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CLERK OF THE BOARD
OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

MEMORANDUM

Amended
Substitute
Agenda Item No. 5(H)

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

DATE: April 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Ordinance granting petition of Miami Freedom Park, LLC., for establishment of a Community Development District generally bounded on the north by Tamiami Canal (C-4 canal), on the east by NW 37 Avenue, on the south by NW 14 Street, and on the west by NW 42 Avenue (NW LeJeune Road); creating and establishing Le Jeune Gardens Community Development District; providing for name, powers and duties; providing description and boundaries; providing initial members of Board of Supervisors; directing the County Mayor to collaborate with the District for the provision of periodic reports by the District and for the provision of the District 6 County Commissioner to act as a liaison between the District and the County, and to execute an interlocal agreement with the District, as necessary

Ordinance No. 26-18

The accompanying ordinance was prepared by the Parks, Recreation and Open Spaces Department and placed on the agenda at the request of Prime Sponsor Commissioner Natalie Milian Orbis.

For
Geri Bonzon-Keenan
County Attorney

GBK/smm

Memorandum

Date: April 21, 2026

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

From: Daniella Levine Cava
Mayor

Subject: Ordinance Creating the Le Jeune Gardens Community Development District

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At the April 21, 2026 Board of County Commissioners meeting, this item was amended to clarify, consistent with Chapter 190 of the Florida Statues, that no debt or obligation of the District shall constitute a burden upon the City of Miami without the prior approval of the City Commission by resolution or ordinance expressly authorizing such burden. The body of the Ordinance has been amended accordingly.

Executive Summary

The purpose of this item is to gain authorization from the Board of County Commissioners (Board) to create a Community Development District (CDD) in the City of Miami (City) in Miami-Dade County (County), Florida. CDDs are a local unit of special-purpose government created according to Chapter 190 of the Florida Statutes.

Recommendation

It is recommended that the Board adopt the attached Ordinance creating the Le Jeune Gardens Community Development District (District) in the City, pursuant to the authority granted by the Miami-Dade County Home Rule Charter for the purposes set forth in Chapter 190 of the Florida Statutes.

Scope

This District is located within Commission District 6, which is represented by County Commissioner Natalie Milian Orbis, and will provide funding for capital improvements, as well as multipurpose maintenance functions, within the CDD. In accordance with Rule 5.06(k) of the Board's Rules of Procedure, Commissioner Milian Orbis has been notified in writing that the department received a petition to create the District within the boundaries of Commission District 6.

Fiscal Impact/Funding Source

The creation of the District will have no fiscal impact on the County. CDD funding is derived from assessments levied against the properties within the CDD, which are secured by a lien against the properties and collected directly by the CDD or through the annual Combined Real Property tax bill pursuant to an interlocal agreement with the City of Miami.

Social Equity Statement

The proposed Ordinance grants a petition for the creation of the District, pursuant to the procedures and factors set forth in section 190.005, Florida Statutes.

If approved, pursuant to Chapter 190, Florida Statutes, the District will have the power to levy taxes and special assessments and charge, collect, and enforce fees and other user charges affecting property owners within the proposed District, regardless of their demographics. The CDD is a timely, efficient, effective,

responsive, and economic way to deliver and finance basic community development services.

Track Record/Monitor
This development has private roads that are to be maintained by a Property Owners' Association (POA) or the District. A Special Taxing District will be created to maintain the development's infrastructure, such as private roadways, private area storm drainage, and landscaping, should the District be dissolved or fail to fulfill its maintenance obligations. This Special Taxing District will remain dormant until such time as the County determines to implement the Special Taxing District.

Delegation of Authority
The Ordinance directs the County Mayor or County Mayor's designee to (a) collaborate with the District for the provision of periodic reports by the District to the County containing full disclosure of information relating to the public financing and maintenance of capital improvements undertaken by the District and for the provision of the District 6 County Commissioner to act as a liaison between the County and the District regarding matters undertaken by the District, and (b) negotiate and execute, as necessary, an interlocal agreement with the District providing for such reporting, following approval by the County Attorney's Office for form and legal sufficiency.

Background
Miami Freedom Park, LLC. ("Petitioner") and leaseholder of the Le Jeune Gardens development (Development), which is owned by the City of Miami, has filed an application to create the District in connection with said Development. The Development is a proposed 128.265-acre mixed-use development lying wholly within the municipal limits of the City of Miami, in an area bounded by NW 37 Avenue on the east, NW 14 Street on the south, NW 42 Avenue (NW LeJeune Road) on the west, and Tamiami Canal (C-4 Canal) on the north. The District is designed to provide a financing mechanism for community infrastructure, facilities, and services along with certain ongoing operations and maintenance for the Development. The development plan for the land within the proposed District includes construction of a stadium with approximately 25,000 seats, 600,000 square feet of retail space, 400,000 square feet of office space, 750 hotel rooms, 5,100 parking spaces, and 58 +/- acres of park space with associated roadway improvements, stormwater management system, water and sewer systems, power distribution improvements, telecommunication improvements, open spaces and landscape for roadways, which are estimated to cost approximately $129.480 million. This development has private roads that are to be maintained by a POA or the District. A detailed summary of District elements, as well as the cost and anticipated lack of fiscal impacts to government agencies, are presented in the attached application submitted by the Petitioner. In accordance with Chapter 190, Florida Statutes, the Petitioner has paid a filing fee of $15,000.00 and an additional $9,000.00 for advertising costs to the County.

A Declaration of Restrictive Covenants has not been submitted consistent with the requirements of Resolution R-413-05 adopted by the Board on April 5, 2005, and as amended by Resolution No. R-883-06, which was adopted on July 18, 2006, to add language regarding the option to pay capital assessments in full at the time of closing.

This Board is authorized by the Florida Constitution and the County Home Rule Charter to establish governmental units, such as this CDD, within the County and to prescribe such government's jurisdiction and powers.

Attachment

Roy Coley
Deputy Mayor

MEMORANDUM

(Revised)

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

DATE: April 21, 2026

FROM: Geri Bonzon-Keenan
County Attorney

SUBJECT: Amended Substitute Agenda Item No. 5(H)

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
Substitute
Agenda Item No. 5(H)
4-21-26

ORDINANCE NO. **26-18**

ORDINANCE GRANTING PETITION OF MIAMI FREEDOM PARK, LLC., FOR ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT GENERALLY BOUNDED ON THE NORTH BY TAMIAMI CANAL (C-4 CANAL), ON THE EAST BY NW 37 AVENUE, ON THE SOUTH BY NW 14 STREET, AND ON THE WEST BY NW 42 AVENUE (NW LEJEUNE ROAD); CREATING AND ESTABLISHING LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT; PROVIDING FOR NAME, POWERS AND DUTIES; PROVIDING DESCRIPTION AND BOUNDARIES; PROVIDING INITIAL MEMBERS OF BOARD OF SUPERVISORS; DIRECTING THE COUNTY MAYOR OR COUNTY MAYOR'S DESIGNEE TO COLLABORATE WITH THE DISTRICT FOR THE PROVISION OF PERIODIC REPORTS BY THE DISTRICT AND FOR THE PROVISION OF THE DISTRICT 6 COUNTY COMMISSIONER TO ACT AS A LIAISON BETWEEN THE DISTRICT AND THE COUNTY, AND TO EXECUTE AN INTERLOCAL AGREEMENT WITH THE DISTRICT, AS NECESSARY; AND PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Florida Legislature created and amended chapter 190, Florida Statutes, to provide an alternative method to finance and manage basic services for community development; and

WHEREAS, section 1.01(A)(21) of the Miami-Dade County Home Rule Charter grants the Board of County Commissioners the authority to exercise all powers and privileges granted to municipalities and counties by the laws of this State; and

WHEREAS, Article VIII, section 6(e) of the Florida Constitution provides for exclusive County Charter authority to establish all governmental units within Miami-Dade County and to provide for their government and prescribe their jurisdiction and powers; and

WHEREAS, Miami Freedom Park, LLC. ("Petitioner"), a Florida limited liability company, has petitioned for the establishment of the Le Jeune Gardens Community Development District ("District"); and

WHEREAS, a public hearing has been conducted by the Board of County Commissioners in accordance with the requirements and procedures of section 190.005(2)(b), Florida Statutes, and the applicable requirements and procedures of the Miami-Dade County Home Rule Charter and Code; and

WHEREAS, the District will constitute a timely, efficient, effective, responsive and economic way to deliver community development services in the area, thereby providing a solution to the County's planning, management and financing needs for delivery of capital infrastructure therein without overburdening the County and its taxpayers; and

WHEREAS, the Board of County Commissioners finds that the statements contained in the Petition are true and correct; and

WHEREAS, the creation of the District is not inconsistent with any applicable element or portion of the State comprehensive plan or the Miami-Dade County Comprehensive Development Master Plan; and

WHEREAS, the area of land within the District is of sufficient size, is sufficiently compact, and is sufficiently contiguous to be developable as one functional interrelated community; and

WHEREAS, the creation of the District is the best alternative available for delivering the community development services and facilities to the area that will be served by the District; and

WHEREAS, the proposed services and facilities to be provided by the District will be compatible with the capacity and uses of existing local and regional community development services and facilities; and

WHEREAS, the area that will be served by the District is amenable to separate special-district government; and

WHEREAS, the leaseholder of the properties that are to be developed and served by the community development services and facilities to be provided by the District was not required to submit a Declaration of Restrictive Covenants, as typically required by Miami-Dade County per Resolution R-413-05, because the District does not contain any residential housing within its boundaries; and

WHEREAS, having made the foregoing findings, after a public hearing, the Board of County Commissioners wishes to exercise the powers bestowed upon it by section 1.01(A)(21) of the Miami-Dade County Home Rule Charter in the manner provided by chapter 190, Florida Statutes; and

WHEREAS, the Board of County Commissioners finds that the District shall have those general and special powers authorized by sections 190.011 and 190.012, Florida Statutes, and set forth herein, and that it is in the public interest of all of the citizens of Miami-Dade County that the District have such powers,

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. The foregoing findings, which are expressly set forth herein, are hereby adopted and made a part hereof.

Section 2. The Petition to establish the District over the real property described in the Petition attached hereto, which was filed by the petitioner on January 30, 2026, and which Petition is on file at the Office of the Clerk of the Board, is hereby granted. A copy of the Petition is attached and incorporated herein as Exhibit A.

Section 3. The external boundaries of the District shall be as depicted in the certified metes and bounds legal description attached hereto and incorporated herein as Exhibit B to the Ordinance. The external boundaries of the District shall be as depicted on the location map attached hereto and incorporated as Exhibit C.

Section 4. The initial members of the Board of Supervisors shall be as follows:

Kaitlyn Stolzenberg

Jennifer Tubul

Cristina Canales

Camila Jocelyn-Holt

Jason R. Castro

Section 5. The name of the District shall be the "Le Jeune Gardens Community Development District."

Section 6. The District is created for the purposes set forth in chapter 190, Florida Statutes, pursuant to the authority granted by section 1.01(A)(21) of the Miami-Dade County Home Rule Charter.

Section 7. Pursuant to section 190.005(2)(d), Florida Statutes, the charter for the Le Jeune Gardens Community Development District shall be sections 190.006 through 190.041, Florida Statutes.

Section 8. The Board of County Commissioners hereby grants to the District all general powers authorized pursuant to section 190.011, Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such general powers.

Section 9. The Board of County Commissioners hereby grants to the District the special powers authorized pursuant to section 190.012(1), Florida Statutes, and sections 190.012(2)(a), (d)

and (f) (except for powers regarding waste disposal), Florida Statutes, and section 190.012(3), Florida Statutes, and hereby finds that it is in the public interest of all citizens of Miami-Dade County to grant such special powers; provided that the District's exercise of power under section 190.012(1)(b), Florida Statutes, pertaining to water, wastewater and reuse water services, as per the Petition submitted.

Section 10. All bonds issued by the District pursuant to the powers granted by this Ordinance shall be validated pursuant to chapter 75, Florida Statutes.

Section 11. No bond, debt or other obligation of the District, nor any default thereon, shall constitute a debt or obligation of Miami-Dade County, except upon the express approval and agreement of the Board of County Commissioners.

Section 12. No debt or obligation of the District shall constitute a burden upon the City of Miami ("City") without the prior approval of the City Commission by resolution or ordinance expressly authorizing such burden.

Section 13. Notwithstanding any power granted to the District pursuant to this Ordinance, neither the District nor any real or personal property or revenue in the District shall, solely by reason of the District's creation and existence, be exempted from any requirement for the payment of any and all rates, fees, charges, permitting fees, impact fees, connection fees, or similar County rates, fees or charges, special taxing districts special assessments which are required by law, ordinance or County rule or regulation to be imposed within or upon any local government within the County.

Section 14. Notwithstanding any power granted to the District pursuant to this Ordinance, the District may exercise the power of eminent domain outside the District's existing boundaries only with the prior specific and express approval of the Board of County Commissioners.

Section 15. This Board directs the County Mayor or County Mayor's designee to (a) collaborate with the District for the provision of periodic reports by the District to the County containing full disclosure of information relating to the public financing and maintenance of capital improvements undertaken by the District and for the provision of the District 6 County Commissioner to act as a liaison between the County and the District regarding matters undertaken by the District, and (b) negotiate and execute, as necessary, an interlocal agreement with the District providing for same, following approval by the County Attorney's Office for form and legal sufficiency.

Section 16. If any section, subsection, sentence, clause or provision of this Ordinance is held invalid, the remainder of this Ordinance shall not be affected by such invalidity.

Section 17. It is the intention of the Board of County Commissioners, and it is hereby ordained that the provisions of this Ordinance shall be excluded from the Code of Miami-Dade County.

Section 18. This Ordinance shall become effective ten (10) days after the date of enactment unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

PASSED AND ADOPTED: April 21, 2026

Approved by County Attorney as to form and legal sufficiency: JMM FOR

Prepared by: MJM

Michael J. Mastrucci

Memorandum

Date: January 30, 2026

To: Basia Pruna, Deputy Clerk
Office of the Clerk of the Board
Attn: Shania Momplaisir

From: Liset Romero-Lopez, J.D., Chief
Special Assessment Districts Division
Parks, Recreation and Open Spaces Department

Subject: Le Jeune Gardens Community Development District
Creation

The attached petition was submitted by Miami Freedom Park, LLC. and has been finalized, reviewed, and deemed complete by the Miami-Dade County Parks, Recreation and Open Spaces Department pursuant to Chapter 190, Florida Statutes, and Miami-Dade County Policy.

The filing date of record is January 30, 2026.

Attachment

c: Michael Mastrucci
Assistant County Attorney

"EXHIBIT A to the Ordinance"

PETITION TO CREATE LE JEUNE GARDENS
COMMUNITY DEVELOPMENT DISTRICT

Dated: January 30 2026

PETITION TO ESTABLISH LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

Submitted by: Kutak Rock LLP
Lindsay Whelan, Esq.
Lindsay.Whelan@KutakRock.com
Florida Bar No. 99356
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300

Attorney for the Petitioner

BEFORE THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA

PETITION TO ESTABLISH A COMMUNITY DEVELOPMENT DISTRICT

Petitioner, Miami Freedom Park, LLC ("Petitioner"), hereby petitions the Board of County Commissioners of Miami-Dade County, Florida ("County"), pursuant to the "Uniform Community Development District Act of 1980," Chapter 190, *Florida Statutes*, and the Miami-Dade County Home Rule Charter, to establish a Community Development District ("District") with respect to the land described herein. In support of this petition, Petitioner states:

1. Location and Size. The proposed District is located both within the City of Miami and unincorporated Miami-Dade County and covers approximately 128.265 acres of land, more or less. **Exhibit 1** depicts the general location of the project. The site is generally located south of the C-4 Canal (Tamiami Canal), west of N.W. 37th Avenue, north of N.W. 14th Street, and east of N.W. 42nd Avenue. The sketch and metes and bounds descriptions of the external boundaries of the proposed District is set forth in **Exhibit 2.**

2. Excluded Parcels. There are parcels within the external boundaries of the proposed District which are to be excluded from the District (the "**Excluded Parcels**"). The names and addresses of the property owners, as well as the legal descriptions for the Excluded Parcels, are provided in **Composite Exhibit 3.** Establishment of the District will have no adverse impact on the Excluded Parcels.

3. Landowner Consent. The City of Miami (the "City") has entered into that certain (i) *Ground Lease for Soccer Stadium*, dated February 9, 2023, and (ii) Gro*und Lease for Commercial Development*, dated February 9, 2023, in favor of the Petitioner (the "Ground Leases") providing for the lease of a portion of the real property intended to be included within the District to the Petitioner. Concurrent with the filing of this Petition, the Petitioner has requested that the City consent to the amendment of the Ground Lease such that the outstanding term of such lease shall be extended to at least fifty (50) years (the "Ground Lease Amendment"). Upon the effective date of the Ground Lease Amendment, the Petitioner shall thereafter qualify as a "Landowner" entitled to consent to the establishment of the proposed District pursuant to Section 190.005(1)(a)2., *Florida Statutes*.[1] In furtherance thereof, the Petitioner has executed a consent to the establishment of the proposed District, enclosed as **Exhibit 4**, which upon the effective date of the Ground Lease Amendment constitutes the consent of the landowners relative one hundred

[1] Section 190.003(14), *Florida Statutes*, defines a "Landowner" of the District as "the owner of a freehold estate as appears by the deed record, including a trustee, a private corporation, and an owner of a condominium unit; it does not include a reversioner, remainderman, mortgagee, or any governmental entity, who shall not be counted and need not be notified of proceedings under this act. **Landowner shall also mean the owner of a ground lease from a governmental entity, which leasehold interest has a remaining term, excluding all renewal options, in excess of 50 years."** (emphasis added)

percent (100%) of the real property located within the proposed District in accordance with Section 190.005, *Florida Statutes*.[2]

4. Initial Board Members. The five (5) persons designated to serve as initial members of the Board of Supervisors of the proposed District are Kaitlyn Stolzenberg, Jennifer Tubul, Cristina Canales, Camila Jocelyn-Holt, and Jason R. Castro. They are residents of the state of Florida and citizens of the United States of America. They shall serve in that office until replaced, as provided in Section 190.006, *Florida Statutes*. Board members resumes are included as **Exhibit 5**.

5. Name. The proposed name of the District is the Le Jeune Gardens Community Development District.

6. Major Water and Wastewater Facilities. **Composite Exhibit 6** shows the existing and proposed major trunk water mains and sewer connections serving the lands within and around the proposed District.

7. District Facilities and Services. **Exhibit 7** describes the type of facilities Petitioner presently expects the proposed District to finance, fund, construct, acquire and install, as well as the estimated costs of construction. At present, these improvements are estimated to be made, acquired, constructed and installed in phase(s) over an estimated four (4) year period from 2025 to 2029. Actual construction timetables and expenditures will likely vary, due in part to the effects of future changes in the economic conditions upon costs such as labor, services, materials, interest rates and market conditions.

8. Existing and Future Land Uses. The existing use of the lands within the proposed District is vacant land. The current zoning of the lands within the proposed District includes portions zoned Civic Space, Civic Institutional, and T6-8-O and the City has approved a Special Area Plan for portion of the land. The future general distribution, location and extent of the public and private land uses within and adjacent to the proposed District by land use plan element are shown in **Exhibit 8**. These proposed land uses are consistent with the City of Miami's Comprehensive Neighborhood Plan and Miami-Dade County's Comprehensive Development Master Plan.

9. Statement of Estimated Regulatory Costs. **Exhibit 9** is the statement of estimated regulatory costs ("SERC") prepared in accordance with the requirements of Section 120.541, *Florida Statutes*. The SERC is based upon presently available data. The data and methodology used in preparing the SERC accompany it.

[2] For the avoidance of doubt, note that while the City owns a portion of the lands within the proposed District, the City is not defined as a "Landowner" pursuant to Section 190.003(14), *Florida Statutes*, and is accordingly not required to provide its consent to the establishment of the proposed District. Nevertheless, the City has in fact consented to the establishment of the District as discussed in more detail herein.

11. Authorized Agents. The Petitioner is authorized to do business in the State of Florida. The Petitioner has designated Lindsay Whelan as its authorized agent. See **Exhibit 10** - Authorization of Agent. Copies of all correspondence and official notices should be sent to:

Lindsay Whelan, Esq.
Florida Bar No. 99356
Lindsay.Whelan@KutakRock.com
KUTAK ROCK LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300

12. Disclosure Requirements. Petitioner undertakes on behalf of the proposed District that the Petitioner and the proposed District will provide full disclosure of information relating to the public financing of the improvements to be made to the proposed District and the maintenance of such improvements to be undertaken by the proposed District as required by Section 190.009, *Florida Statutes*, as amended, as required as a condition of the creation of the proposed District by the Board of County Commissioners of Miami-Dade County, Florida.

13. Resolution of Support from the City of Miami. A Resolution of the City Commission of the City of Miami, Florida, adopted January 9, 2025, supporting the establishment of the proposed District is attached to this petition as **Exhibit 11**.

14. Opinion of Title. A current title opinion for the lands that comprise the proposed District is attached to this petition as **Exhibit 12**.

15. Request for Additional Powers. If the District is approved by the County, the District will be duly and legally authorized to exist and exercise all of its powers as set forth in Section 190.012(1) and (3), *Florida Statutes*, and as otherwise provided by law. The powers and functions of the District are more fully described in Chapter 190, *Florida Statutes*. Petitioner further requests that the District be granted consent to exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and educational uses; (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars; and (3) waste collection and disposal, each as authorized and described by Section 190.012(2), *Florida Statutes*, respectively.

16. Consent to Special Taxing District. Petitioner also acknowledges and consents to the establishment of a dormant multipurpose maintenance special taxing district to be activated in the event that the District is dissolved or becomes defunct and fails to provide maintenance services within the public rights-of-way. The maintenance of improved swales and medians in the public rights-of-way excluding swale maintenance by owners of property as defined by Chapter 19 of the Code of Miami-Dade County shall be provided by the District, including but not limited to, irrigation, landscape lighting, payment of related utility bills, turf, trees, shrubs and any other

landscaping improvements provided or caused by this development, covenants associated with landscaping permitting in the public rights-of-way notwithstanding.

17. This petition to establish the Le Jeune Gardens Community Development District should be granted for the following reasons:

a. Establishment of the proposed District and all land uses and services planned within the proposed District are not inconsistent with applicable elements or portions of the effective State Comprehensive Plan, City of Miami's Comprehensive Neighborhood Plan, or Miami-Dade County's Comprehensive Development Master Plan.

b. The area of land within the proposed District is part of a planned community. It is of sufficient size and is sufficiently compact and contiguous to be developed as one functional and interrelated community.

c. The establishment of the proposed District will prevent the general body of taxpayers in the City of Miami and Miami-Dade County from bearing the burden for installation of the infrastructure and the maintenance of certain facilities within the development encompassed by the proposed District. The proposed District is the best alternative for delivering community development services and facilities to the proposed community without imposing an additional burden on the general population of the local general-purpose government. Establishment of the proposed District in conjunction with a comprehensively planned community, as proposed, allows for a more efficient use of resources.

d. The community development services and facilities of the proposed District will not be incompatible with the capacity and use of existing local and regional community development services and facilities. In addition, the establishment of the proposed District will provide a perpetual entity capable of making reasonable provisions for the operation and maintenance of the proposed District's services and facilities.

e. The area to be served by the proposed District is amenable to separate special-district government.

