

MEMORANDUM

Amended
Agenda Item No. 8(F)(1)

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

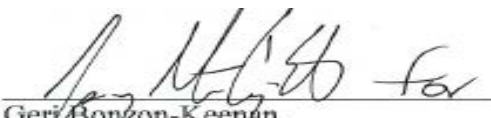
DATE: June 2, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Resolution declaring surplus, as of the effective date of this resolution, approximately 29 acres of County-owned land located adjacent to the Homestead Air Reserve Base ("HARB") in unincorporated Miami-Dade County identified by portions of Folio Nos. 30-7901-000-0090, 30-7901-000-0210 and 30-7901-000-0220 ("Parcel 1"), and as of June 2027, approximately 3 acres of County-owned land located adjacent to HARB and also identified by portions of Folio Nos. 30-7901-000-0090 and 30-7901-000-0220 ("Parcel 2"); approving a no-cost conveyance to the United States of America, acting through the Department of the Air Force, immediately of Parcel 1 and on or before June 2027, Parcel 2, in each case pursuant to section 125.38, Florida Statutes to be used for military purposes, and to support national defense interests; authorizing the County Mayor to retain a surveyor; waiving provisions of section 2-10.4.2 of the County Code and Implementing Order 8-4 regarding appraisals; approving the form of the County Deeds; authorizing the Chairperson or Vice Chairperson of this Board to execute the County Deeds; and authorizing the County to exercise all provisions contained therein and to complete all acts necessary to effectuate such transaction

Resolution No. R-472-26

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


Geri Bonzon-Keenan
County Attorney

GBK/gh

Memorandum



Date: June 2, 2026

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

From: Daniella Levine Cava 
Mayor

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

Executive Summary

This item is to declare surplus and convey approximately 1,383,418 square feet (32 acres) of Miami-Dade County (County) owned land located at the Homestead Air Force Base ("HARB") identified as portions of Folio Nos. 30-7901-000-0090, 30-7901-000-0210, and 30-7901-000-0220 to the United States Government ("U.S. Government"), specifically the U.S. Air Force ("Air Force"). The Property will be conveyed to the Air Force in two phases. First, the Remainder Parcel (Parcel 1), consisting of approximately 1,278,527 square feet (29 acres), is declared surplus as of the effective date of this resolution and authorized for immediate conveyance to the Air Force. Second, the Less Out Parcel (Parcel 2), consisting of approximately 104,891 square feet (3 acres) and currently used by Miami-Dade Fire Rescue (MDFR), is declared surplus as of June 2027 following MDFR's relocation and shall be conveyed to the Air Force no later than June 2027. The conveyance is being made in response to a formal request from the U.S. Government to support national defense and military operations. The land was originally owned by the U.S. Government and was transferred to the County at no cost. This proposed conveyance back to the federal government aligns with national objectives and reinforces the County's longstanding partnership with the U.S. Government.

Pursuant to Section 125.38, Florida Statutes, the Board of County Commissioners ("Board") may convey property to a governmental unit or agency when it is determined that the property is not needed for County purposes and that such conveyance is for the public or community interest and welfare purposes. The Office of Real Estate and Development ("ORED"), within the People and Internal Operations Department ("PIOD"), has completed its due diligence review in accordance with Implementing Order 8-4, and finds no immediate impediments to the conveyance of the Remainder Parcel (Parcel 1). With respect to the Less Out Parcel (Parcel 2), ORED has determined that MDFR's present occupancy constitute a temporary need that is anticipated to be resolved upon MDFR's relocation on or before June 2027, at which time the Less Out Parcel can also be conveyed to the Air Force.

Recommendation

It is recommended that the Board approve the attached resolution declaring the Remainder Parcel (Parcel 1) consisting of approximately 1,278,527 square feet as surplus as of the effective date of this resolution and authorizing its immediate conveyance to the Air Force for military purposes. It is further recommended that the Board approve the attached resolution

declaring as surplus as of June 2027 the Less Out Parcel (Parcel 2) consisting of approximately 104,891 square feet as surplus following MDFR's relocation, anticipated on or before June 2027, and authorize its subsequent conveyance to the Air Force for military purposes. It is further recommended that the Board authorize the County Mayor or Mayor's designee to retain a surveyor to bifurcate the legal description of the Property as between the Remainder Parcel and the Less Out Parcel. It is further recommended that the Board waive, in the best interest of the County, the requirements in Implementing Order 8-4 and section 2-10.4.2 of the County Code that two M.A.I. appraisals be obtained and the value provided to the Board prior to the Board's approval of this transaction since the property was originally received from the U.S. Government at no-cost and will be conveyed back in the same manner.

Scope

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

Fiscal Impact/Funding Source

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

Track Record/Monitor

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

Delegation of Authority

Authorizes the County Mayor or the County Mayor's Designee to take all actions necessary to carry out the conveyance of the property to the Air Force, including engaging a surveyor to bifurcate the legal description of the Property as between the Remainder Parcel and Less Out Parcel, execute the necessary documents and agreements, and to ensure the implementation of the provisions of the conveyance agreement, including but not limited to the enforcement of deed restrictions.

Background

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

Approximately 3 acres of the Property, the Less Out Parcel (Parcel 2), is currently in use by MDFR. MDFR has identified a warehouse at the Department of Labor site as its future home, and repair and rehabilitation work at the site is currently ongoing. MDFR is anticipated to relocate from the Less Out Parcel (Parcel 2) no later than June 2027. The Remainder Parcel (Parcel 1), consisting of the balance of the 32 acres, is unencumbered by any active County use and is authorized for immediate conveyance.

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

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

Pursuant to Implementing Order 8-4, written notification will be provided to the public via posting of signage on the subject property before committee and board approval. ORED has completed its due diligence review in accordance with Implementing Order 8-4 and finds no impediments to the conveyance of the Property. The Property was circulated on August 11, 2025, to all County departments to determine if there is a planned use or anticipated need for the Property and only MDFR requires the continued use of the Less Out Parcel through June 2027.

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

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

Honorable Chairman Anthony Rodriguez
and Members, Board of County Commissioners
Page No. 4

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



Carladenise Edwards
Chief Administrative Officer



MEMORANDUM

(Revised)

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

DATE: June 2, 2026

FROM: 
Gen Bonzon-Keenan
County Attorney

Amended
SUBJECT: Agenda Item No. 8(F)(1)

Please note any items checked.

