami Country Day School, Inc.

Prepared by:
Kenneth F. Claussen, Esq.
55 Merrick Way Suite 202A
Coral Gables, FL 33134
305-898-8823

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of August, 2025 between Evelyn Lopez Couto, joined by her husband, Rene Lopez Couto, and Jane Romero, joined by her husband, Carlos G. Rodriguez, grantors, whose post office address is 16 Emerald Crest Pt., Chapel Hill, NC 27516 and 3037 N.E. Quayside Ln., Miami, FL 33138, respectively and Miami Country Day School, Inc., a Florida not-for-profit corporation, whose post office address is 601 N.E. 107th Street, Miami, FL 33161, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

**The South 20.50 feet of Lot 1 and Lot 2, less the South 55.23 feet, Block 1, GREENLEAF PARK RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 47, Page 83, of the Public Records of Miami-Dade County, Florida. Address: 10822 N.E. 6th Avenue, Miami, FL 33161
Folio#: 30-2231-019-0013**

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

THIS SPACE INTENTIONALLY LEFT BLANK

In Witness Whereof, grantors have hereunto set grantors' hand and seal the day and year first above written

Sealed and delivered in our presence

Maria Strauss

Witness Signature

Print Witness Name: Maria Strauss

Witness Address: 482 Jamestown Rd
Pittsboro NC 27312

Gregory W. Strauss

Witness Signature

Print Witness Name: Gregory W. Strauss

Witness Address: 482 Jamestown Rd.
Pittsboro, NC. 27312

Rene Lopez Couto

Rene Lopez Couto

Evelyn Lopez Couto

Evelyn Lopez Couto

State of North Carolina

County of Orange

The foregoing instrument was acknowledged before me by means of X physical presence, this 17th day of **August, 2025** by **Rene Lopez Couto and Evelyn Lopez Couto, husband and wife** who are personally known to me or have produced a North Carolina Driver's License as identification.



Katie M. Groullon

Notary Public

Printed Name: Katie M. Groullon

My Commission Expires: 01-02-2028

Sealed and delivered in our presence

Witnesses as to signatures

Witness Signature

Print Witness Name: Adalys Diaz

Witness Address: 6214 Riverwalk Ln
Unit 7, Jupiter FL 33458

Witness Signature

Print Witness Name: TOMISLAV MANDAKOVIC

Witness Address: 4000 TOWERSIDE TERRACE
APT 2010, MIAMI, FL 33138

Jane Romero
Jane Romero

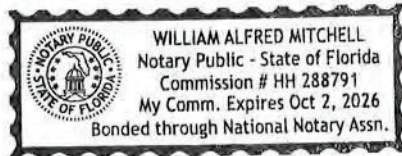
Carlos G. Rodriguez
Carlos G. Rodriguez

State of Florida

County of Miami-Dade

The foregoing instrument was acknowledged before me by means of X physical presence, this 17th day of August, 2025 by **Jane Romero and Carlos G. Rodriguez, husband and wife** who are personally known to me or have produced a Florida Driver's License as identification.

[Notary Seal]



William Alfred Mitchell
Notary Public

Printed Name: WILLIAM ALFRED MITCHELL

My Commission Expires: 10/02/2026

Prepared by:
Kenneth F. Claussen, Esq.
55 Merrick Way Suite 202A
Coral Gables, FL 33134
305-898-8823

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of August, 2025 between **Miami Shores Children Center, Inc., a Florida corporation, grantor**, whose post office address is 10870 N.E. 6th Ave., Miami, FL 33161 and **Miami Country Day School, Inc., a Florida not-for-profit corporation**, whose post office address is 601 N.E. 107th Street, Miami, FL 33161, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

Lot 1 less the North 40.90 feet and less the South 20.50 feet, Block 1, GREENLEAF PARK RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 47, Page 83, of the Public Records of Miami-Dade County, Florida. Address: 10832 N.E. 6th Avenue, Miami, FL 33161 Folio #: 30-2231-019-0010