WHEREFORE, Petitioner respectfully requests Miami-Dade County, Florida, to:

a. schedule a public hearing in accordance with the requirements of Sections 190.005(2)(b) and (d), *Florida Statutes*;

b. grant the petition and adopt an ordinance establishing the District pursuant to Chapter 190, *Florida Statutes*;

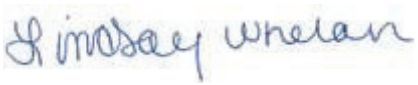
c. consent to the District exercise of certain additional powers to finance, plan, establish, acquire, construct, reconstruct, enlarge or extend, equip, operate and maintain systems and facilities for: (1) parks and facilities for indoor and outdoor recreational, cultural and

educational uses; (2) security, including but not limited to, guardhouses, fences and gates, electronic intrusion detection systems, and patrol cars; and (3) waste collection and disposal, each as authorized and described by Section 190.012(2), *Florida Statutes*, respectively.

d. grant such other relief as may be necessary or appropriate.

RESPECTFULLY SUBMITTED, this 31st day of October, 2025.

KUTAK ROCK, LLP

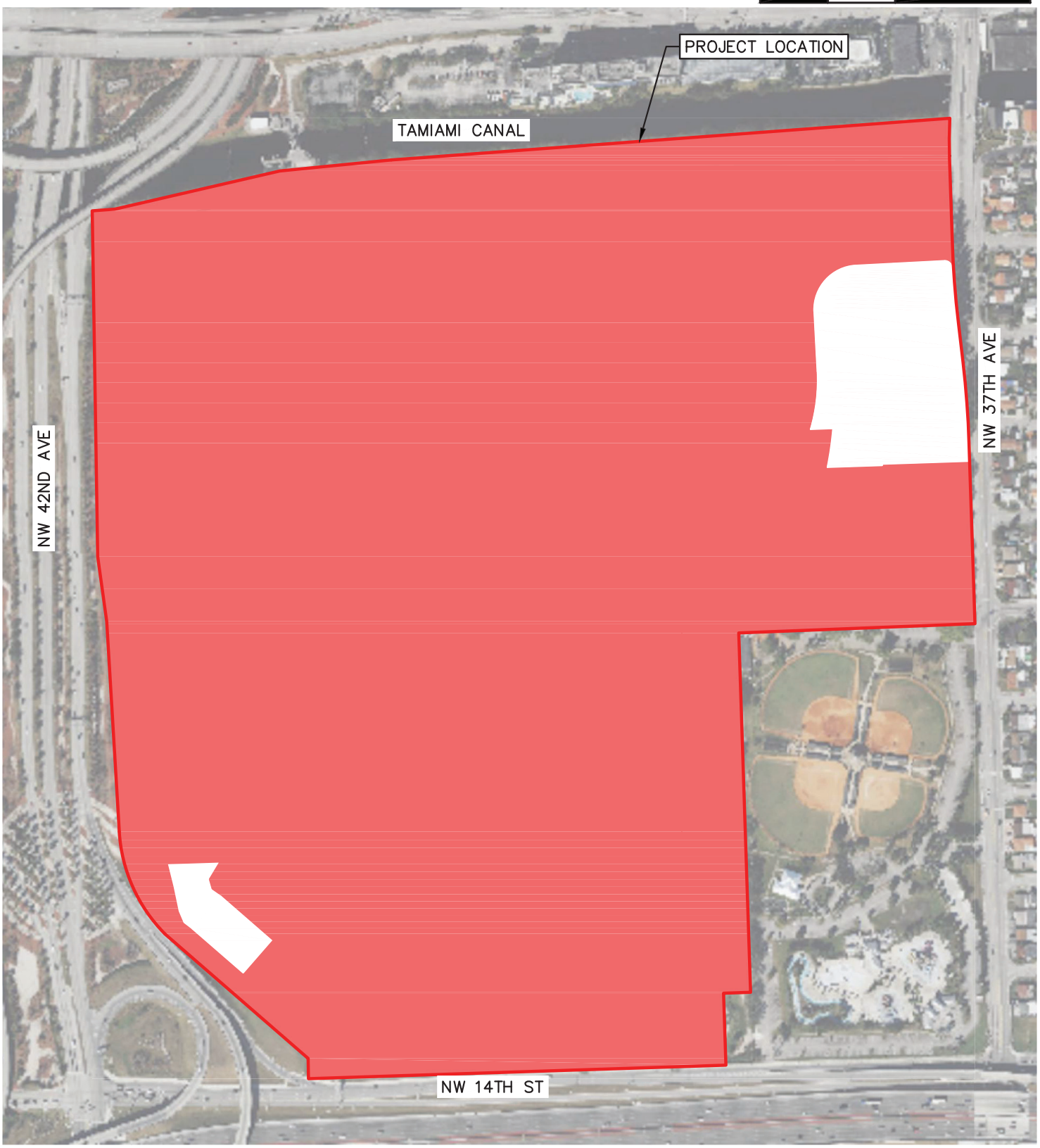


Lindsay Whelan, Esq.
Lindsay.Whelan@KutakRock.com
KUTAK ROCK, LLP
107 West College Avenue
Tallahassee, Florida 32301
(850) 692-7300

Attorney for the Petitioner

EXHIBIT 1

LOCATION



Plotted By:Nieto, Isaac Sheet Set:Kha Layout:DISTRICT BOUNDARY March 13, 2025 10:40:47am K:\MIB_Civil\143077001-Miami Freedom Park MFP\CIVIL\CADD\Exhibits\CDD Report\PROJECT LOCATION.dwg

This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.

Kimley»Horn

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2 ALHAMBRA PLAZA, SUITE 500, CORAL GABLES, FL 33134
PHONE: 305-673-2025
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LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

DISTRICT BOUNDARY

MDC021

SHEET NUMBER

OVERALL PROPERTY

PARCEL 1
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE TAMIAMI CANAL, LESS THE EAST 35 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 S87°24’18”W FOR 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°24’18”W FOR 29.98 FEET TO A POINT ON A CURVE, SAID POINT BEARS N88°29’03”E FROM THE CENTER AND IS ALSO THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON CITY OF MIAMI MUNICIPAL ATLAS SHEET NO.27D; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 04°00’42” FOR AN ARC DISTANCE OF 102.46 FEET TO A POINT OF TANGENCY THENCE RUN NORTHERLY N02°24’33”E FOR 13 FEET MORE OR LESS TO THE TOP OF BANK OF TAMIAMI CANAL; THENCE EAST ALONG THE TOP OF BANK OF TAMIAMI CANAL TO ITS INTERSECTION WITH A LINE 35 WEST AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2
ALL THAT LAND LYING IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N00°54’35”W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR 45.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 N88°08’18”E FOR 649.36 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N00°53’17”W ALONG THE RIGHT-OF-WAY OF THE LIMITED ACCESS TO LEJEUNE ROAD (NW 42ND AVENUE) FOR 59.96 FEET; THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY N48°58’49”W FOR 562.53 FEET TO A POINT ON A CURVE, SAID POINT BEARS N45°24’02”E FROM ITS CENTER; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 470 FEET, A CENTRAL ANGLE OF 41°10’52” FOR AN ARC DISTANCE OF 337.81 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY N03°25’06”W FOR 623.61 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY N07°58’00”W FOR 193.68 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LEJEUNE ROAD (NW 42ND AVENUE) N00°54’35”W FOR 1023.26 TO A POINT; THENCE RUN N88°30'31"E FOR A DISTANCE OF 66.86 FEET TO A POINT; THENCE RUN N77°00'02"E FOR A DISTANCE OF 252.12 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 32; THENCE RUN ALONG SAID NORTH LINE N87°24’21”E FOR 2228.12 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON SHEET 27D OF THE MUNICIPAL ATLAS OF THE CITY OF MIAMI, SAID POINT OF INTERSECTION BEING ON A CIRCULAR CURVE CONCAVE TO THE EAST AND BEARS N88°23’51”E TO THE CENTER OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 00°16’48” FOR AN ARC DISTANCE OF 7.15 FEET; THENCE ALONG SAID RIGHT-OF-WAY, TANGENT TO THE LAST DESCRIBED CURVE S01°52’57”E FOR 246.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 04°48’14” FOR AN ARC DISTANCE OF 240.78 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID RIGHT-OF-WAY S06°41’11”E FOR 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04°48’14” FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; SAID POINT BEING 35 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG RIGHT-OF-WAY S01°52’57”E FOR 535.07 FEET TO ITS INTERSECTION WITH A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S87°46’27”W ALONG SAID PARALLEL LINE FOR 700.00 FEET TO A POINT 735 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE S01°52’57”E PARALLEL TO SAID EAST LINE FOR 1064.42 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 258.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08’18”W FOR 80.00 FEET; THENCE S01°52’57”E FOR 213.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08’18”W FOR 1236.71 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND:

LESS OUT PARCEL 1

LEGAL DESCRIPTION

A PORTION OF UN-SUBDIVIDED LANDS LYING WITHIN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 649.34 FEET TO A POINT; THENCE RUN NORTH 00°53'17" WEST FOR A DISTANCE OF 45.01 FEET TO A POINT; THENCE RUN ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 1236.71 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 213.00 FEET TO A POINT; THENCE RUN NORTH 88°08'18" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 1064.41 FEET TO A POINT; THENCE RUN ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 87°46'27" EAST FOR A DISTANCE OF 700.00 FEET TO A POINT; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) NORTH 01°52'57" WEST FOR A DISTANCE OF 481.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 259.21 FEET TO A POINT; THENCE RUN S 01° 52' 57" E FOR A DISTANCE OF 4.13 FEET TO A POINT; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 162.01 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1003.64 FEET, A CENTRAL ANGLE OF 06° 36' 48", A CHORD BEARING OF N 08° 08' 43" E AND A CHORD DISTANCE OF 115.78 FEET, FOR AN ARC DISTANCE OF 115.84 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 56.17 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 18° 57' 36", A CHORD BEARING OF N 06° 27' 40" E AND A CHORD DISTANCE OF 173.27 FEET, FOR AN ARC DISTANCE OF 174.06 FEET TO A POINT OF TANGENCY; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 161.41 FEET TO A POINT; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 13.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF N 41° 58' 52" E AND A CHORD DISTANCE OF 171.12 FEET, FOR AN ARC DISTANCE OF 190.07 FEET TO A POINT OF TANGENCY; THENCE RUN N 86° 58' 52" E FOR A DISTANCE OF 279.77 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29° 20' 44", A CHORD BEARING OF S 18° 20' 45" E AND A CHORD DISTANCE OF 10.13 FEET, FOR AN ARC DISTANCE OF 10.24 FEET TO A POINT OF TANGENCY; THENCE RUN S 03° 40' 23" E FOR A DISTANCE OF 3.02 FEET TO A POINT; THENCE RUN N 86° 19' 37" E FOR A DISTANCE OF 5.38 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) THE FOLLOWING FOUR (4) COURSES; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 03° 14' 18", A CHORD BEARING OF SOUTH 05° 04' 02" EAST AND A CHORD DISTANCE OF 162.29 FEET, FOR AN ARC DISTANCE OF 162.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 41' 11" EAST FOR A DISTANCE OF 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04° 48' 14", A CHORD BEARING OF SOUTH 04° 17' 04" EAST AND A CHORD DISTANCE OF 240.12 FEET, FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 01° 52' 57" EAST FOR A DISTANCE OF 53.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS OUT PARCEL 2

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 21 THROUGH 24, BLOCK 1, A PORTION OF LOTS 9 THROUGH 11 IN BLOCK 2, AND A PORTION OF NW 41ST AVENUE, “LEJEUNE GARDEN ESTATES SECTION 4” ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (1/4); THENCE NORTH 50 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 588.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 137.00 FEET; THENCE NORTH 48 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 47.62 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 69.55 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 166.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 14 MINUTES 45 SECONDS, AN ARC DISTANCE OF 93.42 FEET; THENCE SOUTH 22 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 122.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 32.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 31 MINUTES 43 SECONDS, AN ARC DISTANCE OF 14.82 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 35.80 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA.

SAID OVERALL PROPERTY PARCEL CONTAINS 5,587,217 SQUARE FEET, MORE OR LESS, OR 128.265 ACRES, MORE OR LESS.

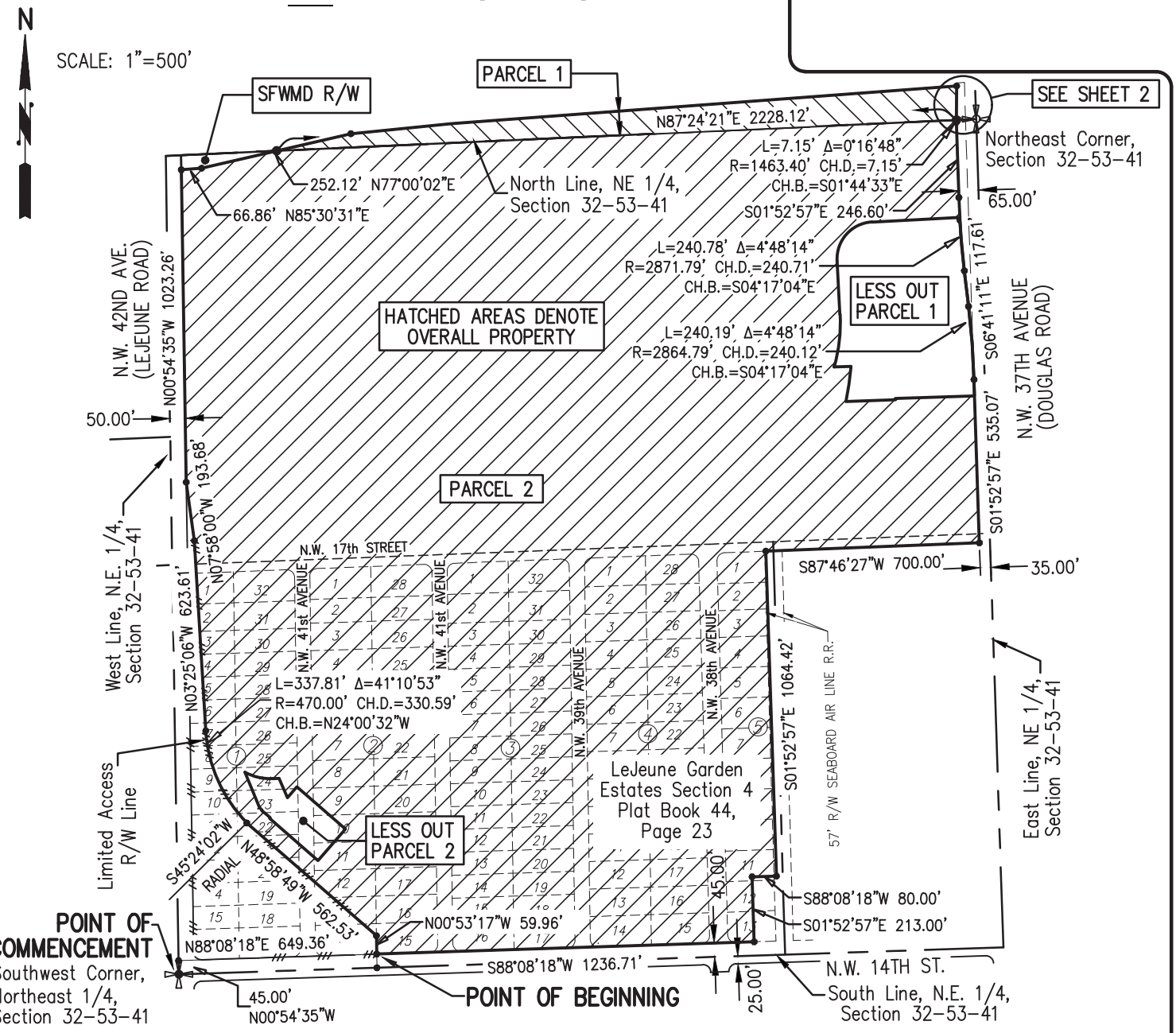
EXHIBIT 2

METES AND BOUNDS DESCRIPTION

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES



Note:

1. The bearings shown hereon relate to an assumed bearing (North 88°08'18" East) along the South line of the Northeast One-Quarter (1/4) of Section 32, Township 53 South, Range 41 East, Miami-Dade County, Florida.
2. This sketch is not valid without the signature and the original raised seal of the attesting Florida licensed surveyor and mapper.

R - Radius
Δ - Delta Angle
L - Arc Length
Ch.B. - Chord Bearing
Ch.D. - Chord Distance
SFWMD - South Florida Water Management District

SSA

SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2024

SHEET 1 OF 8 SHEET(S)

F.B.: N.A.

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-OVERALL & EPI SUBSTATION 20250409.DWG

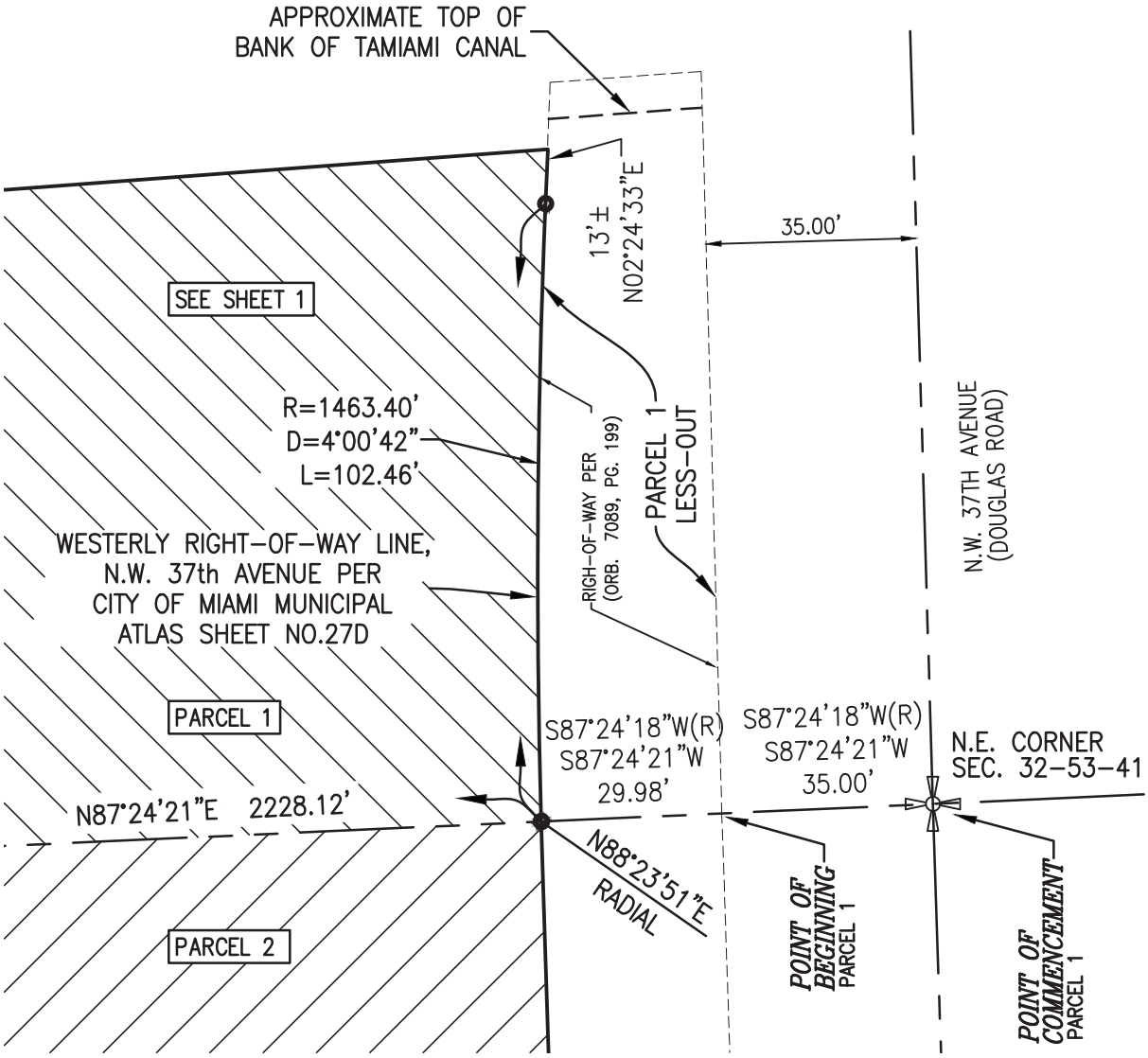
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

N

SCALE: 1"=30'



Note:

1. The bearings shown hereon relate to an assumed bearing (North 88°08'18" East) along the South line of the Northeast One-Quarter (1/4) of Section 32, Township 53 South, Range 41 East, Miami-Dade County, Florida.
2. This sketch is not valid without the signature and the original raised seal of the attesting Florida licensed surveyor and mapper.

R – Radius
Δ – Delta Angle
L – Arc Length
Ch.B. – Chord Bearing
Ch.D. – Chord Distance

SSA

SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

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2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2025

SHEET 2 OF 8 SHEET(S)

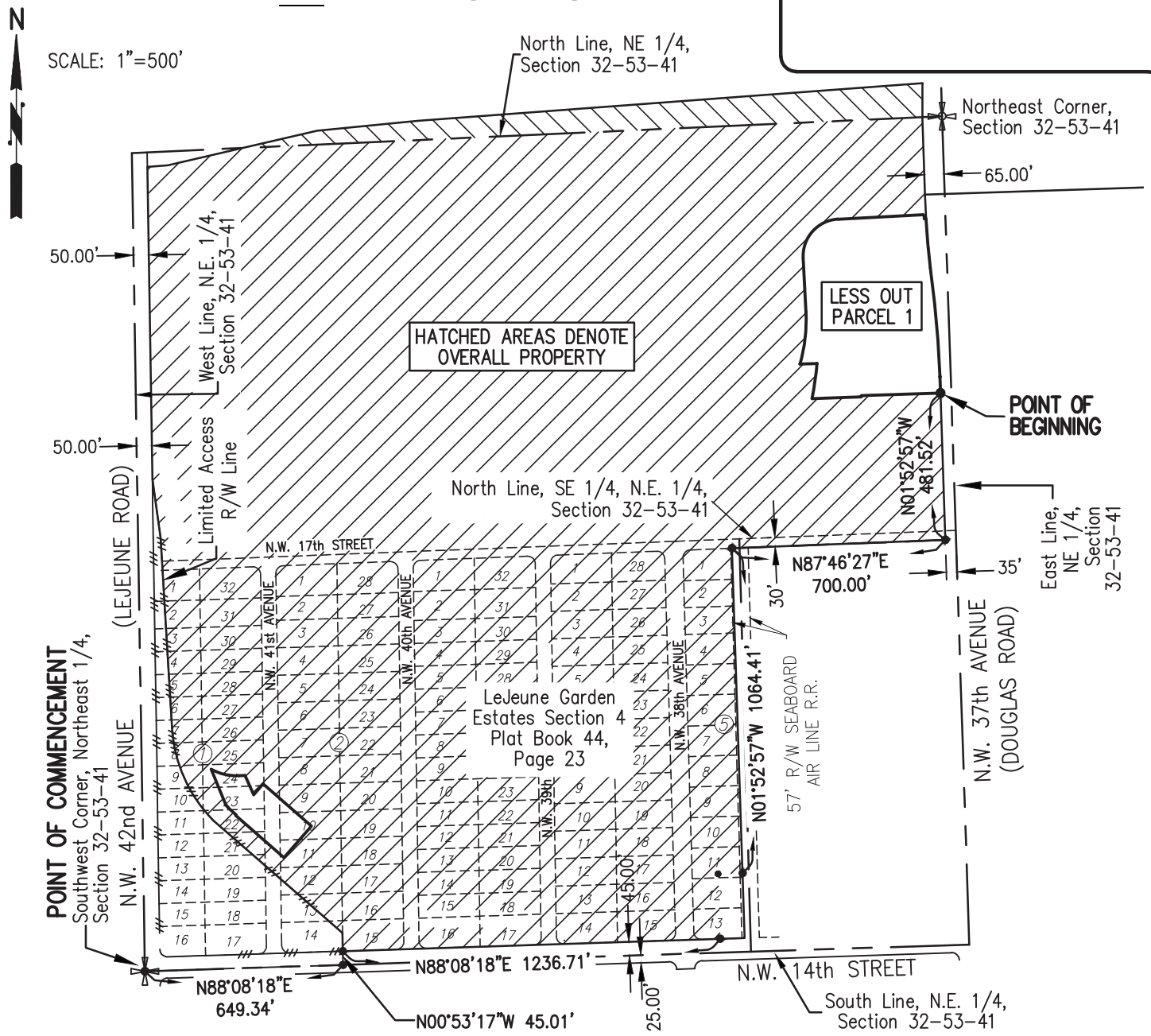
F.B.: N.A.