- ☐ "3-Day Rule" for committees applicable if raised
- ☐ 6 weeks required between first reading and public hearing
- ☐ 4 weeks notification to municipal officials required prior to public hearing
- ☐ Decreases revenues or increases expenditures without balancing budget
- ☐ Budget required
- ☐ Statement of fiscal impact required
- ☐ Statement of social equity required
- ☐ Ordinance creating a new board requires detailed County Mayor's report for public hearing
- ☐ No committee review
- ☒ Requires more than a majority vote (i.e., 2/3's present ☒, 2/3 membership ☐, 3/5's ☐, unanimous ☐, majority plus one ☐, CDMP 7 votes (majority of membership) ☐, CDMP 2/3 members present but not less than 7 votes (majority of membership) ☐, CDMP 9 votes (2/3 membership) ☐) to approve
- ☐ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

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

RESOLUTION NO. **R-472-26**

RESOLUTION DECLARING SURPLUS, AS OF THE EFFECTIVE DATE OF THIS RESOLUTION, APPROXIMATELY 29 ACRES OF COUNTY-OWNED LAND LOCATED ADJACENT TO THE HOMESTEAD AIR RESERVE BASE (“HARB”) IN UNINCORPORATED MIAMI-DADE COUNTY IDENTIFIED BY PORTIONS OF FOLIO NOS. 30-7901-000-0090, 30-7901-000-0210 AND 30-7901-000-0220 (“PARCEL 1”), AND AS OF JUNE 2027, APPROXIMATELY 3 ACRES OF COUNTY-OWNED LAND LOCATED ADJACENT TO HARB AND ALSO IDENTIFIED BY PORTIONS OF FOLIO NOS. 30-7901-000-0090 AND 30-7901-000-0220 (“PARCEL 2”); APPROVING A NO-COST CONVEYANCE TO THE UNITED STATES OF AMERICA, ACTING THROUGH THE DEPARTMENT OF THE AIR FORCE, IMMEDIATELY OF PARCEL 1 AND ON OR BEFORE JUNE 2027, PARCEL 2, IN EACH CASE PURSUANT TO SECTION 125.38, FLORIDA STATUTES TO BE USED FOR MILITARY PURPOSES, AND TO SUPPORT NATIONAL DEFENSE INTERESTS; AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO RETAIN A SURVEYOR; WAIVING PROVISIONS OF SECTION 2-10.4.2 OF THE COUNTY CODE AND IMPLEMENTING ORDER 8-4 REGARDING APPRAISALS; APPROVING THE FORM OF THE COUNTY DEEDS; AUTHORIZING THE CHAIRPERSON OR VICE CHAIRPERSON OF THIS BOARD TO EXECUTE THE COUNTY DEEDS; AND AUTHORIZING THE COUNTY MAYOR OR COUNTY MAYOR’S DESIGNEE TO EXERCISE ALL PROVISIONS CONTAINED THEREIN AND TO COMPLETE ALL ACTS NECESSARY TO EFFECTUATE SUCH TRANSACTION

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

WHEREAS, on November 15, 2022, this Board adopted Resolution No. R-1129-22 directing the County Mayor or County Mayor's designee to take the necessary steps to convey, or alternatively lease, approximately 32 acres of County-owned land identified as portions of Folio Nos. 30-7901-000-0090, 30-7901-000-0210, and 30-7901-000-0220 ("Property") located adjacent to the Homestead Air Reserve Base to the United States of America ("Air Force") and to place a resolution on an agenda of this Board for consideration; and

WHEREAS, the Property is more particularly described in the County Deeds attached as Exhibits "A" and "B" and incorporated herein by reference; and

WHEREAS, the County has not developed or constructed any improvements on the Land since acquiring it and the Property is currently unimproved and largely unused, save for approximately three acres; and

WHEREAS, following circulation to all other County departments, the County has determined that approximately 29 acres (1,278,527 square feet) of the Property ("Parcel 1") is not needed for any County purpose and can be declared surplus as of the effective date of this Resolution; and

WHEREAS, the County has further determined that the balance of the Property, consisting of approximately 3 acres (104,891 square feet) ("Parcel 2") is currently in use by the Miami-Dade Fire Rescue Department ("MDFR"), can be declared surplus following MDFR's relocation, anticipated on or before June 2027; and

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

WHEREAS, the County has completed its due diligence review of the Property in accordance with Implementing Order 8-4, and has determined that no impediments exist to the conveyance of Parcel 1 as of the effective date of this resolution, and to the conveyance of Parcel 2 upon MDR's relocation therefrom, anticipated on or before June 2027; and

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

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

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

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

Section 2. This Board finds, pursuant to Section 125.38, Florida Statutes, that: (a) Parcel 1 is not needed for County purposes as of the effective date of this Resolution and is hereby declared surplus; and (b) Parcel 2 is not needed for County purposes following MDR's relocation therefrom, anticipated on or before June 2027, and is hereby declared surplus effective as of the date of MDR's relocation, but no later than June 2027.

Section 3. This Board approves the conveyance of Parcel 1 to the Air Force, at no cost, effective immediately, and of Parcel 2 to the Air Force, at no cost, following MDR's relocation from the Less Out Parcel, anticipated on or before June 2027. In each case, the conveyance is for the Property to be used for the benefit and use of the Homestead Air Reserve Base, for military purposes, to enhance security, and to support national defense interests. The Board further finds that the use of the Property for the purposes set forth in this section 3 serves a public, community interest, or welfare purpose.

Section 4. This Board authorizes the County Mayor or Mayor's designee to retain a surveyor to bifurcate the legal description of the Property as between Parcel 1 and Parcel 2, and to take all necessary actions to effectuate such bifurcation.

Section 5. This Board waives the provisions in section 2-10.4.2 of the County Code and Implementing Order 8-4 requiring that two M.A.I. appraisals be obtained and the value disclosed to the Board prior to the Board's approving the conveyance of the Property to the Air Force for the reasons set forth in the Mayor's memorandum.

Section 6. This Board approves the forms of the County Deeds attached hereto as Exhibits "A" and "B" and incorporated herein.