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

THIS SPACE INTENTIONALLY LEFT BLANK

In Witness Whereof, grantors have hereunto set grantors' hand and seal the day and year first above written

Sealed and delivered in our presence

Witnesseth

Maria Strauss
Witness Signature
Print Witness Name: Maria Strauss
482 Jamestown Rd.
Witness Address: Pittsboro, NC
27312

Gregory W. Strauss
Witness Signature
Print Witness Name: Gregory W. Strauss
Witness Address: 482 Jamestown Rd.
Pittsboro NC 27312

Miami Shores Children Center, Inc., a Florida corporation

By: *Evelyn Lopez Couto*
Evelyn Lopez Couto, President, And Sole Stockholder

State of North Carolina

County of Orange

The foregoing instrument was acknowledged before me by means of X physical presence, this 17th day of August, 2025 by Evelyn Lopez Couto, President of Miami Shores Children Center, Inc., a Florida corporation who is personally known to me or has produced a NORTH CAROLINA Driver's License as identification.

[Notary Seal]
KATIE M GROULLON
Notary Public
Alamance Co., North Carolina
My Commission Expires Jan. 2, 2028

Katie M. Groullon
Notary Public
Printed Name: Katie M. Groullon
My Commission Expires: 01-02-2028

Prepared by:
Kenneth F. Claussen, Esq.
55 Merrick Way, Suite 202A
Coral Gables, FL 33134
305-898-8823

[Space Above This Line For Recording Data]

Warranty Deed

This Warranty Deed made this 17th day of August, 2025 between **Rene Lopez Couto and Evelyn Lopez Couto, husband and wife, grantors**, whose post office address is **16 Emerald Crest Pt., Chapel Hill, NC, 27516** and **Miami Country Day School, Inc., a Florida not-for-profit corporation**, whose post office address is **601 N.E. 107th Street, Miami, FL, 33161**, grantee:

(Whenever used herein the terms "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives, and assigns of individuals, and the successors and assigns of corporations, trusts and trustees)

Witnesseth, that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantee's heirs and assigns forever, the following described land, situate, lying and being in **Miami-Dade County, Florida** to-wit:

The North 40.90 feet of Lot 1, Block 1, GREENLEAF PARK RESUBDIVISION, according to the Plat thereof, as recorded in Plat Book 47, Page 83, of the Public Records of Miami-Dade County, Florida Folio #: 30-2231-019-0012 Address: 10870 N.E. 6th Avenue, Miami, FL 33161

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances, except taxes accruing subsequent to **December 31, 2024**.

THIS SPACE INTENTIONALLY LEFT BLANK

In Witness Whereof, grantors have hereunto set grantors' hand and seal the day and year first above written

Sealed and delivered in our presence

Maria Strauss
Witness Signature
Print Witness Name: Maria Strauss
Witness Address: 482 Jamestown Rd.
Pittsboro, N.C. 27312

Gregory W. Strauss
Witness Signature
Print Witness Name: Gregory W. Strauss
Witness Address: 482 Jamestown Rd.
Pittsboro, NC 27312

Rene Lopez Couto
Rene Lopez Couto

Evelyn Lopez Couto
Evelyn Lopez Couto

State of North Carolina
County of Orange

The foregoing instrument was acknowledged before me by means of X physical presence, this 17th day of August, 2025 by Rene Lopez Couto and Evelyn Lopez Couto, husband and wife who are personally known to me or have produced a North Carolina Driver's License as identification.

[Notary Seal]
KATIE M GROULLON
Notary Public
Alamance Co., North Carolina
My Commission Expires Jan. 2, 2028

Katie M. Groullon
Notary Public
Printed Name: Katie M. Groullon
My Commission Expires: 01-02-2028

Miami Country Day School, Inc.
Proposed Brownfield Parcels
Miami-Dade County, Florida



BROWNFIELD APPLICATION SITE



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Miles



Department of Regulatory and Economic Resources (RER)
Planning Research and Economic Analysis Section
September 2025

MDC102