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-OVERALL & FPL SUBSTATION 20250409.DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES



Note:

1. The bearings shown hereon relate to an assumed bearing (North 88°08'18" East) along the South line of the Northeast One-Quarter (1/4) of Section 32, Township 53 South, Range 41 East, Miami-Dade County, Florida.
2. This sketch is not valid without the signature and the original raised seal of the attesting Florida licensed surveyor and mapper.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SSA SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 05/21/2024

F.B.: N.A.

SHEET 3 OF 8 SHEET(S)

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-CITY BUFFER 20250410.DWG

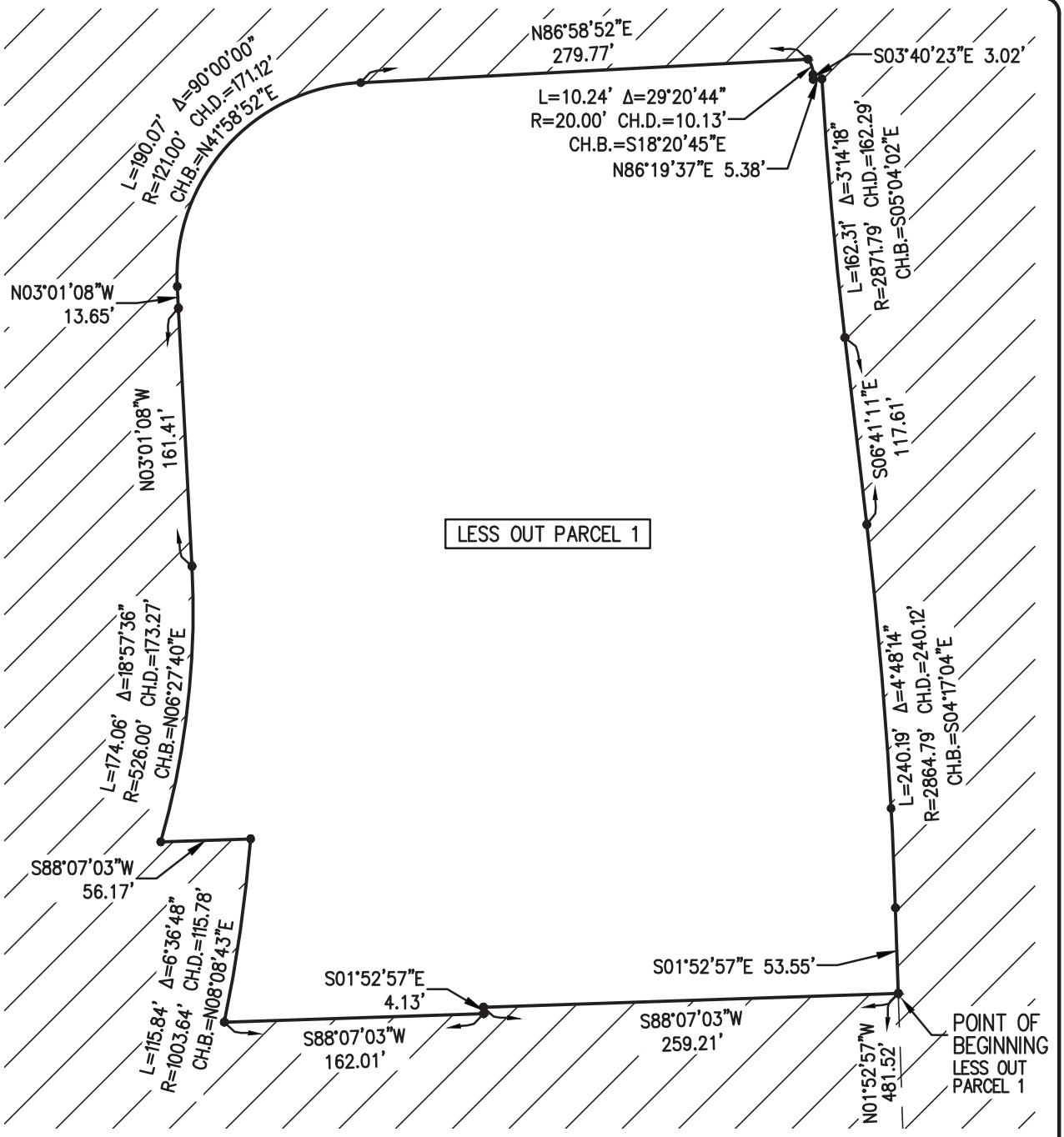
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

N

SCALE:
1"=100'



R – Radius
Δ – Delta Angle
L – Arc Length
CH.B. – Chord Bearing
CH.D. – Chord Distance

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SSA

SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 05/21/2024

F.B.: N.A.

SHEET 4 OF 8 SHEET(S)

PREPARED UNDER MY SUPERVISION:

MARK STEVEN JOHNSON LICENSE No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-CITY BUFFER 20250410.DWG

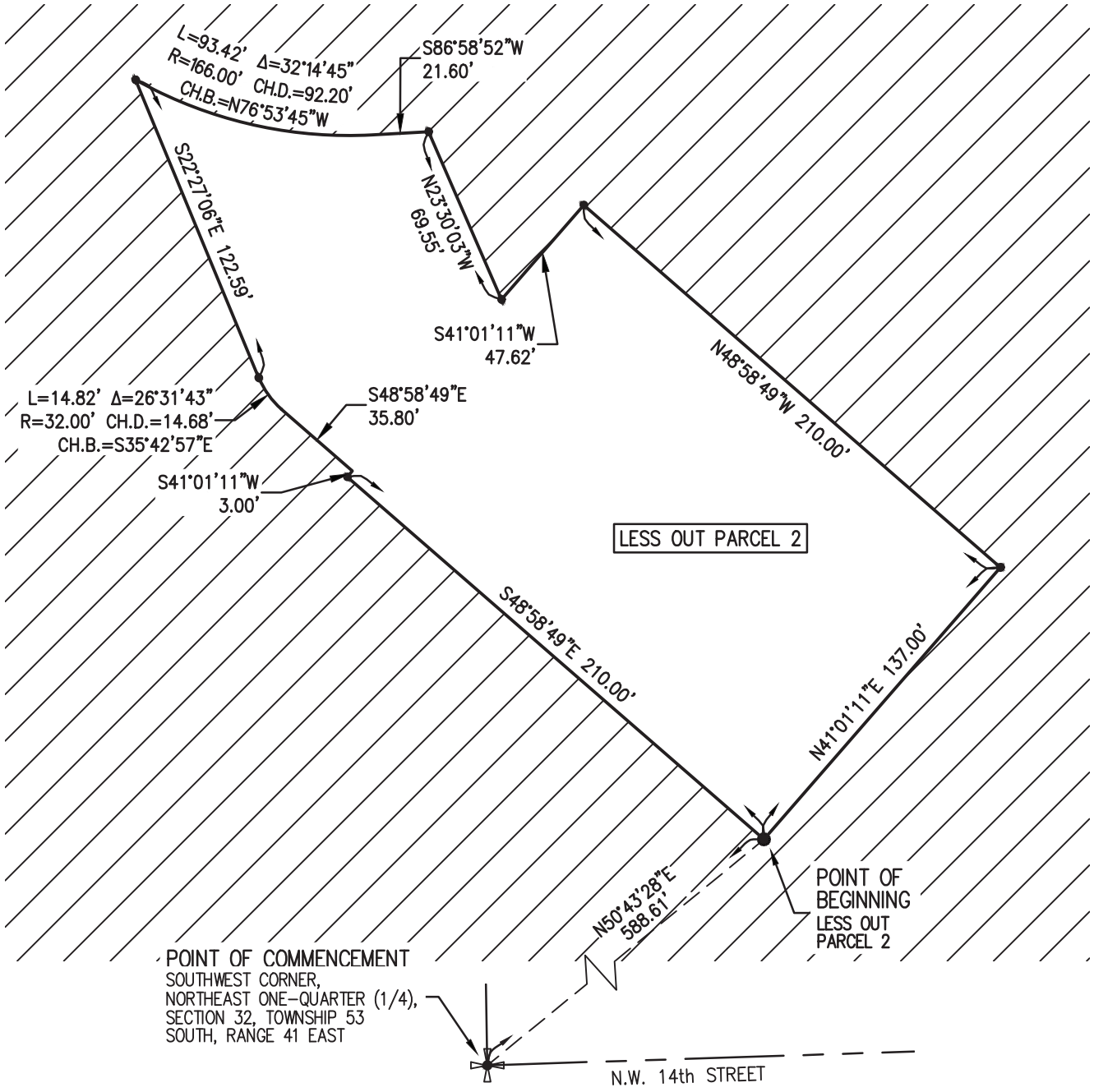
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

N

SCALE: 1"=60'



SSA

SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2025

SHEET 5 OF 8 SHEET(S)

F.B.: N.A.

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-OVERALL & FPL SUBSTATION 20250409.DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

OVERALL PROPERTY

PARCEL 1

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE TAMIAMI CANAL, LESS THE EAST 35 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 S87°24'18"W FOR 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°24'18"W FOR 29.98 FEET TO A POINT ON A CURVE, SAID POINT BEARS N88°29'03"E FROM THE CENTER AND IS ALSO THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON CITY OF MIAMI MUNICIPAL ATLAS SHEET NO.27D; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 04°00'42" FOR AN ARC DISTANCE OF 102.46 FEET TO A POINT OF TANGENCY THENCE RUN NORTHERLY N02°24'33"E FOR 13 FEET MORE OR LESS TO THE TOP OF BANK OF TAMIAMI CANAL; THENCE EAST ALONG THE TOP OF BANK OF TAMIAMI CANAL TO ITS INTERSECTION WITH A LINE 35 WEST AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2

ALL THAT LAND LYING IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N00°54'35"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR 45.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 N88°08'18"E FOR 649.36 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL TO BE DESCRIBED; THENCE N00°53'17"W ALONG THE RIGHT-OF-WAY OF THE LIMITED ACCESS TO LEJEUNE ROAD (NW 42ND AVENUE) FOR 59.96 FEET; THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY N48°58'49"W FOR 562.53 FEET TO A POINT ON A CURVE, SAID POINT BEARS N45°24'02"E FROM ITS CENTER; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 470 FEET, A CENTRAL ANGLE OF 41°10'52" FOR AN ARC DISTANCE OF 337.81 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY N03°25'06"W FOR 623.61 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY N07°58'00"W FOR 193.68 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LEJEUNE ROAD (NW 42ND AVENUE) N00°54'35"W FOR 1023.26 TO A POINT; THENCE RUN N88°30'31"E FOR A DISTANCE OF 66.86 FEET TO A POINT; THENCE RUN N77°00'02"E FOR A DISTANCE OF 252.12 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 32; THENCE RUN ALONG SAID NORTH LINE N87°24'21"E FOR 2228.12 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON SHEET 27D OF THE MUNICIPAL ATLAS OF THE CITY OF MIAMI, SAID POINT OF INTERSECTION BEING ON A CIRCULAR CURVE CONCAVE TO THE EAST AND BEARS N88°23'51"E TO THE CENTER OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 00°16'48" FOR AN ARC DISTANCE OF 7.15 FEET; THENCE ALONG SAID RIGHT-OF-WAY, TANGENT TO THE LAST DESCRIBED CURVE S01°52'57"E FOR 246.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.78 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID RIGHT-OF-WAY S06°41'11"E FOR 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; SAID POINT BEING 35 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG RIGHT-OF-WAY S01°52'57"E FOR 535.07 FEET TO ITS INTERSECTION WITH A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S87°46'27"W ALONG SAID PARALLEL LINE FOR 700.00 FEET TO A POINT 735 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE S01°52'57"E PARALLEL TO SAID EAST LINE FOR 1064.42 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 258.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 80.00 FEET; THENCE S01°52'57"E FOR 213.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 1236.71 FEET MORE OR LESS TO THE **POINT OF BEGINNING.**

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND:

SSA SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2025

SHEET 6 OF 8 SHEET(S)

F.B.: N.A.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

LESS OUT PARCEL 1

LEGAL DESCRIPTION

A PORTION OF UN-SUBDIVIDED LANDS LYING WITHIN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 649.34 FEET TO A POINT; THENCE RUN NORTH 00°53'17" WEST FOR A DISTANCE OF 45.01 FEET TO A POINT; THENCE RUN ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 1236.71 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 213.00 FEET TO A POINT; THENCE RUN NORTH 88°08'18" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 1064.41 FEET TO A POINT; THENCE RUN ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 87°46'27" EAST FOR A DISTANCE OF 700.00 FEET TO A POINT; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) NORTH 01°52'57" WEST FOR A DISTANCE OF 481.52 FEET TO THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 259.21 FEET TO A POINT; THENCE RUN S 01° 52' 57" E FOR A DISTANCE OF 4.13 FEET TO A POINT; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 162.01 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1003.64 FEET, A CENTRAL ANGLE OF 06° 36' 48", A CHORD BEARING OF N 08° 08' 43" E AND A CHORD DISTANCE OF 115.78 FEET, FOR AN ARC DISTANCE OF 115.84 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 56.17 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 18° 57' 36", A CHORD BEARING OF N 06° 27' 40" E AND A CHORD DISTANCE OF 173.27 FEET, FOR AN ARC DISTANCE OF 174.06 FEET TO A POINT OF TANGENCY; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 161.41 FEET TO A POINT; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 13.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF N 41° 58' 52" E AND A CHORD DISTANCE OF 171.12 FEET, FOR AN ARC DISTANCE OF 190.07 FEET TO A POINT OF TANGENCY; THENCE RUN N 86° 58' 52" E FOR A DISTANCE OF 279.77 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29° 20' 44", A CHORD BEARING OF S 18° 20' 45" E AND A CHORD DISTANCE OF 10.13 FEET, FOR AN ARC DISTANCE OF 10.24 FEET TO A POINT OF TANGENCY; THENCE RUN S 03° 40' 23" E FOR A DISTANCE OF 3.02 FEET TO A POINT; THENCE RUN N 86° 19' 37" E FOR A DISTANCE OF 5.38 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) THE FOLLOWING FOUR (4) COURSES; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 03° 14' 18", A CHORD BEARING OF SOUTH 05° 04' 02" EAST AND A CHORD DISTANCE OF 162.29 FEET, FOR AN ARC DISTANCE OF 162.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 41' 11" EAST FOR A DISTANCE OF 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04° 48' 14", A CHORD BEARING OF SOUTH 04° 17' 04" EAST AND A CHORD DISTANCE OF 240.12 FEET, FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 01° 52' 57" EAST FOR A DISTANCE OF 53.55 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SSA SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 05/21/2024

SHEET 7 OF 8 SHEET(S)

F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

STATE OF

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROF. LAND SURVEYOR NO. 4775

MARK STEVEN JOHNSON LICENSE No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

LESS OUT PARCEL 2

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 21 THROUGH 24, BLOCK 1, A PORTION OF LOTS 9 THROUGH 11 IN BLOCK 2, AND A PORTION OF NW 41ST AVENUE, "LEJEUNE GARDEN ESTATES SECTION 4" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (1/4); THENCE NORTH 50 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 588.61 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 41 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 137.00 FEET; THENCE NORTH 48 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 47.62 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 69.55 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 166.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 14 MINUTES 45 SECONDS, AN ARC DISTANCE OF 93.42 FEET; THENCE SOUTH 22 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 122.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 32.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 31 MINUTES 43 SECONDS, AN ARC DISTANCE OF 14.82 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 35.80 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING.**

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA.

SAID OVERALL PROPERTY PARCEL CONTAINS 5,587,217 SQUARE FEET, MORE OR LESS, OR 128.265 ACRES, MORE OR LESS.

SSA SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2025

SHEET 8 OF 8 SHEET(S)

F.B.: N.A.

COMPOSITE EXHIBIT 3

EXCLUDED PARCELS

Owner: City of Miami
Mailing Address: 444 SW 2nd Avenue, 3rd Floor, Miami, FL 33130-1910

LESS OUT PARCEL 1
(CITY OF MIAMI BUILDING PARCEL AND BUFFER PARCEL)

LEGAL DESCRIPTION

A PORTION OF UN-SUBDIVIDED LANDS LYING WITHIN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 649.34 FEET TO A POINT; THENCE RUN NORTH 00°53'17" WEST FOR A DISTANCE OF 45.01 FEET TO A POINT; THENCE RUN ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 1236.71 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 213.00 FEET TO A POINT; THENCE RUN NORTH 88°08'18" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 1064.41 FEET TO A POINT; THENCE RUN ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 87°46'27" EAST FOR A DISTANCE OF 700.00 FEET TO A POINT; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) NORTH 01°52'57" WEST FOR A DISTANCE OF 481.52 FEET TO THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 259.21 FEET TO A POINT; THENCE RUN S 01° 52' 57" E FOR A DISTANCE OF 4.13 FEET TO A POINT; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 162.01 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1003.64 FEET, A CENTRAL ANGLE OF 06° 36' 48", A CHORD BEARING OF N 08° 08' 43" E AND A CHORD DISTANCE OF 115.78 FEET, FOR AN ARC DISTANCE OF 115.84 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 56.17 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 18° 57' 36", A CHORD BEARING OF N 06° 27' 40" E AND A CHORD DISTANCE OF 173.27 FEET, FOR AN ARC DISTANCE OF 174.06 FEET TO A POINT OF TANGENCY; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 161.41 FEET TO A POINT; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 13.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF N 41° 58' 52" E AND A CHORD DISTANCE OF 171.12 FEET, FOR AN ARC DISTANCE OF 190.07 FEET TO A POINT OF TANGENCY; THENCE RUN N 86° 58' 52" E FOR A DISTANCE OF 279.77 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29° 20' 44", A CHORD BEARING OF S 18° 20' 45" E AND A CHORD DISTANCE OF 10.13 FEET, FOR AN ARC DISTANCE OF 10.24 FEET TO A POINT OF TANGENCY; THENCE RUN S 03° 40' 23" E FOR A DISTANCE OF 3.02 FEET TO A POINT; THENCE RUN N 86° 19' 37" E FOR A DISTANCE OF 5.38 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) THE FOLLOWING FOUR (4) COURSES; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 03° 14' 18", A CHORD BEARING OF SOUTH 05° 04' 02" EAST AND A CHORD DISTANCE OF 162.29 FEET, FOR AN ARC DISTANCE OF 162.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 41' 11" EAST FOR A DISTANCE OF 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04° 48' 14", A CHORD BEARING OF SOUTH 04° 17' 04" EAST AND A CHORD DISTANCE OF 240.12 FEET, FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 01° 52' 57" EAST FOR A DISTANCE OF 53.55 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

Owner: City of Miami
Mailing Address: 444 SW 2nd Avenue, 3rd Floor, Miami, FL 33130-1910

LESS OUT PARCEL 2
(F.P.L. SUBSTATION EASEMENT)

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 21 THROUGH 24, BLOCK 1, A PORTION OF LOTS 9 THROUGH 11 IN BLOCK 2, AND A PORTION OF NW 41ST AVENUE, "LEJEUNE GARDEN ESTATES SECTION 4" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (1/4); THENCE NORTH 50 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 588.61 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 41 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 137.00 FEET; THENCE NORTH 48 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 47.62 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 69.55 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 166.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 14 MINUTES 45 SECONDS, AN ARC DISTANCE OF 93.42 FEET; THENCE SOUTH 22 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 122.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 32.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 31 MINUTES 43 SECONDS, AN ARC DISTANCE OF 14.82 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 35.80 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING.**

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA.

SAID REVISED PUBLIC PARK PARCEL CONTAINS 2,241,038 SQUARE FEET, MORE OR LESS, OR 51.448 ACRES, MORE OR LESS.

NOTE:
1. THE BEARINGS SHOWN HEREON RELATE TO AN ASSUMED BEARING (NORTH 88°08'18" EAST) ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA.
2. THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF THE ATTESTING FLORIDA LICENSED SURVEYOR AND MAPPER.
3. PURSUANT TO THAT CERTAIN "NOTICE OF OFFICIAL VACATION AND CLOSURE OF PLATTED RIGHTS OF WAY," RECORDED IN OFFICIAL RECORDS BOOK 33916, PAGE 2611, OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, CERTAIN PLATTED, BUT UNIMPROVED, RIGHTS OF WAY WITHIN THE LIMITS OF THE HEREIN DESCRIBED LANDS HAVE BEEN CLOSED, VACATED, AND DISCONTINUED FROM PUBLIC USE.

EXHIBIT 4

AFFIDAVIT OF OWNERSHIP AND CONSENT

CONSENT AND JOINDER OF LANDOWNER
TO THE ESTABLISHMENT OF A COMMUNITY DEVELOPMENT DISTRICT

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

The City of Miami (the "City") has entered into that certain (i) *Ground Lease for Soccer Stadium*, dated February 9, 2023, and (ii) *Ground Lease for Commercial Development*, dated February 9, 2023 in favor of the undersigned (the "Ground Leases") providing for the lease of the real property more fully described on **Exhibit A** attached hereto and made a part hereof ("Property") that is intended by the undersigned to be included within the proposed Le Jeune Gardens Community Development District (the "District").