Section 7. Authorizes the Chairman or Vice-Chairman of the Board to execute the County Deeds and authorizes the County Mayor or Mayor's designee to take all actions necessary to effectuate the conveyances described herein, including execution and delivery of any documents required by the Air Force to complete the transaction, and to exercise and enforce all provisions of the County Deeds.

Section 8. Directs the County Mayor or County Mayor's designee to provide a copy of the recorded County Deeds to the Clerk of the Board within 30 days of execution and to provide a copy to the Property Appraiser's Office.

The foregoing resolution was offered by Commissioner **Raquel A. Regalado** , who moved its adoption. The motion was seconded by Commissioner **Juan Carlos Bermudez** and upon being put to a vote, the vote was as follows:

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

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



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

JUAN FERNANDEZ-BARQUIN, CLERK

By: Basia Pruna
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.

A handwritten signature in dark ink, appearing to read "mrp", is written over a horizontal line.

Monica Rizo Perez

EXHIBIT "A"

Instrument prepared by and returned to:
Miami-Dade County People and Internal Operations Department
Office of Real Estate and Development
111 N.W. 1 Street
Miami, Florida 33128-1907

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

COUNTY DEED

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

WITNESSETH:

That Grantor, for and in consideration of the public benefit and in furtherance of national defense and homeland security purposes, does hereby grant, bargain, sell, alien, remise, release, convey, and confirm unto Grantee, its successors and assigns forever, all right, title, interest, claim and demand which Grantor has in and to the real property located in Miami-Dade County, Florida and more particularly¹ described in Exhibit "A" attached hereto and made a part hereof (the "Property").

See Attached Exhibit "A"

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of fact concerning the same.

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

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

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

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

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of fact concerning the same.

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

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

[SIGNATURE PAGE ON THE FOLLOWING PAGE]

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

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND CONTROLLER

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

By: _____
Deputy Clerk

By: _____
Chairperson or Vice-Chairperson

Approved as to form and legal sufficiency: _____
Assistant County Attorney

The foregoing was authorized by Resolution _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 202__.

EXHIBIT "B"

Instrument prepared by and returned to:
Miami-Dade County People and Internal Operations Department
Office of Real Estate and Development
111 N.W. 1 Street
Miami, Florida 33128-1907

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

COUNTY DEED

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

WITNESSETH:

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

See Attached Exhibit "A"

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of fact concerning the same.

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

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

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

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

This grant conveys only the interest of Miami-Dade County and its Board of County Commissioners in the property herein described and shall not be deemed to warrant the title or to represent any state of fact concerning the same.

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

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

[SIGNATURE PAGE ON THE FOLLOWING PAGE]

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

(OFFICIAL SEAL)

ATTEST:

JUAN FERNANDEZ-BARQUIN
CLERK OF THE COURT AND CONTROLLER

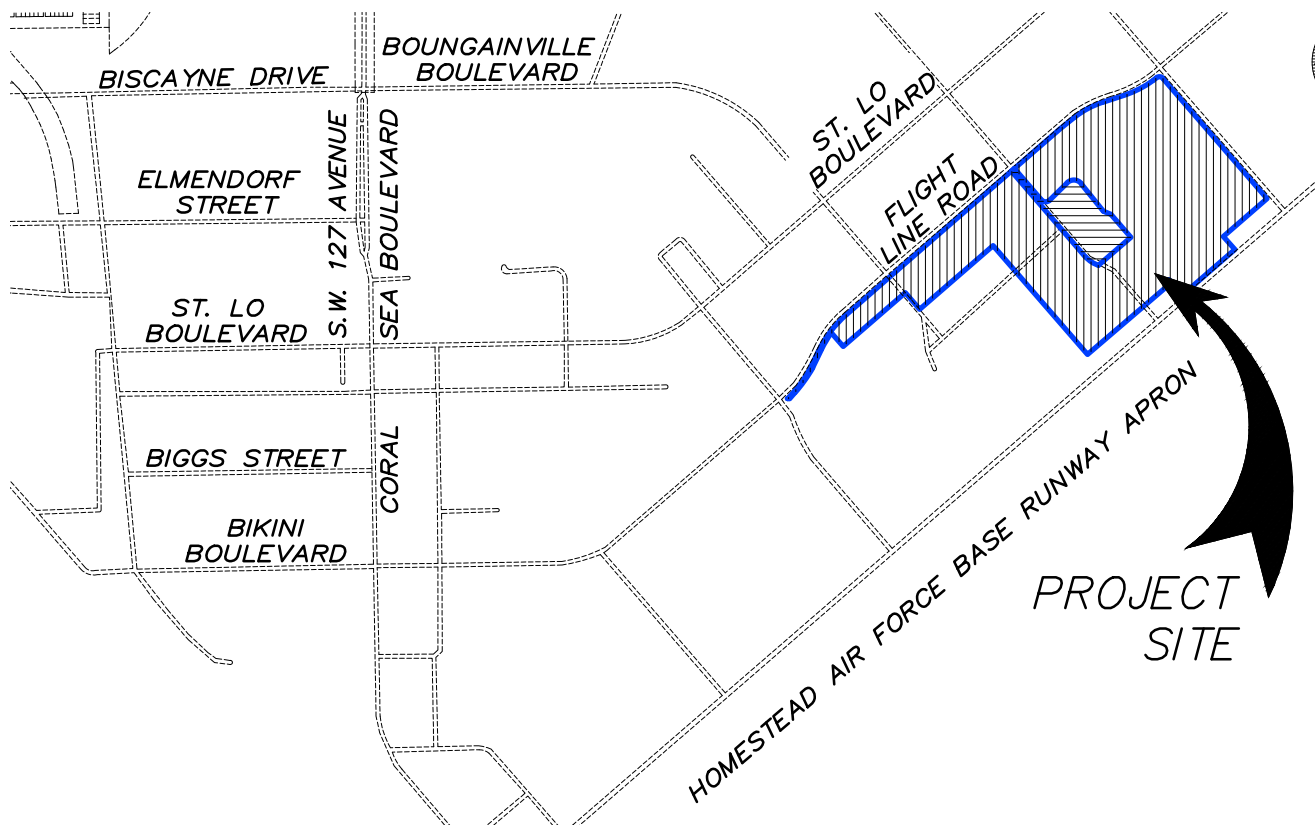
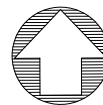
MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

By: _____
Deputy Clerk

By: _____
Chairperson or Vice-Chairperson

Approved as to form and legal sufficiency: _____
Assistant County Attorney

The foregoing was authorized by Resolution _____ approved by the Board of County Commissioners of Miami-Dade County, Florida, on the _____ day of _____, 202__.