Concurrent with the filing of the petition to establish the District, the undersigned has requested that the City consent to the amendment of the Ground Lease such that the outstanding term of such lease shall be extended to at least fifty (50) years (the "Ground Lease Amendment"). Upon the effective date of the Ground Lease Amendment, the undersigned shall thereafter qualify as a "Landowner" entitled to consent to the establishment of the proposed District pursuant to Section 190.005(1)(a)2., *Florida Statutes*.[1]

Accordingly, as the owner of the Ground Leases relative to lands that are intended to constitute all or a part of the District, the undersigned understands and acknowledges that pursuant to the provisions of Section 190.005, *Florida Statutes*, the Petitioner is required to include the written consent to the establishment of the District of one hundred percent (100%) of the landowners relative to the lands to be included within such district.[2]

The undersigned hereby consents to the establishment of the District that will include the Property within the lands to be a part of such district and agrees to further execute any documentation necessary or convenient to evidence this consent and joinder during the application process for the establishment of the District.

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[1] Section 190.003(14), *Florida Statutes*, defines a "Landowner" of the District as "the owner of a freehold estate as appears by the deed record, including a trustee, a private corporation, and an owner of a condominium unit; it does not include a reversioner, remainderman, mortgagee, or any governmental entity, who shall not be counted and need not be notified of proceedings under this act. **Landowner shall also mean the owner of a ground lease from a governmental entity, which leasehold interest has a remaining term, excluding all renewal options, in excess of 50 years."** (emphasis added)

[2] For the avoidance of doubt, note that while the City owns a portion of the lands within the proposed District, the City is not defined as a "Landowner" pursuant to Section 190.003(14), *Florida Statutes*, and is accordingly not required to provide its consent to the establishment of the proposed District. Nevertheless, the City has in fact consented to the establishment of the District pursuant to its adoption of Resolution R-25-0039.

The undersigned acknowledges that the consent will remain in full force and effect until the District is established or three (3) years from the date hereof, whichever shall first occur. The undersigned further agrees that this consent shall be binding upon the owner and its successors and assigns as to the Property, or portions thereof, for the entirety of such three (3) year term. Notwithstanding the foregoing, the undersigned conditions the effectiveness of this consent and joinder upon the approval and full execution of the Ground Lease Amendment by the parties thereto.

The undersigned hereby represents and warrants that it has taken all actions and obtained all consents necessary to duly authorize the execution of this consent and joinder by the officer executing this instrument.

Executed this 16 day of May, 2025.

MIAMI FREEDOM PARK, LLC

WITNESSED:

eSigned by Black Knight EXP-DocVerify: 2025-05-16 14:41:08 EDT
Devon McCorkle
5564294:31990927:38224968

By: Devon McCorkle
Its: President

eSigned by Black Knight EXP-DocVerify: 2025-05-16 14:42:51 EDT
5564294:31990927:250064

Print Name: Kim Hancock

eSigned by Black Knight EXP-DocVerify: 2025-05-16 14:41:12 EDT
Rebecca Enfinger
5564294:31990927:38224969

Print Name: Rebecca Enfinger

STATE OF FLORIDA
COUNTY OF LEON

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 16 day of May, 2025, by Devon McCorkle, as President of Miami Freedom Park, LLC, who appeared before me this day in person, and who is either [__] personally known to me, or [X] produced a Florida driver's license as identification.

NOTARY SEAL

KIM HANCOCK
Notary Public-State of Florida
Commission No. HH 470766
My Commission Expires Dec 6, 2027

eSigned by Black Knight EXP-DocVerify: 2025-05-16 14:42:54 EDT
5564294:31990927:250065

NOTARY PUBLIC, STATE OF FLORIDA

Printed Name: Kim Hancock

Notarial Act Performed by Audio visual communication

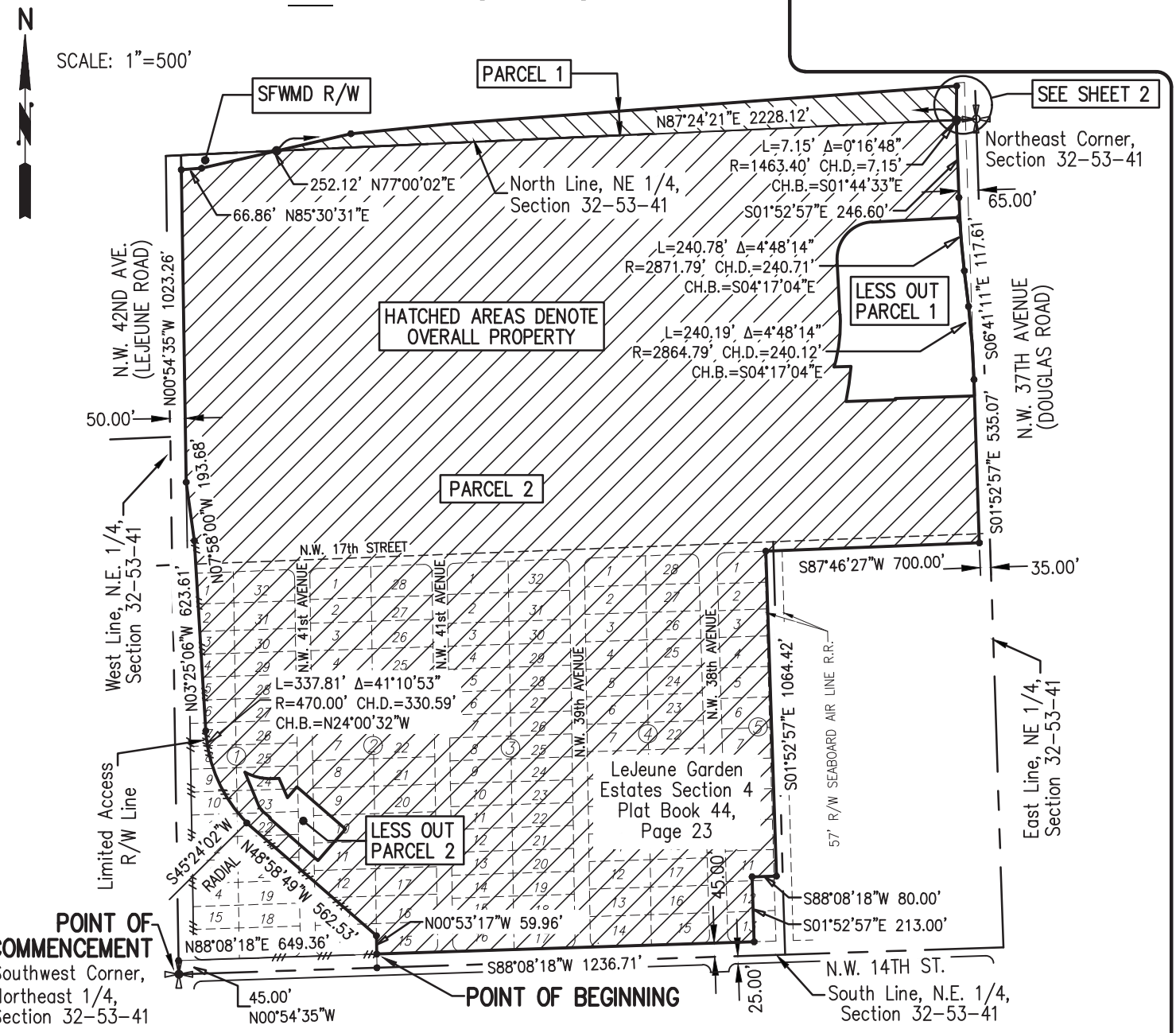
Exhibit A

Legal Description of the Property

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES



Note:

1. The bearings shown hereon relate to an assumed bearing (North 88°08'18" East) along the South line of the Northeast One-Quarter (1/4) of Section 32, Township 53 South, Range 41 East, Miami-Dade County, Florida.
2. This sketch is not valid without the signature and the original raised seal of the attesting Florida licensed surveyor and mapper.

R - Radius
Δ - Delta Angle
L - Arc Length
Ch.B. - Chord Bearing
Ch.D. - Chord Distance
SFWMD - South Florida Water Management District

SSA

SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2024

SHEET 1 OF 8 SHEET(S)

F.B.: N.A.

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-OVERALL & FPL SUBSTATION 20250409.DWG

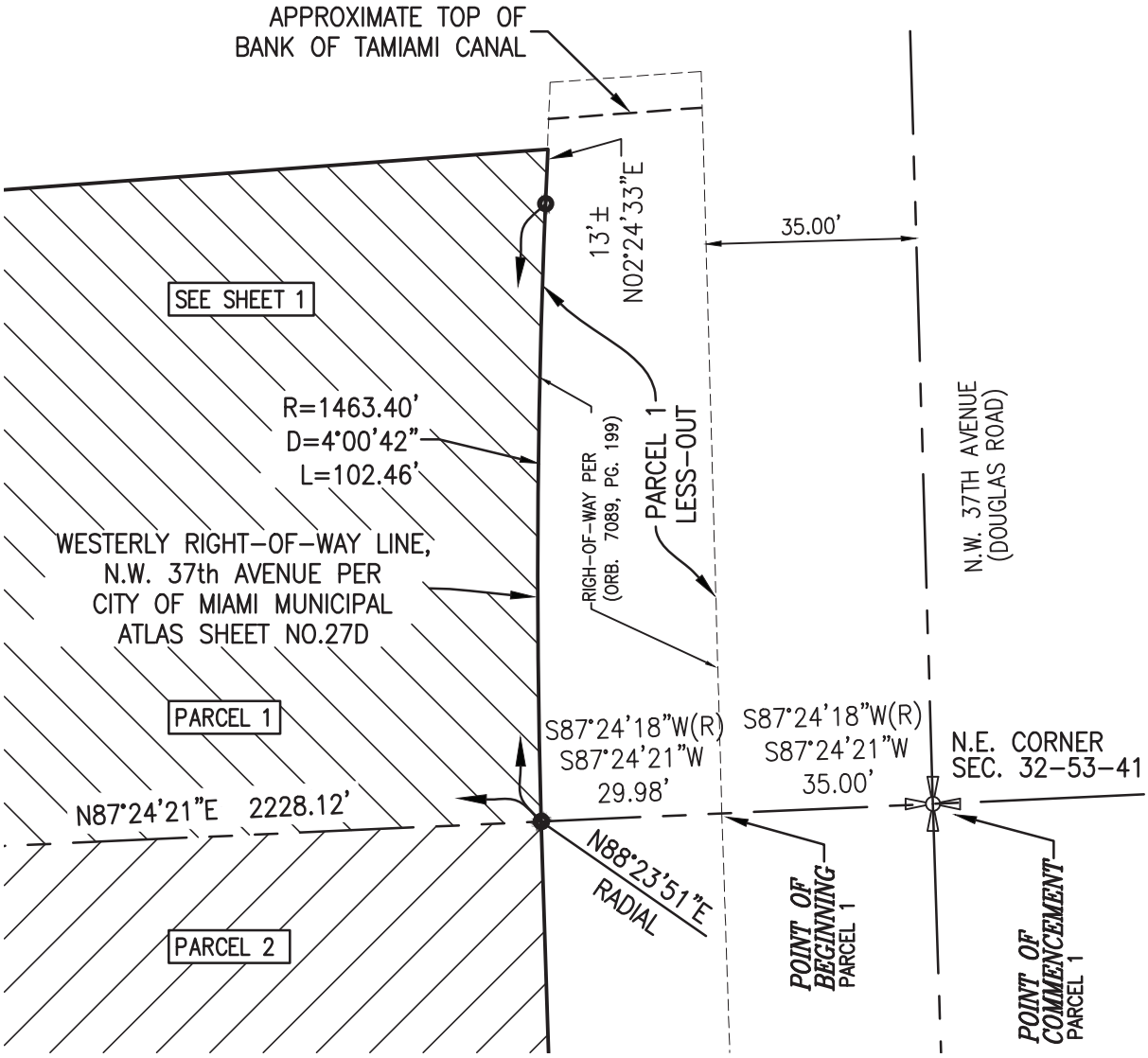
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

N

SCALE: 1"=30'



Note:

1. The bearings shown hereon relate to an assumed bearing (North 88°08'18" East) along the South line of the Northeast One-Quarter (1/4) of Section 32, Township 53 South, Range 41 East, Miami-Dade County, Florida.
2. This sketch is not valid without the signature and the original raised seal of the attesting Florida licensed surveyor and mapper.

R – Radius
Δ – Delta Angle
L – Arc Length
Ch.B. – Chord Bearing
Ch.D. – Chord Distance

SSA

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2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2025

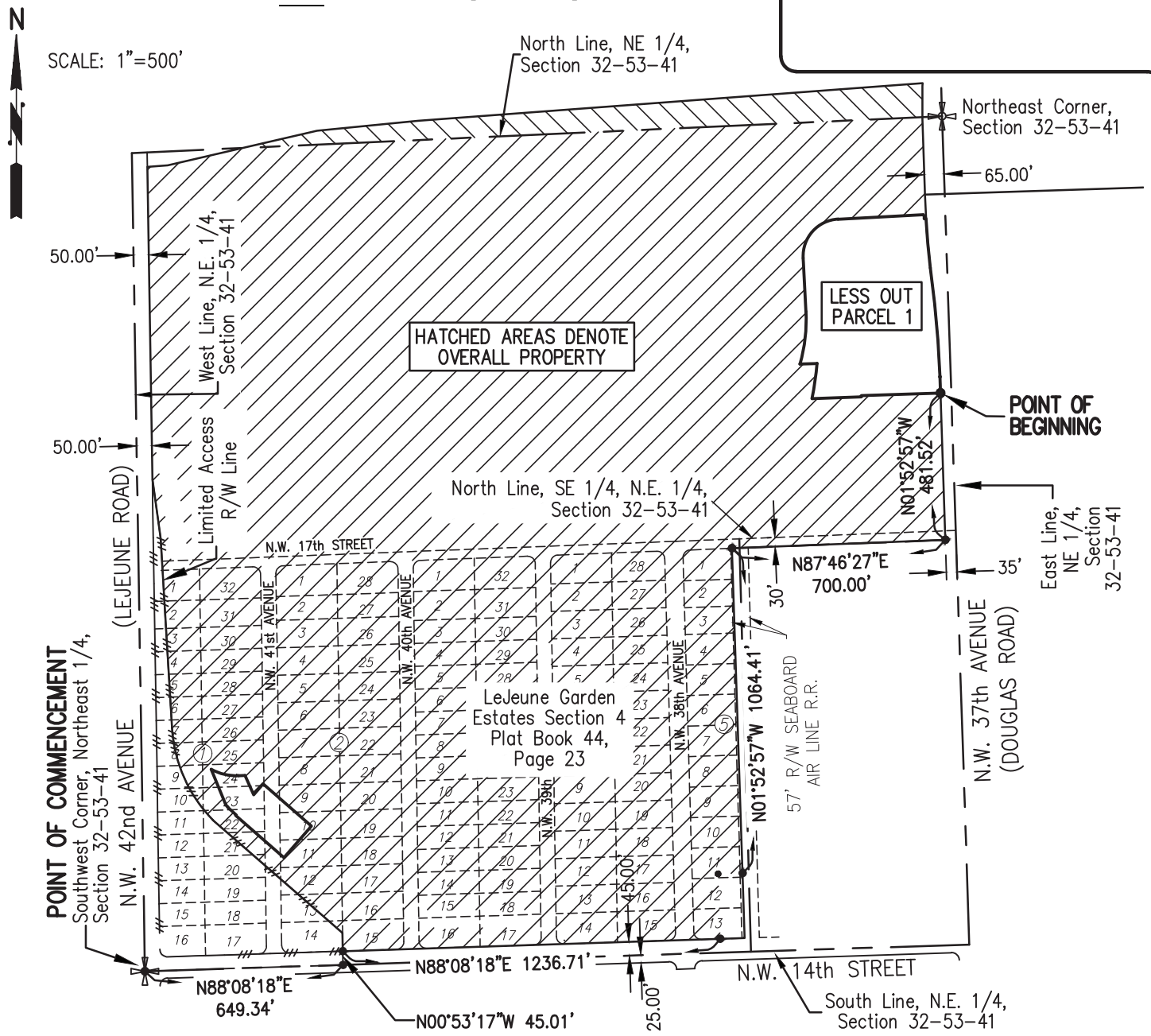
SHEET 2 OF 8 SHEET(S)

F.B.: N.A.

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES



Note:

1. The bearings shown hereon relate to an assumed bearing (North 88°08'18" East) along the South line of the Northeast One-Quarter (1/4) of Section 32, Township 53 South, Range 41 East, Miami-Dade County, Florida.
2. This sketch is not valid without the signature and the original raised seal of the attesting Florida licensed surveyor and mapper.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SSA SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

3240 CORPORATE WAY, MIRAMAR, FLORIDA 33025 DADE:(305) 652-7010 BROWARD:(954) 435-7010 FAX:(305) 652-8284

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 05/21/2024

SHEET 3 OF 8 SHEET(S)

F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-CITY BUFFER 20250410.DWG

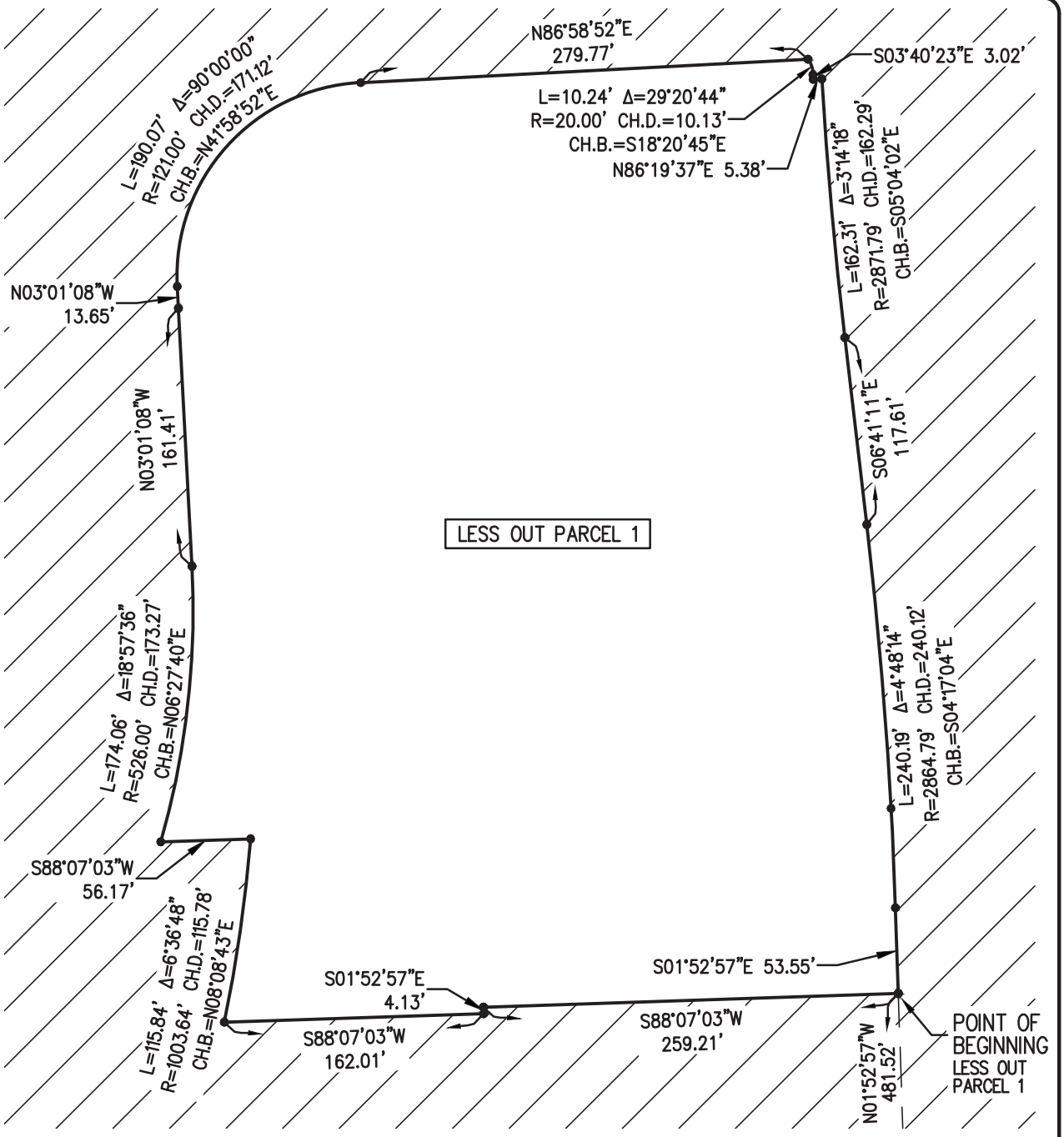
SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

N

SCALE:
1"=100'



R – Radius
Δ – Delta Angle
L – Arc Length
CH.B. – Chord Bearing
CH.D. – Chord Distance

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SSA

SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 05/21/2024

SHEET 4 OF 8 SHEET(S)

F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL
FLORIDA PROF. LAND SURVEYOR NO. 4775

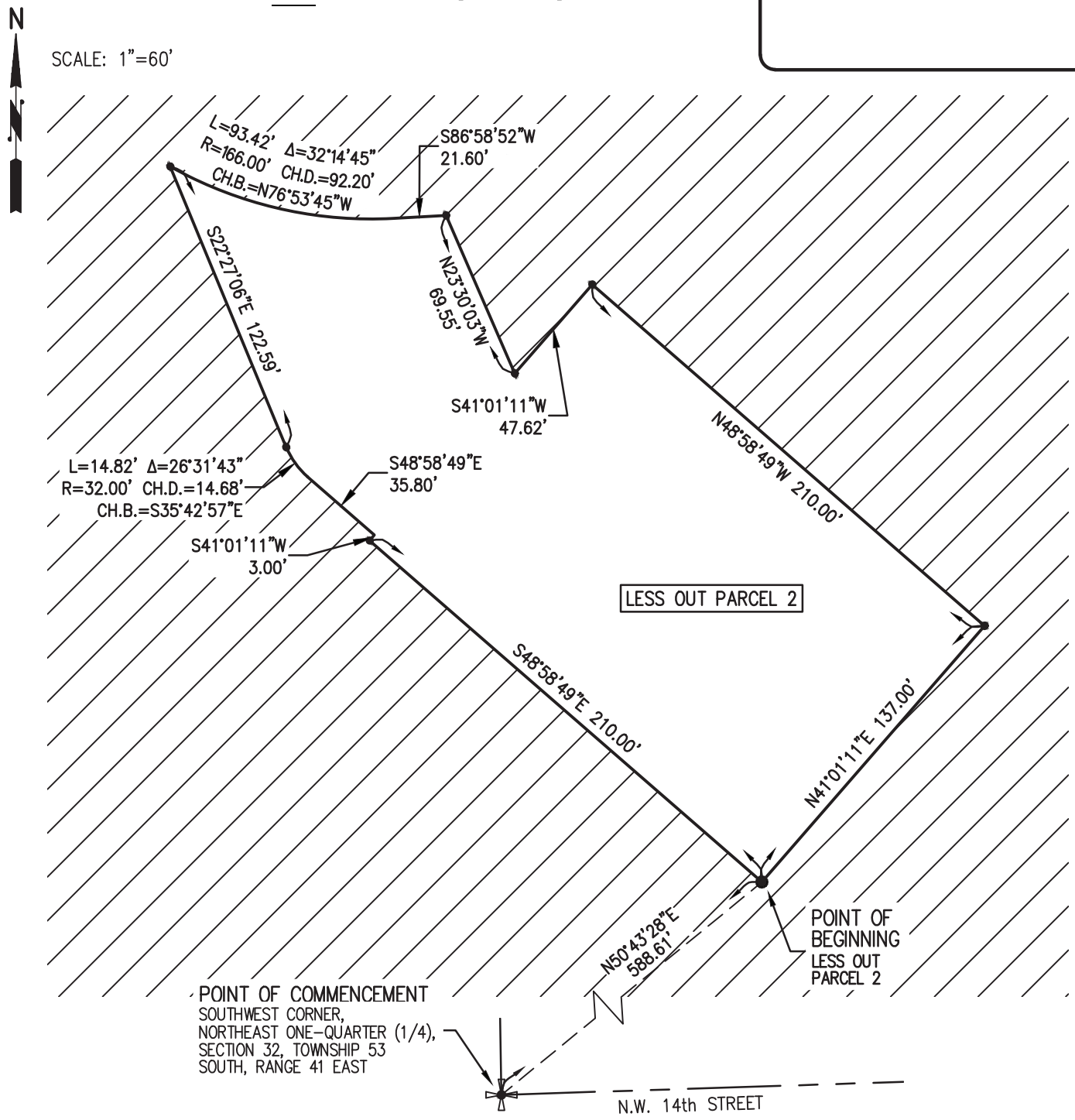
MARK STEVEN JOHNSON LICENSE No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-CITY BUFFER 20250410.DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES



SSA

SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2025

SHEET 5 OF 8 SHEET(S)

F.B.: N.A.