LOCATION MAP

NOT TO SCALE

PORTION OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST,
MIAMI-DADE COUNTY, FLORIDA

SURVEYOR'S NOTES

- THIS SURVEY IS NOT A BOUNDARY SURVEY.
- THE PROJECT SITE IS LOCATED IN SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA.
- THE BEARING BASIS FOR THIS SURVEY IS SOUTH 00°05'17" EAST ALONG THE WEST LINE OF THE NW 1/4 OF SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST.
- THIS MAP IS INTENDED TO BE DISPLAYED AT A SCALE OF 1"= 300' OR SMALLER; AT THE MAXIMUM INTENDED DISPLAYED SCALE, THE MAP'S POSITIONAL VALUE OCCUPIES 1/300" ON THE DISPLAY (EXCLUDING THE "LOCATION MAP").
- ADDITIONS OR DELETIONS TO THE SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT THE WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
- THE SURVEY MAP AND REPORT OR THE COPIES THEREOF ARE NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL SEAL OF A FLORIDA LICENSED SURVEYOR & MAPPER.
- THIS SKETCH AND LEGAL DESCRIPTION CONSIST OF 6 SHEETS; NONE ARE FULL AND COMPLETE WITHOUT THE OTHERS.

SURVEYOR'S CERTIFICATION:

THIS IS TO CERTIFY THAT THE "SKETCH AND LEGAL DESCRIPTION" OF THE HEREIN DESCRIBED PROPERTY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AS SURVEYED UNDER MY DIRECTION ON JUNE 3, 2026.

I FURTHER CERTIFY THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE REQUIREMENTS AS SET FORTH IN RULE 5J-17.051 AND 5J-17.052 AS ADOPTED BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS PURSUANT TO CHAPTER 472.027 FLORIDA STATUTES.

Scott A. Riggs

Professional Surveyor and Mapper LS#6160
State of Florida

Survey Map and Report or the copies thereof are not valid without the Signature and Original or Digital Seal of a Florida Licensed Surveyor & Mapper.



Miami Dade County
Transportation and Public
Works Department
Survey Section

111 N.W. First Street, Suite N° 1610
Miami, Florida 33128 (305-375-2657)

EXHIBIT "A"

Project Title:

**HOLE IN THE DOUGHNUT
MDC018**

Project Manager:		
Drawn: M.V.		
Checked: Scott A. Riggs		
Survey:		
N°	Date	Description

Project N°		20260154
Date	Scale	06/11/2026 AS SHOWN
SHEET N°		1 of 6
Field Book	Pages	---

LEGAL DESCRIPTION:

ALL THAT LOT, PIECE, OR PARCEL OF LAND SITUATE, LYING, AND BEING IN SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST, IN MIAMI-DADE COUNTY, FLORIDA, AND BEING DESCRIBED AS FOLLOWS:

PARCEL 1 – REMAINDER PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE SOUTHERLY ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 1, SOUTH $0^{\circ}05'17''$ EAST FOR A DISTANCE OF 1691.62 FEET; THENCE NORTH $89^{\circ}52'42''$ EAST FOR A DISTANCE OF 2250.32 FEET; THENCE SOUTH $21^{\circ}08'51''$ WEST FOR A DISTANCE OF 579.86 FEET; THENCE NORTH $68^{\circ}44'50''$ WEST FOR A DISTANCE OF 579.26 FEET; THENCE CONTINUE NORTH $68^{\circ}44'50''$ WEST FOR A DISTANCE OF 70.00 FEET; THENCE SOUTH $21^{\circ}14'54''$ WEST FOR A DISTANCE OF 333.81 FEET; THENCE SOUTH $21^{\circ}14'16''$ WEST FOR A DISTANCE OF 249.93 FEET; THENCE SOUTH $21^{\circ}15'20''$ WEST FOR A DISTANCE OF 125.79 FEET; THENCE NORTH $88^{\circ}56'46''$ EAST FOR A DISTANCE OF 351.02 FEET TO A POINT OF CURVATURE OF A 719-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 628.89 FEET, THROUGH A CENTRAL ANGLE OF $50^{\circ}06'53''$ TO A POINT OF TANGENCY; THENCE SOUTH $40^{\circ}56'20''$ EAST FOR A DISTANCE OF 492.78 FEET; THENCE SOUTH $49^{\circ}03'40''$ WEST FOR A DISTANCE OF 801.33 FEET; THENCE CONTINUE SOUTH $49^{\circ}03'40''$ WEST FOR A DISTANCE OF 47.10 FEET; THENCE SOUTH $40^{\circ}32'55''$ EAST FOR A DISTANCE OF 597.63 FEET; THENCE SOUTH $87^{\circ}52'10''$ EAST FOR A DISTANCE OF 46.04 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH $87^{\circ}52'10''$ EAST FOR A DISTANCE OF 11.22 FEET; THENCE NORTH $41^{\circ}19'47''$ EAST FOR A DISTANCE OF 40.36 FEET TO A POINT OF CURVATURE OF A 807-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 159.76 FEET, THROUGH A CENTRAL ANGLE OF $11^{\circ}20'34''$ TO A POINT OF TANGENCY; THENCE NORTH $25^{\circ}41'06''$ EAST FOR A DISTANCE OF 107.50 FEET TO A POINT OF CURVATURE OF A 560-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.13 FEET, THROUGH A CENTRAL ANGLE OF $10^{\circ}20'48''$ TO A POINT; THENCE SOUTH $40^{\circ}32'55''$ EAST FOR A DISTANCE OF 93.90 FEET; THENCE NORTH $49^{\circ}05'49''$ EAST FOR A DISTANCE OF 427.65 FEET; THENCE SOUTH $40^{\circ}55'49''$ EAST FOR A DISTANCE OF 114.79 FEET; THENCE NORTH $49^{\circ}06'14''$ EAST FOR A DISTANCE OF 506.71 FEET; THENCE SOUTH $40^{\circ}56'20''$ EAST FOR A DISTANCE OF 750.32 FEET; THENCE NORTH $49^{\circ}22'06''$ EAST FOR A DISTANCE OF 573.21 FEET; THENCE NORTH $44^{\circ}12'08''$ WEST FOR A DISTANCE OF 20.33 FEET; THENCE NORTH $49^{\circ}08'38''$ EAST FOR A DISTANCE OF 4.02 FEET; THENCE SOUTH $41^{\circ}25'27''$ EAST FOR A DISTANCE OF 106.75 FEET; THENCE NORTH $49^{\circ}05'39''$ EAST FOR A DISTANCE OF 360.84 FEET; THENCE NORTH $41^{\circ}17'40''$ WEST FOR A DISTANCE OF 90.68 FEET; THENCE NORTH $49^{\circ}03'49''$ EAST FOR A DISTANCE 301.13 FEET; THENCE NORTH $40^{\circ}56'10''$ WEST FOR A DISTANCE OF 827.22 FEET TO A POINT OF CURVATURE OF A 25-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 37.45 FEET, THROUGH A CENTRAL ANGLE OF $85^{\circ}49'08''$ TO A POINT OF TANGENCY; THENCE SOUTH $53^{\circ}14'42''$ WEST FOR A DISTANCE OF 20.04 FEET TO A POINT OF CURVATURE OF A 525-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 171.68 FEET, THROUGH A CENTRAL ANGLE OF $18^{\circ}44'12''$ TO A POINT OF TANGENCY; THENCE SOUTH $71^{\circ}58'53''$ WEST FOR A DISTANCE OF 120.52 FEET TO A POINT OF CURVATURE OF A 465-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 166.36 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ}29'52''$ TO A POINT OF TANGENCY; THENCE SOUTH $51^{\circ}29'01''$ WEST FOR A DISTANCE OF 91.54 FEET; THENCE SOUTH $49^{\circ}02'06''$ WEST FOR A DISTANCE OF 852.75 FEET; THENCE SOUTH $48^{\circ}58'31''$ WEST FOR A DISTANCE OF 627.50 FEET TO A POINT OF CURVATURE OF A 585.50-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 238.54 FEET, THROUGH A CENTRAL ANGLE OF $23^{\circ}20'36''$ TO A POINT OF TANGENCY; THENCE SOUTH $25^{\circ}37'55''$ WEST FOR A DISTANCE OF 79.42 FEET TO A POINT OF CURVATURE OF A 614.50-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 218.74 FEET, THROUGH A CENTRAL ANGLE OF $20^{\circ}23'42''$ TO THE POINT OF BEGINNING OF THIS PARCEL.