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-OVERALL & FPL SUBSTATION 20250409.DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

OVERALL PROPERTY

PARCEL 1

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE TAMIAMI CANAL, LESS THE EAST 35 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 S87°24'18"W FOR 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°24'18"W FOR 29.98 FEET TO A POINT ON A CURVE, SAID POINT BEARS N88°29'03"E FROM THE CENTER AND IS ALSO THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON CITY OF MIAMI MUNICIPAL ATLAS SHEET NO.27D; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 04°00'42" FOR AN ARC DISTANCE OF 102.46 FEET TO A POINT OF TANGENCY THENCE RUN NORTHERLY N02°24'33"E FOR 13 FEET MORE OR LESS TO THE TOP OF BANK OF TAMIAMI CANAL; THENCE EAST ALONG THE TOP OF BANK OF TAMIAMI CANAL TO ITS INTERSECTION WITH A LINE 35 WEST AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2

ALL THAT LAND LYING IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N00°54'35"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR 45.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 N88°08'18"E FOR 649.36 FEET TO THE **POINT OF BEGINNING** OF THE PARCEL TO BE DESCRIBED; THENCE N00°53'17"W ALONG THE RIGHT-OF-WAY OF THE LIMITED ACCESS TO LEJEUNE ROAD (NW 42ND AVENUE) FOR 59.96 FEET; THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY N48°58'49"W FOR 562.53 FEET TO A POINT ON A CURVE, SAID POINT BEARS N45°24'02"E FROM ITS CENTER; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 470 FEET, A CENTRAL ANGLE OF 41°10'52" FOR AN ARC DISTANCE OF 337.81 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY N03°25'06"W FOR 623.61 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY N07°58'00"W FOR 193.68 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LEJEUNE ROAD (NW 42ND AVENUE) N00°54'35"W FOR 1023.26 TO A POINT; THENCE RUN N88°30'31"E FOR A DISTANCE OF 66.86 FEET TO A POINT; THENCE RUN N77°00'02"E FOR A DISTANCE OF 252.12 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 32; THENCE RUN ALONG SAID NORTH LINE N87°24'21"E FOR 2228.12 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON SHEET 27D OF THE MUNICIPAL ATLAS OF THE CITY OF MIAMI, SAID POINT OF INTERSECTION BEING ON A CIRCULAR CURVE CONCAVE TO THE EAST AND BEARS N88°23'51"E TO THE CENTER OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 00°16'48" FOR AN ARC DISTANCE OF 7.15 FEET; THENCE ALONG SAID RIGHT-OF-WAY, TANGENT TO THE LAST DESCRIBED CURVE S01°52'57"E FOR 246.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.78 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID RIGHT-OF-WAY S06°41'11"E FOR 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; SAID POINT BEING 35 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG RIGHT-OF-WAY S01°52'57"E FOR 535.07 FEET TO ITS INTERSECTION WITH A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S87°46'27"W ALONG SAID PARALLEL LINE FOR 700.00 FEET TO A POINT 735 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE S01°52'57"E PARALLEL TO SAID EAST LINE FOR 1064.42 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 258.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 80.00 FEET; THENCE S01°52'57"E FOR 213.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 1236.71 FEET MORE OR LESS TO THE **POINT OF BEGINNING.**

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND:

SSA SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2025

SHEET 6 OF 8 SHEET(S)

F.B.: N.A.

LEGAL DESCRIPTION TO ACCOMPANY SKETCH

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

LESS OUT PARCEL 1

LEGAL DESCRIPTION

A PORTION OF UN-SUBDIVIDED LANDS LYING WITHIN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 649.34 FEET TO A POINT; THENCE RUN NORTH 00°53'17" WEST FOR A DISTANCE OF 45.01 FEET TO A POINT; THENCE RUN ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 1236.71 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 213.00 FEET TO A POINT; THENCE RUN NORTH 88°08'18" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 1064.41 FEET TO A POINT; THENCE RUN ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 87°46'27" EAST FOR A DISTANCE OF 700.00 FEET TO A POINT; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) NORTH 01°52'57" WEST FOR A DISTANCE OF 481.52 FEET TO THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 259.21 FEET TO A POINT; THENCE RUN S 01° 52' 57" E FOR A DISTANCE OF 4.13 FEET TO A POINT; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 162.01 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1003.64 FEET, A CENTRAL ANGLE OF 06° 36' 48", A CHORD BEARING OF N 08° 08' 43" E AND A CHORD DISTANCE OF 115.78 FEET, FOR AN ARC DISTANCE OF 115.84 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 56.17 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 18° 57' 36", A CHORD BEARING OF N 06° 27' 40" E AND A CHORD DISTANCE OF 173.27 FEET, FOR AN ARC DISTANCE OF 174.06 FEET TO A POINT OF TANGENCY; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 161.41 FEET TO A POINT; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 13.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF N 41° 58' 52" E AND A CHORD DISTANCE OF 171.12 FEET, FOR AN ARC DISTANCE OF 190.07 FEET TO A POINT OF TANGENCY; THENCE RUN N 86° 58' 52" E FOR A DISTANCE OF 279.77 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29° 20' 44", A CHORD BEARING OF S 18° 20' 45" E AND A CHORD DISTANCE OF 10.13 FEET, FOR AN ARC DISTANCE OF 10.24 FEET TO A POINT OF TANGENCY; THENCE RUN S 03° 40' 23" E FOR A DISTANCE OF 3.02 FEET TO A POINT; THENCE RUN N 86° 19' 37" E FOR A DISTANCE OF 5.38 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) THE FOLLOWING FOUR (4) COURSES; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 03° 14' 18", A CHORD BEARING OF SOUTH 05° 04' 02" EAST AND A CHORD DISTANCE OF 162.29 FEET, FOR AN ARC DISTANCE OF 162.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 41' 11" EAST FOR A DISTANCE OF 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04° 48' 14", A CHORD BEARING OF SOUTH 04° 17' 04" EAST AND A CHORD DISTANCE OF 240.12 FEET, FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 01° 52' 57" EAST FOR A DISTANCE OF 53.55 FEET TO THE **POINT OF BEGINNING.**

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY MARK STEVEN JOHNSON, P.S.M. 4775

SSA SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 05/21/2024

SHEET 7 OF 8 SHEET(S) F.B.: N.A.

PREPARED UNDER MY SUPERVISION:

STATE OF

Mark Steven Johnson

MARK STEVEN JOHNSON, PRINCIPAL

FLORIDA PROF. LAND SURVEYOR NO. 4775

MARK STEVEN JOHNSON LICENSE No. 4775 STATE OF FLORIDA PROFESSIONAL SURVEYOR AND MAPPER

K:\325341\MIAMI FREEDOM PARK\SKETCH LEGALS\CDD\DWG\EXHIBIT A-CDD-CITY BUFFER 20250410.DWG

SKETCH TO ACCOMPANY LEGAL DESCRIPTION

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT

EXHIBIT " ___ " - THE PROPERTIES

LESS OUT PARCEL 2

LEGAL DESCRIPTION

BEING A PORTION OF LOTS 21 THROUGH 24, BLOCK 1, A PORTION OF LOTS 9 THROUGH 11 IN BLOCK 2, AND A PORTION OF NW 41ST AVENUE, "LEJEUNE GARDEN ESTATES SECTION 4" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (1/4); THENCE NORTH 50 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 588.61 FEET TO THE **POINT OF BEGINNING**; THENCE NORTH 41 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 137.00 FEET; THENCE NORTH 48 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 47.62 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 69.55 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 166.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 14 MINUTES 45 SECONDS, AN ARC DISTANCE OF 93.42 FEET; THENCE SOUTH 22 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 122.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 32.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 31 MINUTES 43 SECONDS, AN ARC DISTANCE OF 14.82 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 35.80 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 210.00 FEET TO THE **POINT OF BEGINNING.**

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA.

SAID OVERALL PROPERTY PARCEL CONTAINS 5,587,217 SQUARE FEET, MORE OR LESS, OR 128.265 ACRES, MORE OR LESS.

SSA

SCHWEBKE **SHISKIN** + ASSOCIATES (LB-87)

LAND SURVEYORS • ENGINEERS • LAND PLANNERS

2844 CORPORATE WAY, MIRAMAR, FLORIDA 33025 TELEPHONE: (954) 435-7010

THIS IS NOT A "LAND SURVEY."

ORDER NO.: 219594

DATE: 04/10/2025

SHEET 8 OF 8 SHEET(S)

F.B.: N.A.

EXHIBIT 5

Board Member Resumes

1. Kaitlyn Stolzenberg
Inter Miami CF
800 South Douglas Road
Coral Gables, Florida 33134

Current Employment: Senior Director of Human Resources – Inter Miami CF
Education: Florida State University, B.S., Sport Management + Florida International University, M.S., Human Resource Management

2. Jennifer Tubul
Todd Rosen Law Group
1 SE 3rd Avenue, Suite 2750
Miami, Florida 33131

Current Employment: Todd Rosen Law Group
Education: University of Miami School of Law

3. Cristina Canales
Inter Miami CF
800 South Douglas Road
Coral Gables, Florida 33134

Current Employment: Assistant to the Managing Owner - Inter Miami CF
Education: Florida International University, B.A., International Relations + University of Miami, M.B.A.

4. Camila Jocelyn-Holt
Inter Miami CF
800 South Douglas Road
Coral Gables, Florida 33134

Current Employment: Director, Community Engagement - Inter Miami CF
Education: American University, B.A., Psychology

5. Jason R. Castro
Inter Miami CF
800 South Douglas Road
Coral Gables, Florida 33134

Current Employment: Controller - Inter Miami CF
Education: Florida International University, B.S., Accounting + M.S.A., Accounting

EXHIBIT 6

MAJOR TRUNK WATER MAINS, SEWER INTERCEPTORS AND OUTFALLS



NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

LEGEND

PROPOSED SAN□SEWER □GRAVITY□

PROPOSED SAN□SEWER □□ORCE MAIN□

MDC050

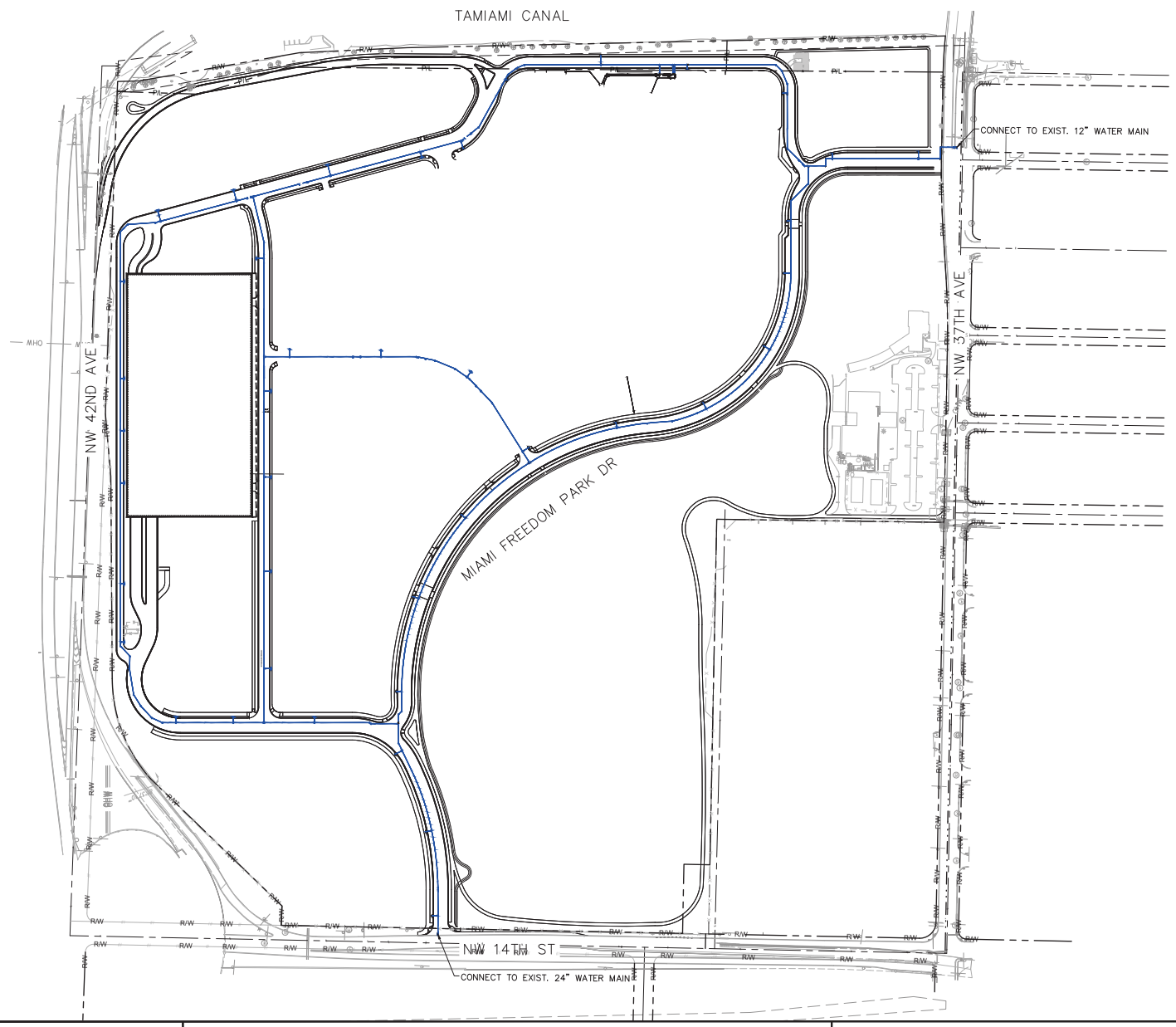
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LE JEUNE GARDENS
COMMUNITY DEVELOPMENT DISTRICT

SANITARY SEWER SYSTEM

SHEET NUMBER



NORTH

GRAPHIC SCALE IN FEET
0 75 150 300

LEGEND

PROPOSED WATER MAIN

MDC051

Plotted By:Nieto, Ivana Sheet Set:Xha Layout:WATER Mirch 13, 2025 08:52:13am K:\MIB_Civil\145077001-Miami Freedom Park MEP\CIVIL\CAD\Exhibits\CDD Report\LeJeuneProps-145077001-BoundaryTracker.dwg
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LE JEUNE GARDENS
COMMUNITY DEVELOPMENT DISTRICT

WATER DISTRIBUTION SYSTEM

SHEET NUMBER

EXHIBIT 7

PROPOSED DISTRICT FACILITIES AND SERVICES

Item	Fiscal Year 2025	Fiscal Year 2026	Fiscal Year 2027	Fiscal Year 2028	Fiscal Year 2029	Totals
Water & Sewer Systems	$5,850,000	$650,000	$0	$0	$0	$6,500,000
Power Distribution Improvements	$5,130,000	$570,000	$0	$0	$0	$5,700,000
Telecommunications Improvements	$1,350,000	$150,000	$0	$0	$0	$1,500,000
Stormwater Management and Roadway Improvements	$27,300,000	$3,640,000	$3,640,000	$1,820,000	$0	$36,400,000
Open Spaces	$23,250,000	$11,625,000	$11,625,000	$0	$0	$46,500,000
Landscape for Roadways	$1,500,000	$750,000	$750,000	$0	$0	$3,000,000
Subtotal	**$64,380,000**	**$17,385,000**	**$16,015,000**	**$1,820,000**	**$0**	**$99,600,000**
Builder Fees/Soft Cost/Escalation (15%)	$9,657,000	$2,607,750	$2,402,250	$273,000	$0	$14,940,000
Contingency for Project Phasing (5%)	$3,219,000	$869,250	$800,750	$91,000	$0	$4,980,000
Contingency for Other Conditions (10%)	$6,438,000	$1,738,500	$1,601,500	$182,000	$0	$9,960,000
GRAND TOTAL	**$83,694,000**	**$22,600,500**	**$20,819,500**	**$2,366,000**	**$0**	**$129,480,000**

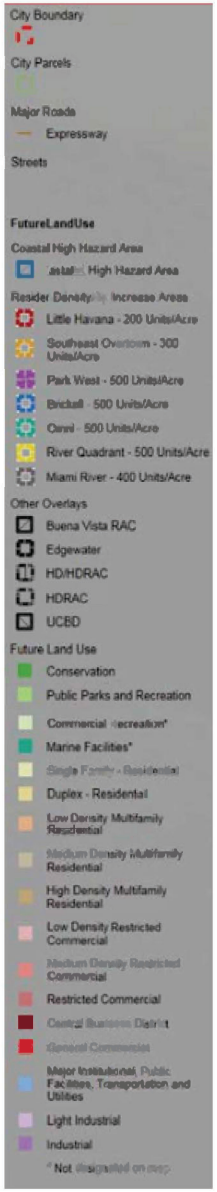
EXHIBIT 8

FUTURE LAND USE

MDC054

LEGEND

CDD LIMITS





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LE JEUNE GARDENS
COMMUNITY DEVELOPMENT DISTRICT

FUTURE LAND USE

SHEET NUMBER
EX-7

EXHIBIT 9

STATEMENT OF ESTIMATED REGULATORY COSTS

Le Jeune Gardens
Community Development District

Statement
of
Estimated Regulatory Costs

May 2, 2025

Provided by

Wrathell, Hunt and Associates, LLC
2300 Glades Road, Suite 410W
Boca Raton, FL 33431
Phone: 561-571-0010
Fax: 561-571-0013
Website: www.whhassociates.com

STATEMENT OF ESTIMATED REGULATORY COSTS

1.0 Introduction

1.1 Purpose and Scope

This Statement of Estimated Regulatory Costs ("SERC") supports the petition to establish the Le Jeune Gardens Community Development District (the "District") in accordance with the "Uniform Community Development District Act of 1980," Chapter 190, Florida Statutes (the "Act"). The proposed District will comprise approximately 128.265 +/- acres of land located within Miami-Dade County, Florida (the "County") and is projected to contain a stadium with approximately 25,000 seats, 600,000 square feet of retail space, 400,000 square feet of office space, 750 hotel rooms, 5,100 parking spaces, and 58 +/- acres of park space, which will make up the Le Jeune Gardens development ("Project"). The limitations on the scope of this SERC are explicitly set forth in Section 190.002(2)(d), Florida Statutes ("F.S.") (governing the District establishment) as follows:

> "That the process of establishing such a district pursuant to uniform general law be fair and based only on factors material to managing and financing the service delivery function of the district, so that any matter concerning permitting or planning of the development is not material or relevant (emphasis added)."

1.2 Overview of the Le Jeune Gardens Community Development District

The District is designed to provide public infrastructure, services, and facilities, along with operation and maintenance of the same, to a master-planned commercial development currently anticipated to contain a stadium with approximately 25,000 seats, 600,000 square feet of retail space, 400,000 square feet of office space, 750 hotel rooms, 5,100 parking spaces, and 58 +/- acres of park space. Tables 1 and 2 under Section 5.0 detail the improvements and ownership/ maintenance responsibilities the proposed District is anticipated to construct, operate and maintain.

A community development district ("CDD") is an independent unit of special-purpose local government authorized by the Act to plan, finance, construct, operate and maintain community-wide infrastructure in planned community developments. CDDs provide a "solution to the state's planning, management and financing needs for delivery of capital infrastructure in order to service projected growth without overburdening other governments and their taxpayers." Section 190.002(1)(a), F.S.

A CDD is not a substitute for the local, general-purpose government unit, i.e., the city or county in which the CDD lies. A CDD does not have the permitting, zoning or policing powers possessed by general-purpose governments. A CDD is an alternative means of financing, constructing, operating and maintaining public infrastructure for developments, such as Le Jeune Gardens.

1.3 Requirements for Statement of Estimated Regulatory Costs

Section 120.541(2), F.S., defines the elements a statement of estimated regulatory costs must contain:

(a) An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;
2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or
3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

(b) A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

(c) A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

(d) A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule. As used in this section, "transactional costs" are direct costs that are readily ascertainable based upon standard business practices, and include filing fees, the cost of obtaining a license, the cost of equipment required to be installed or used or procedures required to be employed in complying with the rule, additional operating costs incurred, the cost of monitoring and reporting, and any other costs necessary to comply with the rule.

(e) An analysis of the impact on small businesses as defined by s. 288.703, and an analysis of the impact on small counties and small cities as defined in s. 120.52. The impact analysis for small businesses must include the basis for the agency's decision not to implement alternatives that would reduce adverse impacts on small businesses. (Miami-Dade County, according to the 2020 Census, has a population of 2,701,767; therefore, it is not defined as a small county for the purposes of this requirement. The City of Miami, according to the 2020 Census, has a population of 442,241; therefore, it is not defined as a small city for the purposes of this requirement.)

(f) Any additional information that the agency determines may be useful.

(g) In the statement or revised statement, whichever applies, a description of any regulatory alternatives submitted under paragraph (1)(a) and a statement adopting the alternative or a

statement of the reasons for rejecting the alternative in favor of the proposed rule.

Note: the references to "rule" in the statutory requirements for the Statement of Estimated Regulatory Costs also apply to an "ordinance" under section 190.005(2)(a), F.S.

2.0 An economic analysis showing whether the rule directly or indirectly:

1. Is likely to have an adverse impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule;

2. Is likely to have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule; or

3. Is likely to increase regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

The rule establishing the District is not anticipated to have any direct or indirect adverse impact on economic growth, private sector job creation or employment, private sector investment, business competitiveness, ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation. Any increases in regulatory costs, principally the anticipated increases in transactional costs as a result of imposition of special assessments or fees by the District will be the direct result of facilities and services provided by the District to the landowners and non-residential tenants within the District. However, as property ownership in the District is voluntary and all additional costs will be disclosed to prospective buyers prior to sale, such increases should be considered voluntary, self-imposed and offset by benefits received from the infrastructure and services provided by the District.