LESS

PARCEL 2 – LESS OUT PARCEL:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 1; THENCE SOUTHERLY ALONG THE WEST LINE OF THE NORTHWEST $\frac{1}{4}$ OF SAID SECTION 1, SOUTH $0^{\circ}05'17''$ EAST FOR A DISTANCE OF 1691.62 FEET; THENCE NORTH $89^{\circ}52'42''$ EAST FOR A DISTANCE OF 2250.32 FEET; THENCE SOUTH $21^{\circ}08'51''$ WEST FOR A DISTANCE OF 579.86 FEET; THENCE NORTH $68^{\circ}44'50''$ WEST FOR A DISTANCE OF 579.26 FEET; THENCE CONTINUE NORTH $68^{\circ}44'50''$ WEST FOR A DISTANCE OF 70.00 FEET; THENCE SOUTH $21^{\circ}14'54''$ WEST FOR A DISTANCE OF 333.81 FEET; THENCE SOUTH $21^{\circ}14'16''$ WEST FOR A DISTANCE OF 249.93 FEET; THENCE SOUTH $21^{\circ}15'20''$ WEST FOR A DISTANCE OF 125.79 FEET;


Miami Dade County
Transportation and Public
Works Department
Survey Section
111 N.W. First Street, Suite N° 1610
Miami, Florida 33128 (305-375-2657)

EXHIBIT "A"

Project Title:
**HOLE IN THE DOUGHNUT
MDC019**

Project Manager:		Project N°	
Drawn: M.V.		20260154	
Checked: Scott A. Riggs		Date	Scale
Survey:		06/11/2026	AS SHOWN
Revisions		SHEET N°	
N°	Date	2 of 6	
	Description	Field Book	Pages
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LEGAL DESCRIPTION: (CONTINUATION)