2.1 Impact on economic growth, private sector job creation or employment, or private sector investment in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

The purpose for establishment of the District is to provide public facilities and services to support the development of a new, master-planned commercial development. The development of the approximately 128.265 +/- acres anticipated to be within the District will promote local economic activity, create local value, lead to local private sector investment and is likely to result in local private sector employment and/or local job creation.

Establishment of the District will allow a systematic method to plan, fund, implement, operate and maintain, for the benefit of the landowners and non-residential tenants within the District, various public facilities and services. Such facilities and services, as further described in Section 5, will allow for the development of the land within the District. The provision of District's infrastructure and the subsequent development of land will generate private economic activity, economic growth, investment and employment, and job creation. The District intends to use proceeds of indebtedness to fund construction of public infrastructure, which will be constructed

by private firms, and once constructed, is likely to use private firms to operate and maintain such infrastructure and provide services to the landowners and non-residential tenants of the District. The private developer of the land in the District will use its private funds to conduct the private land development and anticipated construction of a stadium with approximately 25,000 seats, 600,000 square feet of retail space, 400,000 square feet of office space, 750 hotel rooms, 5,100 parking spaces, and 58 +/- acres of park space, the construction, sale, and continued use/ maintenance of which will involve private firms. While similar economic growth, private sector job creation or employment, or private sector investment could be achieved in absence of the District by the private sector alone, the fact that the establishment of the District is initiated by the private developer means that the private developer considers the establishment and continued operation of the District as beneficial to the process of land development and the future economic activity taking place within the District, which in turn will lead directly or indirectly to economic growth, likely private sector job growth and/or support private sector employment, and private sector investments.

2.2 Impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

When assessing the question of whether the establishment of the District is likely to directly or indirectly have an adverse impact on business competitiveness, including the ability of persons doing business in the state to compete with persons doing business in other states or domestic markets, productivity, or innovation, one has to compare these factors in the presence and in the absence of the District in the development. When the question is phrased in this manner, it can be surmised that the establishment of the District is likely to not have a direct or indirect adverse impact on business competitiveness, productivity, or innovation versus that same development without the District. Similar to a purely private solution, District contracts will be bid competitively as to achieve the lowest cost/best value for the particular infrastructure or services desired by the landowners, which will ensure that contractors wishing to bid for such contracts will have to demonstrate to the District the most optimal mix of cost, productivity and innovation. Additionally, the establishment of the District for the development is not likely to cause the award of the contracts to favor non-local providers any more than if there was no District. The District, in its purchasing decisions, will not vary from the same principles of cost, productivity and innovation that guide private enterprise.

2.3 Likelihood of an increase in regulatory costs, including any transactional costs, in excess of $1 million in the aggregate within 5 years after the implementation of the rule.

The establishment of the District will not increase any regulatory costs of the State by virtue that the District will be one of many already-existing similar districts within the State. As described in more detail in Section 4, the proposed District will pay a one-time filing fee to the County to offset any expenses that the County may incur in holding a local public hearing on the petition. Similarly, the proposed District will pay annually the required Special District Filing Fee, which

fee is meant to offset any State costs related to its oversight of all special districts in the State.

The establishment of the District will, however, directly increase regulatory costs to the landowners and non-residential tenants within the District. Such increases in regulatory costs, principally the anticipated increases in transactional costs as a result of likely imposition of special assessments and use fees by the District, will be the direct result of facilities and services provided by the District to the landowners and non-residential tenants within the District. However, as property ownership in the District is completely voluntary, all current property owners must consent to the establishment of the District and all initial prospective buyers will have such additional transaction costs disclosed to them prior to sale, as required by State law. Such costs, however, should be considered voluntary, self-imposed, and as a tradeoff for the enhanced services and facilities provided by the District.

The District will incur overall operational costs related to services for infrastructure maintenance, landscaping, amenity operation and similar items. In the initial stages of development, the costs will likely be minimized. These operating costs will be funded by the landowners and non-residential tenants through direct funding agreements, special assessments or fees levied by the District. Similarly, the District may incur costs associated with the issuance and repayment of revenue bonds. While these costs in the aggregate may approach the stated threshold over a five-year period, this would not be unusual for a Project of this nature and the infrastructure and services proposed to be provided by the District will be needed to serve the Project regardless of the existence of the District. Thus, the District-related costs are not additional development costs. Due to the relatively low cost of financing available to CDDs, due to the tax-exempt nature of CDD debt, certain improvements can be provided more efficiently by the District than by alternative entities. Furthermore, it is important to remember that such costs would be funded through special assessments paid by landowners and non-residential tenants or fees paid by users within the District, and would not be a burden on the taxpayers outside the District nor can the District debt be a debt of the County or the State.

3.0 A good faith estimate of the number of individuals and entities likely to be required to comply with the rule, together with a general description of the types of individuals likely to be affected by the rule.

The individuals and entities likely to be required to comply with the rule or affected by the proposed action (i.e., adoption of the rule) can be categorized, as follows: 1) The State of Florida and its residents, 2) Miami-Dade County and its residents, 3) current property owners, and 4) future property owners.

a. The State of Florida

The State of Florida and its residents and general population will not incur any compliance costs related to the establishment and on-going administration of the District, and will only be affected to the extent that the State incurs those nominal administrative costs outlined herein. The cost of any additional administrative services provided by the State as a result of this project will be incurred whether the infrastructure is financed through a CDD or any alternative financing

method.

b. Miami-Dade County, Florida

The County and its residents not residing within the boundaries of the District will not incur any compliance costs related to the establishment and on-going administration of the District other than any one-time administrative costs outlined herein, which will be offset by the filing fee submitted to the County. Once the District is established, these residents will not be affected by adoption of the rule. The cost of any additional administrative services provided by the County as a result of this development will be incurred whether the infrastructure is financed through the District or any alternative financing method.

c. Current Property Owners

The current property owners of the lands within the proposed District boundaries will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operation and maintenance responsibility for that infrastructure.

d. Future Property Owners

The future property owners are those who will own property in the proposed District. These future property owners will be affected to the extent that the District allocates debt for the construction of infrastructure and undertakes operations and maintenance responsibility for that infrastructure.

The proposed District will serve land that comprises an approximately 128.265 +/- acre master-planned commercial development currently anticipated to contain a stadium with approximately 25,000 seats, 600,000 square feet of retail space, 400,000 square feet of office space, 750 hotel rooms, 5,100 parking spaces, and 58 +/- acres of park space, although the development plan can change. As the proposed development plan of the land within the District currently anticipates only non-residential land uses, it is reasonable that there would only be a small number of property owners within the District affected by the proposed rule. The County, the proposed District and certain state agencies will also be affected by or required to comply with the rule as more fully discussed hereafter.

4.0 A good faith estimate of the cost to the agency, and to any other state and local government entities, of implementing and enforcing the proposed rule, and any anticipated effect on state or local revenues.

The County is establishing the District by rule in accordance with the Act and, therefore, there is no anticipated effect on state or local revenues.

4.1 Costs to Governmental Agencies of Implementing and Enforcing Rule.

Because the result of adopting the rule is the establishment of an independent local special purpose government, there will be no significant enforcing responsibilities of any other government entity, but there will be various implementing responsibilities which are identified with their costs herein.

State Governmental Entities

The cost to state entities to review or enforce the proposed rule will be very modest. The District comprises less than 2,500 acres and is located within the boundaries of the City of Miami and unincorporated Miami-Dade County. Therefore, the County (and not the Florida Land and Water Adjudicatory Commission) will review and act upon the Petition to establish the District, in accordance with Section 190.005(2), F.S. There are minimal additional ongoing costs to various state entities to implement and enforce the proposed rule . The costs to various state entities to implement and enforce the proposed rule relate strictly to the receipt and processing of various reports that the District is required to file with the State and its various entities. Appendix A lists the reporting requirements. The costs to those state agencies that will receive and process the District's reports are minimal because the District is only one of many governmental units that are required to submit the various reports. Therefore, the marginal cost of processing one additional set of reports is inconsequential. Additionally, pursuant to section 189.064, F.S., the District must pay an annual fee to the State of Florida Department of Economic Opportunity which offsets such costs.

Miami-Dade County, Florida

The proposed land for the District is located within Miami-Dade County, Florida, and consists of less than 2,500 acres. The County and its staff may process, analyze, conduct a public hearing, and vote upon the petition to establish the District. These activities will absorb some resources; however, these costs incurred by the County will be modest for a number of reasons. First, review of the petition to establish the District does not include analysis of the project itself. Second, the petition itself provides most, if not all, of the information needed for a staff review. Third, the County already possesses the staff needed to conduct the review without the need for new staff. Fourth, there is no capital required to review the petition. Fifth, the potential costs are offset by a filing fee included with the petition to offset any expenses the County may incur in the processing of this petition. Finally, the County already processes similar petitions, though for entirely different subjects, for land uses and zoning changes that are far more complex than the petition to establish a community development district.

The annual costs to the County, because of the establishment of the District, are also very small. The District is an independent unit of local government. The only annual costs the County faces are the minimal costs of receiving and reviewing the reports that the District is required to provide to the County, or any monitoring expenses the County may incur if it establishes a monitoring program for governmental entities.

4.2 Impact on State and Local Revenues.

Adoption of the proposed rule will have no negative impact on state or local revenues. A CDD is an independent unit of local government. It is designed to provide infrastructure facilities and services to serve the development project and it has its own sources of revenue. No state or local subsidies are required or expected.

Any non-ad valorem assessments levied by the District will not count against any millage caps imposed on other taxing authorities providing services to the lands within the District. It is also important to note that any debt obligations the District may incur are not debts of the State of Florida or any other unit of local government, including the County. By Florida law, debts of the District are strictly its own responsibility.

5.0 A good faith estimate of the transactional costs likely to be incurred by individuals and entities, including local government entities, required to comply with the requirements of the rule.

Table 1 provides an outline of the various facilities and services the proposed District may provide. Financing for these facilities is projected to be provided by the District.

Table 2 illustrates the estimated costs of construction of the capital facilities, outlined in Table 1. Total costs of construction for those facilities that may be provided are estimated to be approximately $129,480,000.00. The District may levy non-ad valorem special assessments (by a variety of names) or fees and may issue revenue bonds to fund the costs of these facilities. These bonds would be repaid through non-ad valorem special assessments and/or fees levied on all developable properties in the District that may benefit from the District's infrastructure program as outlined in Table 2, or other revenue sources.

Prospective future landowners and non-residential tenants in the proposed District may be required to pay non-ad valorem special assessments or fees levied by the District to provide for facilities and secure any debt incurred through bond issuance. In addition to the levy of non-ad valorem special assessments or fees which may be used for debt service, the District may also levy a non-ad valorem assessment or fees to fund the operations and maintenance of the District and its facilities and services. However, purchasing a property within the District or locating in the District by new landowners or non-residential tenants is completely voluntary, so, ultimately, all landowners and non-residential tenants of the affected property choose to accept the non-ad valorem assessments or fees as a tradeoff for the services and facilities that the District will provide. In addition, state law requires all assessments levied by the District to be disclosed by the initial seller to all prospective purchasers of property within the District.

Table 1

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT
Proposed Facilities and Services

FACILITY	FUNDED BY	OWNED BY	MAINTAINED BY
Water & Serwer Systems	CDD	County & City	County & City
Power Distribution Improvements	CDD	FPL	FPL
Telecommunications Improvements	CDD	City & Utility*	City & Utility*
Stormwater Management and Roadway Improvements	CDD	FDOT, County, City & CDD	FDOT, County, City & CDD
Open Spaces	CDD	City & CDD	City & CDD
Landscape for Roadways	CDD	FDOT, County, City & CDD	FDOT, County, City & CDD

*As discussed in the Engineer's Report, the Utility provider has not yet been determined.

A CDD provides the property owners with an alternative mechanism of providing public services; however, special assessments, fees, and other impositions levied by the District and collected by law represent the transactional costs incurred by landowners as a result of the establishment of the District. Such transactional costs should be considered in terms of costs likely to be incurred under alternative public and private mechanisms of service provision, such as other independent special districts, the County or its dependent districts, or county management but financing with municipal service benefit units and municipal service taxing units, or private entities, all of which can be grouped into three major categories: public district, public other, and private.

Table 2

LE JEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT
Estimated Costs of Construction

CATEGORY	COST
Water & Sewer Systems	$6,500,000.00
Power Distribution Improvements	$5,700,000.00
Telecommunications Improvements	$1,500,000.00
Stormwater Management and Roadway Improvements	$36,400,000.00
Open Spaces	$46,500,000.00
Landscape for Roadways	$3,000,000.00
Builder Fees/Soft Costs/Escalation (15%)	$14,940,000.00
Contingency for Project Phasing (5%)	$4,980,000.00
Contingency for Other Conditions (10%)	$9,960,000.00
Total	**$129,480,000.00**

With regard to the public services delivery, dependent and other independent special districts can be used to manage the provision of infrastructure and services, however, they are limited in the types of services they can provide, and likely it would be necessary to employ more than one district to provide all services needed by the development.

Other public entities, such as counties, are also capable of providing services, however, their costs in connection with the new services and infrastructure required by the new development and, transaction costs, would be borne by all taxpayers, unduly burdening existing taxpayers. Additionally, other public entities providing services would also be inconsistent with the State's policy of "growth paying for growth".

Lastly, services and improvements could be provided by private entities. However, their interests are primarily to earn short-term profits and there is no public accountability. The benefits of tax-exempt financing utilizing CDDs would cause the CDD to utilize its lower transactional costs to enhance the quality of infrastructure and services.

In considering transactional costs of CDDs, it shall be noted that occupants of the lands to be included within the District will receive three major classes of benefits.

First, those landowners and non-residential tenants in the District will receive a higher level of public services which in most instances will be sustained over longer periods of time than would otherwise be the case.

Second, a CDD is a mechanism for assuring that the public services will be completed concurrently with development of lands within the development. This satisfies the revised growth management legislation, and it assures that growth pays for itself without undue burden on other consumers. Establishment of the District will ensure that these landowners pay for the provision of facilities, services and improvements to these lands.

Third, a CDD is the sole form of local governance which is specifically established to provide CDD landowners and non-residential tenants with planning, construction, implementation and short and long-term maintenance of public infrastructure at sustained levels of service.

The cost impact on the ultimate landowners in the development is not the total cost for the District to provide infrastructure services and facilities. Instead, it is the incremental costs above, if applicable, what the landowners would have paid to install infrastructure via an alternative financing mechanism.

Consequently, a CDD provides property owners with the option of having higher levels of facilities and services financed through self-imposed revenue. The District is an alternative means to manage necessary development of infrastructure and services with related financing powers. District management is no more expensive, and often less expensive, than the alternatives of various public and private sources.

6.0 An analysis of the impact on small businesses as defined by Section 288.703, F.S., and an analysis of the impact on small counties and small cities as defined in Section 120.52, F.S.

There will be little impact on small businesses because of the establishment of the District. If anything, the impact may be positive because the District must competitively bid all of its contracts and competitively negotiate all of its contracts with consultants over statutory thresholds. This affords small businesses the opportunity to bid on District work.

Miami-Dade County has a population of 2,701,767 according to the 2020 Census conducted by the United States Census Bureau and is therefore not defined as a "small" county according to Section 120.52, F.S. The City of Miami has a population of 442,241 according to the 2020 Census conducted by the United States Census Bureau and is therefore not defined as a "small" city according to Section 120.52, F.S. It can be reasonably expected that the establishment of a community development district for the Le Jeune Gardens development will not produce any marginal effects that would be different from those that would have occurred if the Le Jeune Gardens development was developed without a community development district established by the County.

7.0 Any additional useful information.

The analysis provided above is based on a straightforward application of economic theory, especially as it relates to tracking the incidence of regulatory costs and benefits. Inputs were received from the Petitioner's Engineer and other professionals associated with the Petitioner.

In relation to the question of whether the proposed Le Jeune Gardens Community Development District is the best possible alternative to provide public facilities and services to the project, there are several additional factors which bear importance. As an alternative to an independent district, the County could establish a dependent district for the area or establish a Municipal Services Benefit Unit (MSBU) or a Municipal Services Taxing Unit (MSTU). Either of these alternatives could finance the improvements contemplated in Tables 1 and 2 in a fashion similar to the proposed District.

There are a number of reasons why a dependent district is not the best alternative for providing public facilities and services to the Le Jeune Gardens development. First, unlike a CDD, this alternative would require the County to administer the project and its facilities and services. As a result, the costs for these services and facilities would not be directly and wholly attributed to the land directly benefiting from them, as the case would be with a CDD. Administering a project of the size and complexity of the development program anticipated for the Le Jeune Gardens development is a significant and expensive undertaking.

Second, a CDD is preferable from a government accountability perspective. With a CDD, non-residential tenants and landowners in the District would have a focused unit of government ultimately under their direct control. The CDD can then be more responsive to resident needs without disrupting other County responsibilities. By contrast, if the County were to establish and administer a dependent special district, then the non-residential tenants and landowners of the Le Jeune Gardens development would take their grievances and desires to the County Commission meetings.

Third, any debt of an independent CDD is strictly that CDD's responsibility. While it may be technically true that the debt of a County-established, dependent special district is not strictly the County's responsibility, any financial problems that a dependent special district may have may reflect on the County. This will not be the case if a CDD is established.

Another alternative to a CDD would be for a Property Owners' Association (POA) to provide the infrastructure as well as operations and maintenance of public facilities and services. A CDD is superior to a POA for a variety of reasons. First, unlike a POA, a CDD can obtain low-cost financing from the municipal capital market. Second, as a government entity a CDD can impose and collect its assessments along with other property taxes on the County's real estate tax bill. Therefore, the District is far more assured of obtaining its needed funds than is a POA. Third, the proposed District is a unit of local government. This provides a higher level of transparency, oversight and accountability and the CDD has the ability to enter into interlocal agreements with other units of government.

8.0 A description of any regulatory alternatives submitted under section 120.541(1)(a), F.S., and a statement adopting the alternative or a statement of the reasons for rejecting the alternative in favor of the proposed rule.

No written proposal, statement adopting an alternative or statement of the reasons for rejecting an alternative have been submitted.

Based upon the information provided herein, this Statement of Estimated Regulatory Costs supports the petition to establish the Le Jeune Gardens Community Development District.

APPENDIX A
LIST OF REPORTING REQUIREMENTS

REPORT	FL. STATUTES CITATION	DATE
Annual Financial Audit	190.008/218.39	9 months after end of Fiscal Year
Annual Financial Report	190.008/218.32	45 days after the completion of the Annual Financial Audit but no more than 9 months after end of Fiscal Year
TRIM Compliance Report	200.068	no later than 30 days following the adoption of the proposed levy ordinance/resolution (if levying property taxes)
Form 1 - Statement of Financial Interest	112.3145	within 30 days of accepting the appointment, then every year thereafter by 7/1 (by "local officers" appointed to special district's board); during the qualifying period, then every year thereafter by 7/1 (by "local officers" elected to special district's board)
Public Facilities Report	189.08	within one year of special district's creation; then annual notice of any changes; and updated report every 7 years, 12 months prior to submission of local government's evaluation and appraisal report
Public Meetings Schedule	189.015	quarterly, semiannually, or annually
Bond Report	218.38	when issued; within 120 days after delivery of bonds
Registered Agent	189.014	within 30 days after first meeting of governing board
Proposed Budget	190.008	annually by June 15
Adopted Budget	190.008	annually by October 1
Public Depositor Report	280.17	annually by November 30
Notice of Establishment	190.0485	within 30 days after the effective date of an ordinance establishing the District
Notice of Public Financing	190.009	file disclosure documents in the property records of the County after financing

EXHIBIT 10

AUTHORIZATION OF AGENT

This letter shall serve as a designation of Lindsay Whelan of Kutak Rock LLP, whose address is 107 West College Avenue, Tallahassee, Florida 32301, to act as agent for Petitioner, Miami Freedom Park, LLC, with regard to any and all matters pertaining to the Petition to Establish Le Jeune Gardens Community Development District submitted or to be submitted to the Board of County Commissioners of Miami-Dade County, Florida, pursuant to Chapter 190, *Florida Statutes*. The authorization shall remain in effect until revoked in writing.

MIAMI FREEDOM PARK, LLC

WITNESSED:

eSigned by Black Knight EXP-DocVerify: 2025-05-16 14:41:51 EDT
Kim Hancock
5564294:31990921:250048

Print Name: Kim Hancock

eSigned by Black Knight EXP-DocVerify: 2025-05-16 14:39:58 EDT
Devon McCorkle
5564294:31990921:38224956

By: Devon McCorkle
Its: President

eSigned by Black Knight EXP-DocVerify: 2025-05-16 14:40:37 EDT
Rebecca Enfinger
5564294:31990921:38224957

Print Name: Rebecca Enfinger

STATE OF FLORIDA
COUNTY OF Leon

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☒ online notarization, this 16 day of May, 2025, by Devon McCorkle, as President of Miami Freedom Park, LLC, who appeared before me this day in person, and who is either [__] personally known to me, or [X] produced a Florida driver's license as identification.

NOTARY SEAL

KIM HANCOCK
Notary Public-State of Florida
Commission No. HH 470766
My Commission Expires Dec 6, 2027

eSigned by Black Knight EXP-DocVerify: 2025-05-16 14:41:58 EDT
Kim Hancock
5564294:31990921:250049

NOTARY PUBLIC, STATE OF FLORIDA

Printed Name: Kim Hancock

Notarial Act Performed by Audio visual communication

EXHIBIT 11

CITY RESOLUTION

City Hall
3500 Pan American Drive
Miami, FL 33133
www.miamigov.com

File Number: 17218 **Final Action Date: 2/13/2025**

A RESOLUTION OF THE MIAMI CITY COMMISSION SUPPORTING THE CREATION OF THE LEJEUNE GARDENS COMMUNITY DEVELOPMENT DISTRICT ("LEJEUNE GARDENS CDD") AND AUTHORIZING MIAMI FREEDOM PARK, LLC, A DELAWARE LIMITED LIABILITY COMPANY, AND ITS AFFILIATES AND SUBSIDIARIES (COLLECTIVELY, "DEVELOPER') TO FILE A PETITION FOR THE CREATION THEREOF WITH MIAMI-DADE COUNTY, FLORIDA, FOR THE 130 +/- ACRE SITE LOCATED AT APPROXIMATELY 4000 NORTHWEST 14 STREET, (FOLIO NO. 01-3132-000-0105), 1900 NORTHWEST 37 AVENUE (FOLIO NO. 01-3132-000-0095), 1950 NORTHWEST 37 AVENUE (FOLIO NO. 01-3132-000-0100), AND 1550 NORTHWEST 37 AVENUE (FOLIO NO. 01-3132-000-0090), ALL LOCATED IN THE CITY OF MIAMI, FLORIDA, AND GENERALLY BOUND ON THE EAST BY NORTHWEST 37 AVENUE, ON THE WEST BY NORTHWEST 42 AVENUE, ON THE SOUTH BY NORTHWEST 14 STREET, AND ON THE NORTH BY THE MUNICIPAL BOUNDARY, EXCLUDING THE FOOTPRINT OF THE CITY'S NEW ADMINISTRATIVE BUILDING SITE; ENCOURAGING THE MIAMI-DADE BOARD OF COUNTY COMMISSIONERS ("COUNTY COMMISSION") TO APPROVE THE PETITION SUBMITTED BY THE DEVELOPER TO CREATE THE LEJEUNE GARDENS CDD ALL IN A FORM AND MANNER CONSISTENT WITH THE PROJECT, LEASE AGREEMENT, ALL OTHER APPLICABLE AGREEMENTS AND INSTRUMENTS, AND THIS RESOLUTION; STATING THAT THE ADOPTION OF THIS RESOLUTION SHALL NOT BE CONSTRUED TO BE AN AMENDMENT OR MODIFICATION OF THE PROJECT OR THE TERMS, DUTIES, COVENANTS, OR OBLIGATIONS OF THE PARTIES TO THE LEASE AGREEMENT OR ANY OTHER APPLICABLE AGREEMENTS OR INSTRUMENTS; PROVIDING FOR AN EFFECTIVE DATE.

SPONSOR(S): Mayor Francis X. Suarez, Commissioner Miguel Angel Gabela

WHEREAS, the City of Miami ("City") is the fee simple owner of approximately 130 +/- acres of land located in District 1 located at approximately 4000 Northwest 14 Street, (Folio No. 01-3132-000-0105), 1900 Northwest 37 Avenue (Folio No. 01-3132-000-0095), 1950 Northwest 37 Avenue (Folio No. 01-3132-000-0100), and 1550 Northwest 37 Avenue (Folio No. 01-3132-000-0090), all located in the City of Miami, Florida, and generally bound on the East by Northwest 37 Avenue, on the West by Northwest 42 Avenue, on the South by Northwest 14 Street, and on the North by the municipal boundary ("Site"); and

WHEREAS, in November of 2018, the electorate of the City approved a referendum to approve the negotiation of a ground lease and development agreement for the development of approximately seventy-three (73) acres of the Site as a soccer stadium, offices, entertainment, retail, hotel and conference center, public facilities, and other ancillary commercial development ("Leased Premises"); and

WHEREAS, the referendum also approved the creation of a fifty-eight (58) acre world class park adjacent to the Leased Premises ("Public Park"); and

WHEREAS, pursuant to Resolution Nos. R-22-0156 and R-22-0157, adopted April 28, 2022, Miami Freedom Park, LLC. a Delaware Limited Liability Company (the "Developer") entered into that certain Ground Lease for Soccer Stadium, that certain Ground Lease for Miami Freedom Park Commercial Development, and certain related easement agreements with the City, all dated as of February 9, 2023, governing the Developer's use of the Leased Property (collectively, "Lease Agreement"); and

WHEREAS, pursuant to Ordinance No. 14093 adopted on September 13, 2022 by the City Commission, the City approved the development of the Miami Freedom Park Special Area Plan ("Project"); and

WHEREAS, once constructed, the Project will consist of not less than a twenty-five thousand (25,000) seat soccer stadium, seven hundred fifty (750) hotel rooms and conference space, four hundred thousand (400,000) square feet of office, and six hundred thousand (600,000) square feet of commercial uses, and a Public Park; and

WHEREAS, as part of its commitment to public benefits, the Developer committed to a Twenty Million and 00/100 Dollars ($20,000,000.00) park fund contribution ("Park Contribution"); and

WHEREAS, the City supports the creation by Miami-Dade County of the LeJeune Gardens Community Development District for the Site, excluding the footprint of the City's new administrative building site ("LeJeune Gardens CDD"), which will, among other matters, assist and support the public purpose of funding and the construction of various onsite and offsite infrastructure and related public improvements for the Public Park in addition to the allocation of the Park Contribution;

NOW, THEREFORE, BE IT RESOLVED BY THE COMMISSION OF THE CITY OF MIAMI, FLORIDA:

Section 1. The recitals and findings contained in the Preamble to this Resolution are adopted and incorporated as if fully set forth in this section.

Section 2. The City Commission supports the creation of the LeJeune Gardens CDD by Miami-Dade County, a political subdivision of the State of Florida ("County"), and, in the City's proprietary capacity, authorizes the Developer, its affiliates, and subsidiaries, to file a petition with the County and execute such documents as necessary for the creation of the LeJeune Gardens CDD, all in a form and manner consistent with the Project, the Lease Agreement, any other applicable agreements or instruments, and this Resolution.

Section 3. The City Commission encourages the County Commission to approve a petition submitted by the Developer to create the LeJeune Gardens CDD.

Section 4. The adoption of this Resolution shall not be construed to be an amendment or modification of the Project or the terms, duties, covenants, or obligations of the parties to the Lease Agreement or any other applicable agreements or instruments.

Section 5. This Resolution shall become effective immediately upon its adoption.

APPROVED AS TO FORM AND CORRECTNESS:

George K. Wysong III, City Attorney 2/4/2025

MDC076

EXHIBIT 12

GT GreenbergTraurig

OPINION OF TITLE

To: MIAMI-DADE COUNTY, a political subdivision of the State of Florida

With the understanding that this opinion of title is furnished to Miami-Dade County, Florida, as an inducement for creation of (i) a proposed community development district covering the real property, hereinafter described, in compliance with Chapter 190, Florida Statutes, and (ii) a proposed special taxing district covering the real property, hereinafter described, in compliance with Chapters 18 and 28 of the Code of Miami-Dade County, it is hereby certified that I have examined Title Search Report No. 25041869 issued by Old Republic National Title Insurance Company covering the period from the BEGINNING through August 31, 2025 at 8:00 AM, (the "**Title Evidence**"), inclusive, of the real property more particularly described on **Exhibit "A"** attached hereto and by this reference incorporated herein (the "**Property**"). I know of no reason that this Title Evidence is inaccurate or incomplete.

Basing our opinion solely on the aforesaid Title Evidence covering said period referenced above, we are of the opinion that on the date last mentioned above, the fee simple title to the Property was vested in:

The City of Miami, a municipal corporation of the State of Florida

(the "**Property Owner**")

With a (Ground) Leasehold Interest vested in:

Miami Freedom Park, LLC, a Delaware limited liability company

Note 1: The City of Miami, a municipal corporation of the State of Florida, as Landlord, and Miami Freedom Park, LLC, a Delaware limited liability company, as Tenant entered into that certain Ground Lease for Miami Freedom Park Commercial Development dated February 9, 2023 ("**Commercial Ground Lease**") demising and leasing a portion of the Property known as the "**Development Parcel**".

Note 2: The City of Miami, a municipal corporation of the State of Florida, as Landlord, and Miami Freedom Park, LLC, a Delaware limited liability company, as Tenant entered into that certain Ground Lease for Soccer Stadium dated February 9, 2023 ("**Stadium Ground Lease**") demising and leasing a portion of the Property known as the "**Stadium Parcel**".

Note 3: Miami Freedom Park, LLC, a Delaware limited liability company, as Sub-Landlord, and Inter Miami Stadium, LLC, a Delaware limited liability company, as Subtenant entered into that certain Stadium Sublease dated as of April 22, 2025 ("**Stadium Sublease**") demising and sub-leasing the Stadium Parcel.

Note 4: Miami Freedom Park, LLC, a Delaware limited liability company, as Sub-Landlord, and MFP Infrastructure LLC, a Delaware limited liability company, as Subtenant entered into that certain Commercial Sublease dated as of August 5, 2025 ("**Commercial Sublease**") demising and sub-leasing the Development Parcel.

As of the date hereof, each of Cristina Canales and Pablo Alvarez, each as Manager of Miami Freedom Park, LLC, a Delaware limited liability company, has the authority to sign on behalf of the limited liability company.

As of the date hereof, Pablo Alvarez, as Vice-President of Inter Miami Stadium, LLC, a Delaware limited liability company, has the authority to sign on behalf of the limited liability company.

As of the date hereof, each of Graham Oxley and Pablo Alvarez, each as Authorized Signatory of MFP Infrastructure LLC, a Delaware limited liability company, has the authority to sign on behalf of the limited liability company.

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

a. Leasehold Mortgage, Security Agreement, Assignment of Rents and Fixture Filing dated as of April 22, 2025 from Inter Miami Stadium, LLC, a Delaware limited liability company in favor of JP Morgan Chase Bank, N.A., in the amount of $450,000,000, recorded April 23, 2025, in Official Records Book 34721, Page 2599, of the Public Records of Miami-Dade County, Florida, together with:

i) Assignment of Leases and Rents dated as of April 22, 2025 from Inter Miami Stadium, LLC, a Delaware limited liability company in favor of JP Morgan Chase Bank, N.A., in the amount of $450,000,000, recorded April 23, 2025, in Official Records Book 34721, Page 2632, of the Public Records of Miami-Dade County, Florida.

b. Leasehold Mortgage, Security Agreement, Assignment of Rents and Fixture Filing dated August 5, 2025 by MFP Infrastructure LLC, a Delaware limited liability company, to Lexington MF Freedom, LLC, a Delaware limited liability company, as Administrative Agent for Lenders, recorded August 5, 2025 in Official Records Book 34882, Page 4794, of the Public Records of Miami-Dade County, Florida, Florida, together with:

i) Assignment of Leases and Rents dated August 5, 2025 by MFP Infrastructure LLC, a Delaware limited liability company, to Lexington MF Freedom, LLC, a Delaware limited liability company, as Administrative Agent, recorded August 5, 2025 in Official Records Book 34882, Page 4827, of the Public Records of Miami-Dade County, Florida.

ii) UCC-1 Financing Statement by MFP Infrastructure LLC, a Delaware limited liability company, to Lexington MF Freedom, LLC, a Delaware limited liability company, as Administrative Agent for Lenders, recorded August 5, 2025 in Official Records Book 34882, Page 4852, of the Public Records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

a. Claim of Lien Against Leasehold Interest in Real Property recorded September 19, 2024 in Official Records Book 34415, Page 3230 (Stadium Parcel), all of the Public Records of Miami-Dade County, Florida.

b. Notice of Commencement recorded June 25, 2025 in Official Records Book 34817, Page 2195, of the Public Records of Miami-Dade county, Florida. (Expires December 31, 2026).

c. Notice of Commencement recorded July 30, 2025 in Official Records Book 34872, Page 4647, of the Public Records of Miami-Dade County, Florida. (Expires December 31, 2026).

d. Notice of Commencement recorded August 28, 2025 in Official Records Book 34919, Page 423, of the Public Records of Miami-Dade County, Florida. (Expires August 28, 2027).

3. **GENERAL EXCEPTIONS:**

a. Real estate taxes for 2025 and subsequent years and taxes or special assessments which are not shown as existing liens by the Public Records.

b. Rights or claims of parties in possession not shown by the Public Records.

c. Encroachments, overlaps, boundary line disputes, and any other matters which would be disclosed by an accurate survey and inspection of the premises.

d. Easements or claims of easements not shown by the Public Records.

e. Any lien, or right to a lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

f. Any adverse claim to all or any part of the land which is now under water or which has previously been under water but filled or exposed through the efforts of man.

4. **SPECIAL EXCEPTIONS:**

a. Dedications and Right-of-Ways contained on the Plat of LeJeune Garden Estates Section 4, as recorded in Plat Book 44, Page 23, of the Public Records of Miami-Dade County, Florida.

b. Grant of Easement in favor of Central and Southern Florida Flood Control District, an agency of the State of Florida, as recorded in Official Records Book 33, Page 363, of the Public Records of Miami-Dade County, Florida.

c. Grant of Easement in favor of Miami-Dade County, a political subdivision of the State of Florida, as recorded in Official Records Book 747, Page 251, of the Public Records of Miami-Dade County, Florida.

d. Easement in favor of Florida Power & Light Company recorded April 16, 2004 in Official Records Book 22219, Page 1135, of the Public Records of Miami-Dade County, Florida.

e. Unity of Title recorded in Official Records Book 26788, Page 895, of the Public Records of Miami-Dade County, Florida.

f. Easement in favor of Florida Power & Light Company recorded May 27, 2009 in Official Records Book 26879, Page 4384, of the Public Records of Miami-Dade County, Florida.

g. Easement in favor of State of Florida Department of Transportation, its successors and assigns, recorded July 2, 2010 in Official Records Book 27341, Page 106, together with Resolution No. 02-573 recorded July 2, 2010 in Official Records Book 27341, Page 112, of the Public Records of Miami-Dade County, Florida.

h. Grant of Easement in favor of Miami-Dade County recorded October 1, 2013 in Official Records Book 28848, Page 181, of the Public Records of Miami-Dade County, Florida.

i. Terms, conditions and obligations of that certain Ground Lease for Miami Freedom Park Commercial Development dated February 9, 2023 by and between City of Miami, a municipal corporation of the State of Florida, and Miami Freedom Park, LLC, a Delaware limited liability company, evidenced by Memorandum recorded February 16, 2023 in Official Records Book 33585, Page 842, of the Public Records of Miami-Dade County, Florida.

j. Terms, conditions and obligations of that certain Ground Lease for Soccer Stadium dated February 9, 2023 by and between City of Miami, a municipal corporation of the State of Florida, and Miami Freedom Park, LLC, a Delaware limited liability company, evidenced by Memorandum recorded February 16, 2023 in Official Records Book 33585, Page 852, of the Public Records of Miami-Dade County, Florida.

k. Development Agreement between the City of Miami, Florida and Miami Freedom Park, LLC, Regarding Approval of the Miami Freedom Park Special Area Plan and Related Development recorded July 7, 2023 in Official Records Book 33783, Page 2301, of the Public Records of Miami-Dade County, Florida.

l. Construction Easement Agreement by the City of Miami to and in favor of Miami Freedom Park, LLC, a Delaware limited liability company, recorded July 13, 2023 in Official Records Book 33791, Page 1193, of the Public Records of Miami-Dade County, Florida.

m. Ingress and Egress Easement Agreement (Stadium Parcel) by the City of Miami to and in favor of Miami Freedom Park, LLC, a Delaware limited liability company, recorded July 13, 2023 in Official Records Book 33791, Page 1208, of the Public Records of Miami-Dade County, Florida.

n. Ingress and Egress Easement Agreement (Development Parcel) by the City of Miami to and in favor of Miami Freedom Park, LLC, a Delaware limited liability company, recorded July 13, 2023 in Official Records Book 33791, Page 1228, of the Public Records of Miami-Dade County, Florida.

o. Unity of Title by City of Miami in favor of Miami-Dade County recorded August 2, 2023 in Official Records Book 33819, Page 4275, of the Public Records of Miami-Dade County, Florida. (as to Parcel 1 and Parcel 2)

p. Agreement for Water and Sanitary Sewer Facilities between Miami-Dade County and City of Miami recorded August 4, 2023 in Official Records Book 33824, Page 2332, of the Public Records of Miami-Dade County, Florida. (as to Parcel 1 and Parcel 2)

q. Notice of Final Vacation and Closure of Platted Rights of Way recorded October 6, 2023 in Official Records Book 33916, Page 2611, together with and as affected by Release of Utility Easement Reservation in Vacated Rights-of-Way recorded August 20, 2024 in Official Records Book 34370, Page 4098, of the Public Records of Miami-Dade County, Florida.

r. Declaration of Restrictive Covenants in Lieu of Unity of Title recorded December 29, 2023 in Official Records Book 34031, Page 2512, of the Public Records of Miami-Dade County, Florida.

s. The Title Evidence does not cover any portion of the lands described lying within the Tamiami Canal as set forth and further described in that certain Deed recorded in Official Records Book 33, Page 361, of the Public Records of Miami-Dade County, Florida.

t. Terms, conditions and obligations of that certain Stadium Sublease dated April 22, 2025 by and between and Miami Freedom Park, LLC, a Delaware limited liability company, and Inter Miami Stadium, LLC, a Delaware limited liability company, evidenced by Memorandum recorded April 23, 2025, in Official Records Book 34721, Page 2543, of the Public Records of Miami-Dade County, Florida.

u. Facilities Maintenance Agreement for Freedom Park recorded April 23, 2025, in Official Records Book 34721, Page 2551, of the Public Records of Miami-Dade County, Florida.

v. Terms and conditions of that unrecorded Retail Use Agreement, together with Operator's rights, title, interest, and licenses, evidenced by Memorandum of Retail Use Agreement by and between and Miami Freedom Park, LLC, a Delaware limited liability company, and Inter Miami Stadium, LLC, a Delaware limited

liability company, recorded April 23, 2025, in Official Records Book 34721, Page 2585, as affected by Subordination, Non-Disturbance and Attornment Agreement (Retail Use Agreement) by and between JP Morgan Chase Bank, N.A., Miami Freedom Park, LLC, a Delaware limited liability company, and Inter Miami Stadium, LLC, a Delaware limited liability company recorded April 23, 2025, in Official Records Book 34721, Page 2654, all of the Public Records of Miami-Dade County, Florida.

w. Terms, conditions and obligations of that certain unrecorded Team Use Agreement by and between Inter Miami Stadium, LLC, a Delaware limited liability company and Inter Miami CF, LLC, a Delaware limited liability company, together with Operator's rights, title, interest, and licenses, as evidenced and affected by that certain Subordination, Non-Disturbance and Attornment Agreement (Team Use Agreement) by and between JP Morgan Chase Bank, N.A., Inter Miami Stadium, LLC, a Delaware limited liability company, and Inter Miami CF, LLC, a Delaware limited liability company, recorded April 23, 2025, in Official Records Book 34721, Page 2673, all of the Public Records of Miami-Dade County, Florida.

x. Notice of Performance and Payment Bond in connection with the construction of the Miami Freedom Park Stadium done by Moss and Associates, LLC recorded May 7, 2025, in Official Records Book 34748, Page 176, of the Public Records of Miami-Dade County, Florida.

y. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by LTG Sports Turf One, LLC recorded May 12, 2025, in Official Records Book 34753, Page 301, of the Public Records of Miami-Dade County, Florida.

z. Notice of Public Works Performance and Payment Bond in connection with the construction of the Miami Freedom Park Stadium done by Sam Tell and Son, Inc. recorded May 27, 2025, in Official Records Book 34771, Page 4561, of the Public Records of Miami-Dade County, Florida.

aa. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by Plumbing and Mechanical LLC recorded May 27, 2025, in Official Records Book 34771, Page 2820, of the Public Records of Miami-Dade County, Florida.

bb. Notice of Public Works Bond in connection with Park Site Preparation and Remediation done by Lemartec Corporation recorded May 28, 2025, in Official Records Book 34775, Page 68, of the Public Records of Miami-Dade County, Florida.

cc. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by S&R Enterprises, LLC recorded May 28, 2025, in Official Records Book 34775, Page 3011, of the Public Records of Miami-Dade County, Florida.

dd. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by O&R Construction Services LLC recorded May 29, 2025, in Official Records Book 34776, Page 31, of the Public Records of Miami-Dade County, Florida.

ee. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by Sprinklermatic Fire Protection Systems, Inc., recorded June 3, 2025, in Official Records Book 34783, Page 2510, of the Public Records of Miami-Dade County, Florida.

ff. Substation Easement Agreement dated June 11, 2025 by and between City of Miami, Florida, a municipal corporation, and Florida Power & Light Company recorded June 20, 2025 in Official Records Book 34811, Page 3604, of the Public Records of Miami-Dade County, Florida.

gg. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by Mr. Glass Doors and Windows, Inc., recorded June 18, 2025, in Official Records Book 34809, Page 150, of the Public Records of Miami-Dade County, Florida.

hh. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by Hill York Service Company, LLC, recorded June 18, 2025, in Official Records Book 34808, Page 4024, of the Public Records of Miami-Dade County, Florida.

ii. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by Glenn Rieder, LLC recorded July 7, 2025, in Official Records Book 34832, Page 2260, of the Public Records of Miami-Dade County, Florida.

jj. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by Miller Electric Company recorded July 8, 2025, in Official Records Book 34834, Page 4385, of the Public Records of Miami-Dade County, Florida.

kk. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by Miller Electric Company recorded July 9, 2025, in Official Records Book 34837, Page 3319, of the Public Records of Miami-Dade County, Florida.

ll. Notice of Construction Bond in connection with the construction of the Miami Freedom Park Stadium done by Baker Concrete Construction, Inc., recorded July 10, 2025, in Official Records Book 34840, Page 3632, of the Public Records of Miami-Dade County, Florida.

mm. Terms and conditions of that unrecorded Sublease by and between Miami Freedom Park, LLC, a Delaware limited liability company, and MFP Infrastructure LLC, a Delaware limited liability company, together with terms, conditions and

appurtenant rights set forth in unrecorded Facilities Maintenance Agreement dated April 22, 2025, evidenced by Memorandum of Sublease recorded August 5, 2025 in Official Records Book 34882, Page 4729, of the Public Records of Miami-Dade County, Florida.

nn. Sublease Non-Disturbance and Attornment Agreement recorded August 5, 2025 in Official Records Book 34882, Page 4745, of the Public Records of Miami-Dade County, Florida.

oo. Terms and conditions of any existing unrecorded lease(s), and all rights of lessee(s) and any parties claiming through the lessee(s) under the lease(s).

All of the foregoing recorded in the Public Records of Miami-Dade County, Florida.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the creation of the special taxing district and the community development district or the recording or enforcement of the enabling ordinance or resolution, including the assessment of special assessments on the above-described property.

Therefore, it is my opinion that the following party(ies) must join in the petition for the special taxing district and the community development district for the above-described property in order to make the special taxing district, the community development district and the special assessments valid and binding on the lands described herein.

Name	**Interest**	**Special Exception Number**
The City of Miami	Fee Simple Owner	N/A
Miami Freedom Park, LLC, a Delaware limited liability company	Ground Lessee	N/A
Inter Miami Stadium, LLC, a Delaware limited liability company	Sub-Lessee	N/A
JP Morgan Chase Bank, N.A.	Sub-Leasehold Mortgagee	1(a)
Lexington MF Freedom, LLC, a Delaware limited liability company	Sub-Leasehold Mortgagee	1(b)

The following is a description of the aforementioned Title Evidence and its continuations:

Number	Company Certifying	No. of Entries	Period Covered
25041869	Old Republic National Title Insurance Company	40	BEGINNING through August 31, 2025 at 8:00 AM

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the petitions for the creation of the special taxing district and the community development district.

[Signature Page Follows]

I, the undersigned further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 22nd day of September, 2025.

GREENBERG TRAURIG, P.A.

By:_____

Sergio M. Eslait, Esq.
FL BAR # 97889
333 S.E. 2nd Avenue, Suite 4400
Miami, Florida 33131
Tel: 305-579-0623

STATE OF FLORIDA)
) SS:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22nd day of September, 2025, by Sergio M. Eslait, who is personally known to me or has produced _____ as identification and did not take oath.

_____
Notary Public, State of Florida
Print Name: _____
My commission expires _____

[Notary Seal]

ANDREW DE LA OSA
Notary Public - State of Florida
Commission # HH 667553
My Comm. Expires Apr 21, 2029
Bonded through National Notary Assn.