THENCE NORTH 88°56'46" EAST FOR A DISTANCE OF 351.02 FEET TO A POINT OF CURVATURE OF A 719-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 628.89 FEET, THROUGH A CENTRAL ANGLE OF 50°06'53" TO A POINT OF TANGENCY; THENCE SOUTH 40°56'20" EAST FOR A DISTANCE OF 492.78 FEET; THENCE SOUTH 49°03'40" WEST FOR A DISTANCE OF 801.33 FEET; THENCE CONTINUE SOUTH 49°03'40" WEST FOR A DISTANCE OF 47.10 FEET; THENCE SOUTH 40°32'55" EAST FOR A DISTANCE OF 597.63 FEET; THENCE SOUTH 87°52'10" EAST FOR A DISTANCE OF 46.04 FEET; THENCE CONTINUE SOUTH 87°52'10" EAST FOR A DISTANCE OF 11.22 FEET; THENCE NORTH 41°19'47" EAST FOR A DISTANCE OF 40.36 FEET TO A POINT OF CURVATURE OF A 807-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 159.76 FEET, THROUGH A CENTRAL ANGLE OF 11°20'34" TO A POINT OF TANGENCY; THENCE NORTH 25°41'06" EAST FOR A DISTANCE OF 107.50 FEET TO A POINT OF CURVATURE OF A 560-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 101.13 FEET, THROUGH A CENTRAL ANGLE OF 10°20'48" TO A POINT OF TANGENCY; THENCE SOUTH 40°32'55" EAST FOR A DISTANCE OF 93.90 FEET; THENCE NORTH 49°05'49" EAST FOR A DISTANCE OF 427.65 FEET; THENCE SOUTH 40°55'49" EAST FOR A DISTANCE OF 114.79 FEET; THENCE NORTH 49°06'14" EAST FOR A DISTANCE OF 506.71 FEET; THENCE SOUTH 40°56'20" EAST FOR A DISTANCE OF 750.32 FEET; THENCE NORTH 49°22'06" EAST FOR A DISTANCE OF 573.21 FEET; THENCE NORTH 44°12'08" WEST FOR A DISTANCE OF 20.33 FEET; THENCE NORTH 49°08'38" EAST FOR A DISTANCE OF 4.02 FEET; THENCE SOUTH 41°25'27" EAST FOR A DISTANCE OF 106.75 FEET; THENCE NORTH 49°05'39" EAST FOR A DISTANCE OF 360.84 FEET; THENCE NORTH 41°17'40" WEST FOR A DISTANCE OF 90.68 FEET; THENCE NORTH 49°03'49" EAST FOR A DISTANCE OF 301.13 FEET; THENCE NORTH 40°56'10" WEST FOR A DISTANCE OF 827.22 FEET TO A POINT OF CURVATURE OF A 25-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTH AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 37.45 FEET, THROUGH A CENTRAL ANGLE OF 85°49'08" TO A POINT OF TANGENCY; THENCE SOUTH 53°14'42" WEST FOR A DISTANCE OF 20.04 FEET TO A POINT OF CURVATURE OF A 525-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE NORTHWEST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 171.68 FEET, THROUGH A CENTRAL ANGLE OF 18°44'12" TO A POINT OF TANGENCY; THENCE SOUTH 71°58'53" WEST FOR A DISTANCE OF 120.52 FEET TO A POINT OF CURVATURE OF A 465-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 166.36 FEET, THROUGH A CENTRAL ANGLE OF 20°29'52" TO A POINT OF TANGENCY; THENCE SOUTH 51°29'01" WEST FOR A DISTANCE OF 91.54 FEET; THENCE SOUTH 49°02'06" WEST FOR A DISTANCE OF 318.90 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED PARCEL OF LAND; THENCE CONTINUE SOUTH 49°02'06" WEST FOR A DISTANCE OF 20.00 FEET; THENCE SOUTH 40°46'21" EAST FOR A DISTANCE OF 590.36 FEET TO A POINT OF CURVATURE OF A 144.64-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 81.75 FEET, THROUGH A CENTRAL ANGLE OF 32°23'07" TO A POINT OF NON-TANGENCY; THENCE NORTH 49°07'38" EAST FOR A DISTANCE OF 223.23 FEET; THENCE NORTH 40°52'07" WEST FOR A DISTANCE OF 159.14 FEET; THENCE NORTH 68°03'51" WEST FOR A DISTANCE OF 42.33 FEET; THENCE NORTH 38°55'18" WEST FOR A DISTANCE OF 183.22 FEET TO A POINT OF CURVATURE OF A 50.00-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 83.54 FEET, THROUGH A CENTRAL ANGLE OF 95°44'05" TO A POINT OF TANGENCY; THENCE SOUTH 45°20'37" WEST FOR A DISTANCE OF 126.86 FEET TO A POINT OF CURVATURE OF A 30.00-FOOT-RADIUS CURVE, SAID CURVE BEING CONCAVE TO THE NORTHEAST AND TANGENT TO THE LAST DESCRIBED LINE; THENCE ALONG THE ARC OF SAID CURVE FOR A DISTANCE OF 49.16 FEET, THROUGH A CENTRAL ANGLE OF 93°53'02" TO A POINT OF TANGENCY; THENCE NORTH 40°46'21" WEST FOR A DISTANCE OF 214.78 FEET TO THE POINT OF BEGINNING OF THIS PARCEL.

SAID PARCEL BEING 1,278,527 SQUARE FEET OR 29.35 ACRES IN AREA.



Miami Dade County
Transportation and Public
Works Department
Survey Section

111 N.W. First Street, Suite N° 1610
Miami, Florida 33128 (305-375-2657)

EXHIBIT "A"

Project Title:

**HOLE IN THE DOUGHNUT
MDC020**

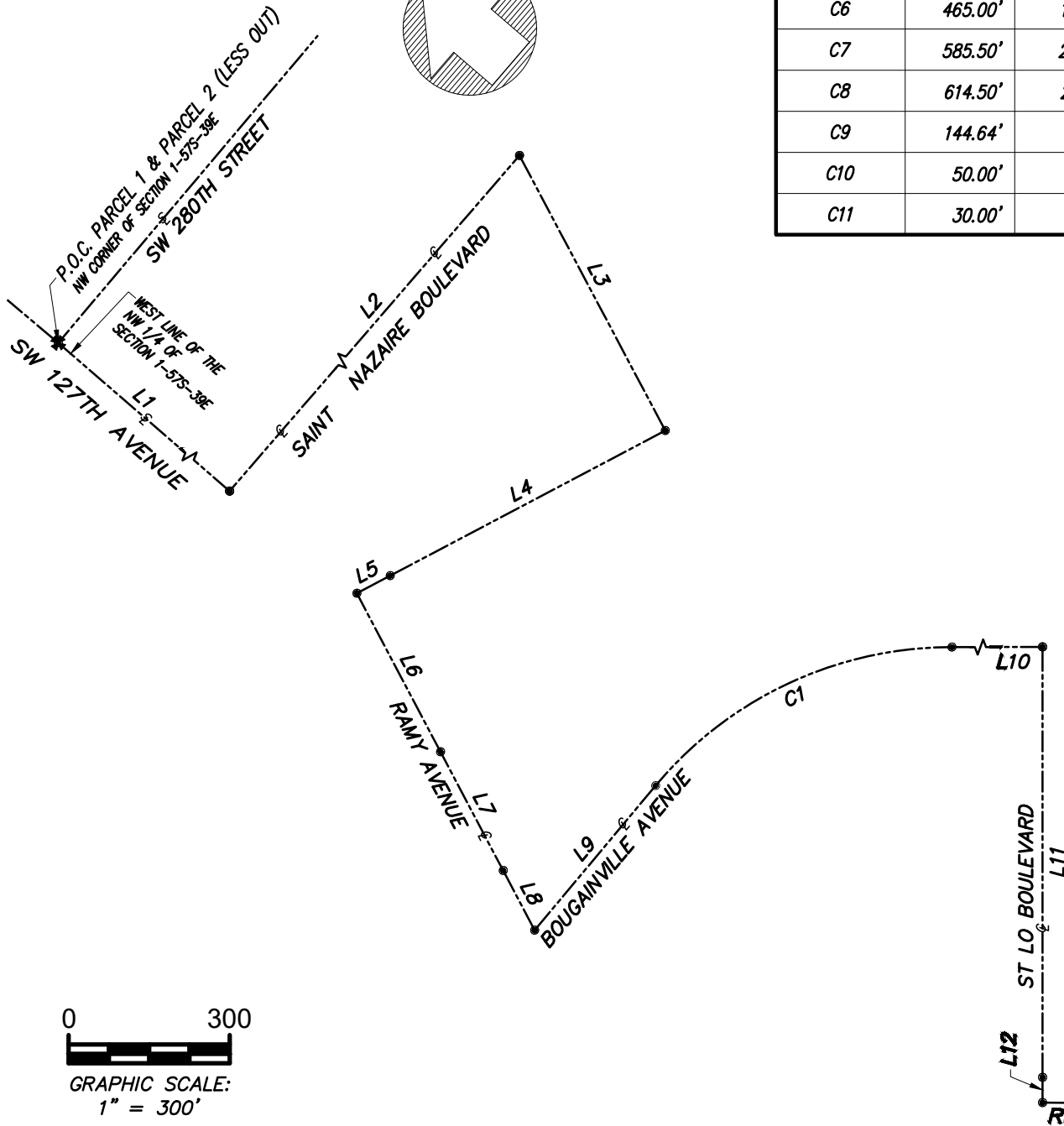
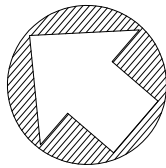
Project Manager:		
Drawn: M.V.		
Checked: Scott A. Riggs		
Survey:		
Revisions		
N°	Date	Description

Project N°	
20260154	
Date	Scale
06/11/2026	AS SHOWN
SHEET N°	
3 of 6	
Field Book	Pages
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ABBREVIATIONS AND MEANINGS

1-57S-39E = SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CL = CENTERLINE
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
SQ.FT. = SQUARE FEET
SL = SECTION LINE / FRACTIONAL LINE



CURVE DATA

SEGMENT	RADIUS	LENGTH	DELTA
C1	719.00'	628.89'	50°06'53"
C2	807.00'	159.76'	11°20'34"
C3	560.00'	101.13'	10°20'48"
C4	25.00'	37.45'	85°49'08"
C5	525.00'	171.68'	18°44'12"
C6	465.00'	166.36'	20°29'52"
C7	585.50'	238.54'	23°20'36"
C8	614.50'	218.74'	20°23'42"
C9	144.64'	81.75'	32°23'07"
C10	50.00'	83.54'	95°44'05"
C11	30.00'	49.16'	93°53'02"

MATCH LINE (SEE SHEET 5 OF 6)



Miami Dade County
Transportation and Public
Works Department
Survey Section

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Miami, Florida 33128 (305-375-2657)

EXHIBIT "A"

Project Title:

HOLE IN THE DOUGHNUT
MDC021

Project Manager:

Drawn: M.V.

Checked: Scott A. Riggs

Survey:

Revisions		
N°	Date	Description

Project N°

20260154

Date

06/11/2026

Scale

AS SHOWN

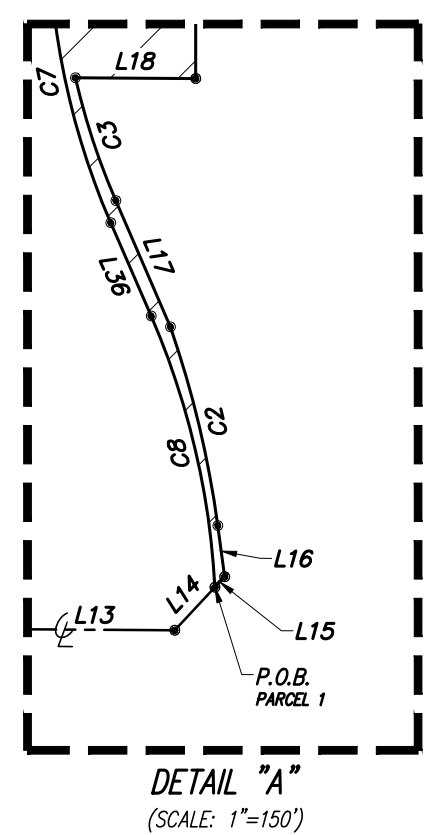
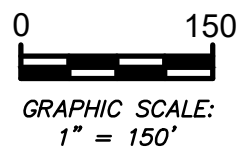
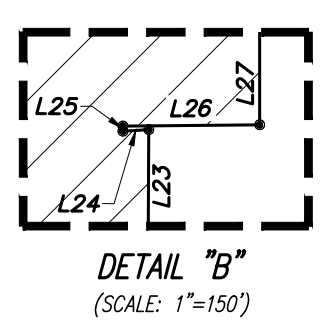
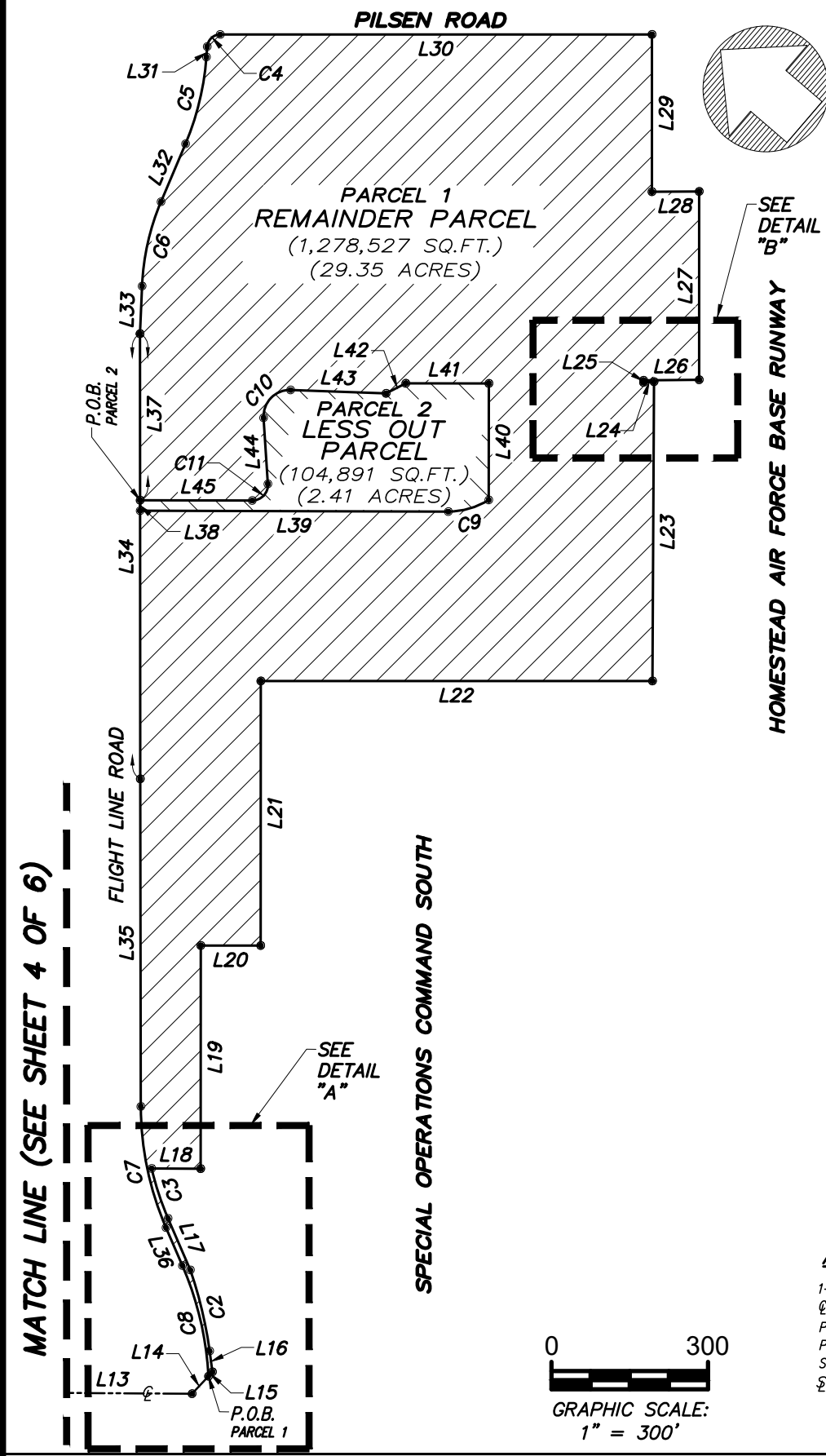
SHEET N°