GT GreenbergTraurig

Exhibit "A"

OVERALL PROPERTY

PARCEL 1

THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE TAMIAMI CANAL, LESS THE EAST 35 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 S87°24'18"W FOR 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°24218"W FOR 29.98 FEET TO A POINT ON A CURVE, SAID POINT BEARS N88°29'03"E FROM THE CENTER AND IS ALSO THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON CITY OF MIAMI MUNICIPAL ATLAS SHEET NO.27D; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 04°00'42" FOR AN ARC DISTANCE OF 102.46 FEET TO A POINT OF TANGENCY THENCE RUN NORTHERLY N02°24'33"E FOR 13 FEET MORE OR LESS TO THE TOP OF BANK OF TAMIAMI CANAL; THENCE EAST ALONG THE TOP OF BANK OF TAMIAMI CANAL TO ITS INTERSECTION WITH A LINE 35 WEST AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

AND

PARCEL 2

ALL THAT LAND LYING IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N00°54'35"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR 45.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 N88°08'18"E FOR 649.36 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N00°53'17"W ALONG THE RIGHT-OF-WAY OF THE LIMITED ACCESS TO LEJEUNE ROAD (NW 42ND AVENUE) FOR 59.96 FEET; THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY N48°58'49"W FOR 562.53 FEET TO A POINT ON A CURVE, SAID POINT BEARS N45°24'02"E FROM ITS CENTER; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 470 FEET, A CENTRAL ANGLE OF 41°10'52" FOR AN ARC DISTANCE OF 337.81 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY N03°25'06"W FOR 623.61 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY N07°58'00"W FOR 193.68 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 50 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LEJEUNE ROAD (NW 42ND AVENUE) N00°54'35"W FOR 1023.26 TO

A POINT; THENCE RUN N88°30'31"E FOR A DISTANCE OF 66.86 FEET TO A POINT; THENCE RUN N77°00'02"E FOR A DISTANCE OF 252.12 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 32; THENCE RUN ALONG SAID NORTH LINE N87°24'21"E FOR 2228.12 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 37th AVENUE AS SHOWN ON SHEET 27D OF THE MUNICIPAL ATLAS OF THE CITY OF MIAMI, SAID POINT OF INTERSECTION BEING ON A CIRCULAR CURVE CONCAVE TO THE EAST AND BEARS N88°23'51"E TO THE CENTER OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 00°16'48" FOR AN ARC DISTANCE OF 7.15 FEET; THENCE ALONG SAID RIGHT-OF-WAY, TANGENT TO THE LAST DESCRIBED CURVE S01°52'57"E FOR 246.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.78 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID RIGHT-OF-WAY S06°41'11"E FOR 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; SAID POINT BEING 35 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG RIGHT-OF-WAY S01°52'57"E FOR 535.07 FEET TO ITS INTERSECTION WITH A LINE 30 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S87°46'27"W ALONG SAID PARALLEL LINE FOR 700.00 FEET TO A POINT 735 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE S01°52'57"E PARALLEL TO SAID EAST LINE FOR 1064.42 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 258.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 80.00 FEET; THENCE S01°52'57"E FOR 213.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 45 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 1236.71 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

LESS OUT PARCEL 1

A PORTION OF UN-SUBDIVIDED LANDS LYING WITHIN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 32,

NORTH 88°08'18" EAST FOR A DISTANCE OF 649.34 FEET TO A POINT; THENCE RUN NORTH 00°53'17" WEST FOR A DISTANCE OF 45.01 FEET TO A POINT; THENCE RUN ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 1236.71 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 213.00 FEET TO A POINT; THENCE RUN NORTH 88°08'18" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 1064.41 FEET TO A POINT; THENCE RUN ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 87°46'27" EAST FOR A DISTANCE OF 700.00 FEET TO A POINT; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) NORTH 01°52'57" WEST FOR A DISTANCE OF 481.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 259.21 FEET TO A POINT; THENCE RUN S 01° 52' 57" E FOR A DISTANCE OF 4.13 FEET TO A POINT; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 162.01 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1003.64 FEET, A CENTRAL ANGLE OF 06° 36' 48", A CHORD BEARING OF N 08° 08' 43" E AND A CHORD DISTANCE OF 115.78 FEET, FOR AN ARC DISTANCE OF 115.84 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE; THENCE RUN S 88° 07' 03" W FOR A DISTANCE OF 56.17 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 18° 57' 36", A CHORD BEARING OF N 06° 27' 40" E AND A CHORD DISTANCE OF 173.27 FEET, FOR AN ARC DISTANCE OF 174.06 FEET TO A POINT OF TANGENCY; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 161.41 FEET TO A POINT; THENCE RUN N 03° 01' 08" W FOR A DISTANCE OF 13.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 90° 00' 00", A CHORD BEARING OF N 41° 58' 52" E AND A CHORD DISTANCE OF 171.12 FEET, FOR AN ARC DISTANCE OF 190.07 FEET TO A POINT OF TANGENCY; THENCE RUN N 86° 58' 52" E FOR A DISTANCE OF 279.77 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29° 20' 44", A CHORD BEARING OF S 18° 20' 45" E AND A CHORD DISTANCE OF 10.13 FEET, FOR AN ARC DISTANCE OF 10.24 FEET TO A POINT OF TANGENCY; THENCE RUN S 03° 40' 23" E FOR A DISTANCE OF 3.02 FEET TO A POINT; THENCE RUN N 86° 19' 37" E FOR A DISTANCE OF 5.38 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) THE FOLLOWING FOUR (4) COURSES; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 03° 14' 18", A CHORD BEARING OF SOUTH 05° 04' 02" EAST AND A CHORD DISTANCE OF 162.29 FEET, FOR AN ARC DISTANCE OF 162.31 FEET

TO A POINT OF TANGENCY; THENCE RUN SOUTH 06° 41' 11" EAST FOR A DISTANCE OF 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04° 48' 14", A CHORD BEARING OF SOUTH 04° 17' 04" EAST AND A CHORD DISTANCE OF 240.12 FEET, FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 01° 52' 57" EAST FOR A DISTANCE OF 53.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING ND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS OUT PARCEL 2

BEING A PORTION OF LOTS 21 THROUGH 24, BLOCK 1, A PORTION OF LOTS 9 THROUGH 11 IN BLOCK 2, AND A PORTION OF NW 41ST AVENUE, "LEJEUNE GARDEN ESTATES SECTION 4" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (1/4); THENCE NORTH 50 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 588.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 01 MINUTES 11 SECONDS EAST, A DISTANCE OF 137.00 FEET; THENCE NORTH 48 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 47.62 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 69.55 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 166.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 14 MINUTES 45 SECONDS, AN ARC DISTANCE OF 93.42 FEET; THENCE SOUTH 22 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 122.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 32.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES 31 MINUTES 43 SECONDS, AN ARC DISTANCE OF 14.82 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 35.80 FEET; THENCE SOUTH 41 DEGREES 01 MINUTES 11 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA.

"EXHIBIT B to the Ordinance"

Legal Description

Le Jeune Gardens CDD

Legal Description

PARCEL 1:
THAT PART OF THE SOUTHEAST 1/4 OF SECTION 29, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, LYING SOUTH OF THE TAMIAMI CANAL, LESS THE EAST 35.00 FEET THEREOF AND LESS THE FOLLOWING DESCRIBED PARCEL:

COMMENCE AT THE SOUTHEAST CORNER OF SAID SOUTHEAST 1/4; THENCE RUN ALONG THE SOUTH LINE OF SAID SOUTHEAST 1/4 S 87°24'18" W FOR 35.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE S87°24'18"W FOR 29.98 FEET TO A POINT ON A CURVE, SAID POINT BEARS N88°29'03"E FROM THE CENTER AND IS ALSO THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON THE CITY OF MIAMI MUNICIPAL ATLAS SHEET NO. 27D; THENCE NORTHERLY ALONG SAID CURVE CONCAVE TO THE EAST, HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 04°00'42" FOR AN ARC DISTANCE OF 102.46 FEET TO A POINT OF TANGENCY; THENCE RUN NORTHERLY N02°24'33"E FOR 13.00 FEET MORE OR LESS TO THE TOP OF BANK OF TAMIAMI CANAL; THENCE EAST ALONG THE TOP OF BANK OF TAMIAMI CANAL TO ITS INTERSECTION WITH A LINE 35.00 WEST AND PARALLEL TO THE EAST LINE OF SAID SOUTHEAST 1/4; THENCE SOUTHERLY ALONG SAID LINE TO THE POINT OF BEGINNING.

PARCEL 2:
ALL THAT LAND LYING IN THE NORTHEAST 1/4 OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE N00°54'35"W ALONG THE WEST LINE OF SAID NORTHEAST 1/4 FOR 45.00 FEET; THENCE EASTERLY ALONG A LINE PARALLEL WITH AND 45.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 N88°08'18"E FOR 649.36 FEET TO THE POINT OF BEGINNING OF THE PARCEL TO BE DESCRIBED; THENCE N00°53'17"W ALONG THE RIGHT-OF-WAY OF THE LIMITED ACCESS TO LEJEUNE ROAD (NW 42ND AVENUE) FOR 59.96 FEET; THENCE RUN ALONG SAID LIMITED ACCESS RIGHT-OF-WAY N48°58'49"W FOR 562.53 FEET TO A POINT ON A CURVE, SAID POINT BEARS N45°24'02"E FROM ITS CENTER; THENCE NORTHWESTERLY ALONG SAID CIRCULAR CURVE

CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 470.00 FEET, A CENTRAL ANGLE OF 41°10'52" FOR AN ARC DISTANCE OF 337.81 FEET; THENCE RUN ALONG SAID RIGHT-OF-WAY N03°25'06"W FOR 623.61 FEET; THENCE NORTHWESTERLY ALONG SAID RIGHT-OF-WAY N07°58'00"W FOR 193.68 FEET TO ITS INTERSECTION WITH A LINE PARALLEL TO AND 50.00 FEET EAST OF THE WEST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG THE EASTERLY RIGHT-OF-WAY LINE OF LEJEUNE ROAD (NW 42ND AVENUE) N00°54'35"W FOR 1023.26 FEET TO A POINT; THENCE RUN N88°30'31"E FOR A DISTANCE OF 66.86 FEET TO A POINT; THENCE RUN N77°00'02"E FOR A DISTANCE OF 252.12 FEET TO ITS INTERSECTION WITH THE NORTH LINE OF SAID NORTHEAST 1/4 OF SECTION 32; THENCE RUN ALONG SAID NORTH LINE N87°24'21"E FOR 2228.12 FEET TO ITS INTERSECTION WITH THE WESTERLY RIGHT-OF-WAY LINE OF NW 37TH AVENUE AS SHOWN ON SHEET NO. 27D OF THE MUNICIPAL ATLAS OF THE CITY OF MIAMI, SAID POINT OF INTERSECTION BEING ON A CIRCULAR CURVE CONCAVE TO THE EAST AND BEARS N88°23'51"E TO THE CENTER OF SAID CURVE; THENCE SOUTHERLY ALONG SAID CURVE HAVING A RADIUS OF 1463.40 FEET, A CENTRAL ANGLE OF 00°16'48" FOR AN ARC DISTANCE OF 7.15 FEET; THENCE ALONG SAID RIGHT-OF-WAY, TANGENT TO THE LAST DESCRIBED CURVE S01°52'57"E FOR 246.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE EAST; THENCE SOUTH ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.78 FEET TO A POINT OF TANGENCY; THENCE RUN ALONG SAID RIGHT-OF-WAY S06°41'11"E FOR 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE ALONG SAID RIGHT-OF-WAY AND CURVE HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04°48'14" FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; SAID POINT BEING 35.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE RUN ALONG RIGHT-OF-WAY S01°52'57"E FOR 535.07 FEET TO ITS INTERSECTION WITH A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32; THENCE S87°46'27"W ALONG SAID PARALLEL LINE FOR 700.00 FEET TO A POINT 735.00 FEET WEST OF THE EAST LINE OF SAID NORTHEAST 1/4; THENCE S01°52'57"E PARALLEL TO SAID EAST LINE FOR 1064.42 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 258.00 FEET NORTH OF THE SOUTH LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 80.00 FEET; THENCE S01°52'57"E FOR 213.00 FEET; THENCE WESTERLY ALONG A LINE PARALLEL WITH AND 45.00 FEET NORTH OF THE SOUTH

LINE OF SAID NORTHEAST 1/4 S88°08'18"W FOR 1236.71 FEET MORE OR LESS TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS AND EXCEPT THEREFROM THE FOLLOWING DESCRIBED PARCELS OF LAND:

LESS OUT PARCEL 1

A PORTION OF UN-SUBDIVIDED LANDS LYING WITHIN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST; THENCE RUN ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SAID SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 649.34 FEET TO A POINT; THENCE RUN NORTH 00°53'17" WEST FOR A DISTANCE OF 45.01 FEET TO A POINT; THENCE RUN ALONG A LINE 45.00 FEET NORTH OF AND PARALLEL WITH, AS MEASURED AT RIGHT ANGLES TO, SAID SOUTH LINE OF THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, NORTH 88°08'18" EAST FOR A DISTANCE OF 1236.71 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 213.00 FEET TO A POINT; THENCE RUN NORTH 88°08'18" EAST FOR A DISTANCE OF 80.00 FEET TO A POINT; THENCE RUN NORTH 01°52'57" WEST FOR A DISTANCE OF 1064.41 FEET TO A POINT; THENCE RUN ALONG A LINE 30.00 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 32, NORTH 87°46'27"' EAST FOR A DISTANCE OF 700.00 FEET TO A POINT; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) NORTH 01°52'57" WEST FOR A DISTANCE OF 481.52 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE RUN S88°07'03"W FOR A DISTANCE OF 259.21 FEET TO A POINT; THENCE RUN S01°52'7"E FOR A DISTANCE OF 4.13 FEET TO A POINT; THENCE RUN S88°07'03"W FOR A DISTANCE OF 162.01 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF

SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 1003.64 FEET, A CENTRAL ANGLE OF 06°36'8", A CHORD BEARING OF N08°08'43"E AND A CHORD DISTANCE OF 115.78 FEET, FOR AN ARC DISTANCE OF 115.84 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT LINE; THENCE RUN S88°07'03"W FOR A DISTANCE OF 56.17 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 526.00 FEET, A CENTRAL ANGLE OF 18°57'36", A CHORD BEARING OF N06°27'40"E AND A CHORD DISTANCE OF 173.27 FEET, FOR AN ARC DISTANCE OF 174.06 FEET TO A POINT OF TANGENCY; THENCE RUN N03°01'08" FOR A DISTANCE OF 161.41 FEET TO A POINT; THENCE RUN N03°01'08"W FOR A DISTANCE OF 13.65 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 121.00 FEET, A CENTRAL ANGLE OF 90°00'00", A CHORD BEARING OF N41°58'52"E AND A CHORD DISTANCE OF 171.12 FEET, FOR AN ARC DISTANCE OF 190.07 FEET TO A POINT OF TANGENCY; THENCE RUN N86°58'52"E FOR A DISTANCE OF 279.77 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 29°20'44", A CHORD BEARING OF S18°20' 45"E AND A CHORD DISTANCE OF 10.13 FEET, FOR AN ARC DISTANCE OF 10.24 FEET TO A POINT OF TANGENCY; THENCE RUN S03°40'23"E FOR A DISTANCE OF 3.02 FEET TO A POINT; THENCE RUN N86°19'37"E FOR A DISTANCE OF 5.38 FEET TO A POINT ON THE NEXT DESCRIBED NON-TANGENT CIRCULAR CURVE CONCAVE TO THE EAST; THENCE RUN ALONG THE WEST RIGHT-OF-WAY LINE OF N.W. 37TH AVENUE (DOUGLAS ROAD) THE FOLLOWING FOUR (4) COURSES; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT HAVING A RADIUS OF 2871.79 FEET, A CENTRAL ANGLE OF 03°14' 18", A CHORD BEARING OF SOUTH 05°04'02" EAST AND A CHORD DISTANCE OF 162.29 FEET, FOR AN ARC DISTANCE OF 162.31 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 06°41'11" EAST FOR A DISTANCE OF 117.61 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE CONCAVE TO THE WEST; THENCE RUN ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT HAVING A RADIUS OF 2864.79 FEET, A CENTRAL ANGLE OF 04°48'14", A CHORD BEARING OF SOUTH 04°17'04" EAST AND A CHORD DISTANCE OF 240.12 FEET, FOR AN ARC DISTANCE OF 240.19 FEET TO A POINT OF TANGENCY; THENCE RUN SOUTH 01°52'57" EAST FOR A DISTANCE OF 53.55 FEET TO THE POINT OF BEGINNING.

SAID PARCEL OF LAND LYING AND BEING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, CITY OF MIAMI, MIAMI-DADE COUNTY, FLORIDA.

LESS OUT PARCEL 2

BEING A PORTION OF LOTS 21 THROUGH 24, BLOCK 1, A PORTION OF LOTS 9 THROUGH 11 IN BLOCK 2, AND A PORTION OF NW 41ST AVENUE, "LEJEUNE GARDEN ESTATES SECTION 4" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 44, PAGE 23 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND LYING IN THE NORTHEAST ONE-QUARTER (1/4) OF SECTION 32, TOWNSHIP 53 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, SAID LANDS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

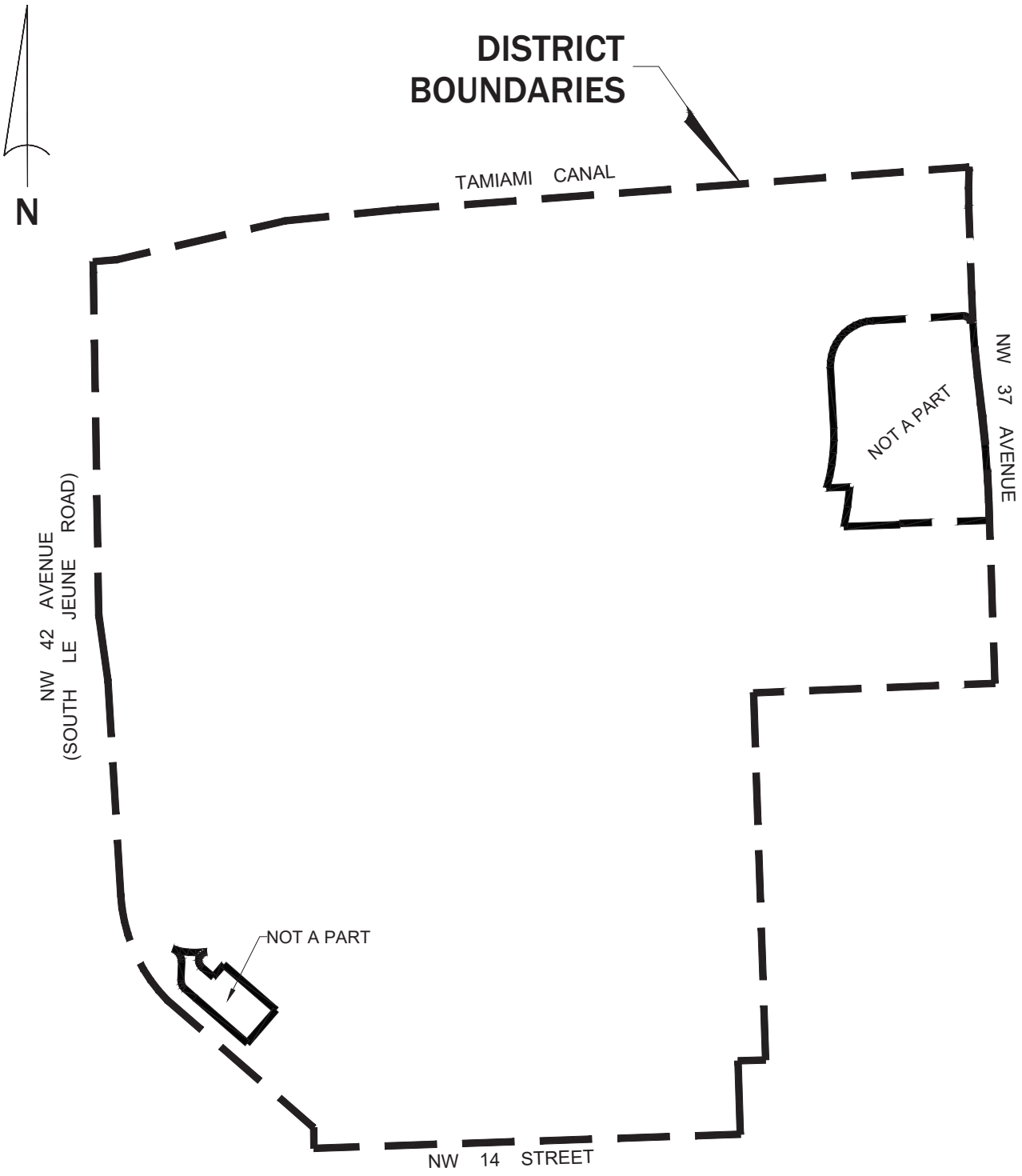
COMMENCE AT THE SOUTHWEST CORNER OF SAID NORTHEAST ONE-QUARTER (1/4); THENCE NORTH 50 DEGREES 43 MINUTES 28 SECONDS EAST, A DISTANCE OF 588.61 FEET TO THE POINT OF BEGINNING; THENCE NORTH 41 DEGREES 01 MINUTE 11 SECONDS EAST, A DISTANCE OF 137.00 FEET; THENCE NORTH 48 DEGREES 58 MINUTES 49 SECONDS WEST, A DISTANCE OF 210.00 FEET; THENCE SOUTH 41 DEGREES 01 MINUTE 11 SECONDS WEST, A DISTANCE OF 47.62 FEET; THENCE NORTH 23 DEGREES 30 MINUTES 03 SECONDS WEST, A DISTANCE OF 69.55 FEET; THENCE SOUTH 86 DEGREES 58 MINUTES 52 SECONDS WEST, A DISTANCE OF 21.60 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 166.00 FEET; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 32 DEGREES 14 MINUTES 45 SECONDS, AN ARC DISTANCE OF 93.42 FEET; THENCE SOUTH 22 DEGREES 27 MINUTES 06 SECONDS EAST, A DISTANCE OF 122.59 FEET TO A POINT ON THE ARC OF A CURVE CONCAVE TO THE EAST AND HAVING A RADIUS OF 32.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 26 DEGREES
31 MINUTES 43 SECONDS, AN ARC DISTANCE OF 14.82 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 35.80 FEET; THENCE SOUTH 41 DEGREES 01 MINUTE 11 SECONDS WEST, A DISTANCE OF 3.00 FEET; THENCE SOUTH 48 DEGREES 58 MINUTES 49 SECONDS EAST, A DISTANCE OF 210.00 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING IN MIAMI-DADE COUNTY, FLORIDA.

SAID OVERALL PROPERTY PARCEL CONTAINS 5,587,217 SQUARE FEET, MORE OR LESS, OR 128.265 ACRES, MORE OR LESS.

"EXHIBIT C to the Ordinance"

District Boundaries and Geographical Location Sketch



LE JEUNE GARDENS

COMMUNITY DEVELOPMENT DISTRICT

(COMM. 0006)
SECTION: 32 - 53 - 41

EXHIBIT "C" TO THE ORDINANCE
(BOUNDARIES & GEOGRAPHICAL LOCATION SKETCH)

12/10/2025