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Field Book

Pages

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ABBREVIATIONS AND MEANINGS

1-57S-39E	= SECTION 1, TOWNSHIP 57 SOUTH, RANGE 39 EAST
CL	= CENTERLINE
P.O.B.	= POINT OF BEGINNING
P.O.C.	= POINT OF COMMENCEMENT
SQ.FT.	= SQUARE FEET
SL	= SECTION LINE / FRACTIONAL LINE

MIAMI-DADE DTPW

Miami Dade County
Transportation and Public
Works Department
Survey Section

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Miami, Florida 33128 (305-375-2657)

EXHIBIT "A"

Project Title:
**HOLE IN THE DOUGHNUT
MDC022**

Project Manager:		Project N°	
Drawn: M.V.		20260154	
Checked: Scott A. Riggs		Date	Scale
Survey:		06/11/2026	AS SHOWN
Revisions		SHEET N°	
N°	Date	5 of 6	
Description		Field Book	Pages
		---	---

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L1	S00°05'17"E	1691.62'
L2	N89°52'42"E	2250.32'
L3	S21°08'51"W	579.86'
L4	N68°44'50"W	579.26'
L5	N68°44'50"W	70.00'
L6	S21°14'54"W	333.81'
L7	S21°14'16"W	249.93'
L8	S21°15'20"W	125.79'
L9	N88°56'46"E	351.02'
L10	S40°56'20"E	492.78'
L11	S49°03'40"W	801.33'
L12	S49°03'40"W	47.10'
L13	S40°32'55"E	597.63'
L14	S87°52'10"E	46.04'
L15	S87°52'10"E	11.22'
L16	N41°19'47"E	40.36'
L17	N25°41'06"E	107.50'
L18	S40°32'55"E	93.90'
L19	N49°05'49"E	427.65'
L20	S40°55'49"E	114.79'
L21	N49°06'14"E	506.71'
L22	S40°56'20"E	750.32'
L23	N49°22'06"E	573.21'

LINE DATA		
SEGMENT	DIRECTION	LENGTH
L24	N44°12'08"W	20.33'
L25	N49°08'38"E	4.02'
L26	S41°25'27"E	106.75'
L27	N49°05'39"E	360.84'
L28	N41°17'40"W	90.68'
L29	N49°03'49"E	301.13'
L30	N40°56'10"W	827.22'
L31	S53°14'42"W	20.04'
L32	S71°58'53"W	120.52'
L33	S51°29'01"W	91.54'
L34	S49°02'06"W	852.75'
L35	S48°58'31"W	627.50'
L36	S25°37'55"W	79.42'
L37	S49°02'06"W	318.90'
L38	S49°02'06"W	20.00'
L39	S40°46'21"E	590.36'
L40	N49°07'38"E	223.23'
L41	N40°52'07"W	159.14'
L42	N68°03'51"W	42.33'
L43	N38°55'18"W	183.22'
L44	S45°20'37"W	126.86'
L45	N40°46'21"W	214.78'



Miami Dade County
Transportation and Public
Works Department
Survey Section

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Miami, Florida 33128 (305-375-2657)

EXHIBIT "A"

Project Title:

HOLE IN THE DOUGHNUT
MDC023

Project Manager:

Drawn: M.V.

Checked: Scott A. Riggs

Survey:

Revisions

N° Date Description

Project N°

20260154

Date

06/11/2026

Scale

AS SHOWN

SHEET N°

6 of 6

Field Book

Pages
