

Application No.: BN-2020-006

Exhibit "A"

Legal Descriptions

**FOLIO NUMBERS 36-6009-005-0015,
36-6009-005-0010, 36-6009-006-0010,
36-6009-006-0012, and 36-6009-006-0011**

**Establishment of the
Cutler Bay Civic And Resiliency Enhancement (CARE) Zone
Brownfield Designation**

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, MAKING FINDINGS AND DESIGNATING REAL PROPERTY IDENTIFIED BY FOLIO NUMBERS 36-6009-005-0015, 36-6009-005-0010, 36-6009-006-0010, 36-6009-006-0012, and 36-6009-006-0011 AS A BROWNFIELD AREA PURSUANT TO SEC. 376.80(2)(A), FLORIDA STATUTES, FOR PURPOSES OF ENVIRONMENTAL REHABILITATION, JOB CREATION, AND ECONOMIC DEVELOPMENT; PROVIDING AUTHORIZATION; AND PROVIDING FOR AN EFFECTIVE DATE.



Legal Description, Folio 36-6009-005-0015
Owner of Record: Town of Cutler Bay

Property Information	
Folio:	36-6009-005-0015
Property Address:	
Owner	TOWN OF CUTLER BAY
Mailing Address	10720 CARIBBEAN BLVD STE 105 CUTLER BAY, FL 33189 USA
PA Primary Zone	6103 NEIGHBORHOOD-ARTERIAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	56,406 Sq.Ft
Year Built	0



Assessment Information				
Year	2020	2019	2018	
Land Value	\$338,436			
Building Value	\$0			
XF Value	\$0			
Market Value	\$338,436			
Assessed Value	\$338,436			

Benefits Information				
Benefit	Type	2020	2019	2018
Municipal	Exemption	\$333,799		
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$333,799		
Taxable Value	\$4,637		
School Board			
Exemption Value	\$333,799		
Taxable Value	\$4,637		
City			
Exemption Value	\$333,799		
Taxable Value	\$4,637		
Regional			
Exemption Value	\$333,799		
Taxable Value	\$4,637		

Full Legal Description	
9 56 40 1.295 AC M/L	
SEMINOLE PLAINS REPLAT PB 49-38	
PORT TR A DESC COMM NE COR OF	
TR 3 S 00 DEG E 855.10FT S 00	
DEG E 428.79FT S 88 DEG W 1700FT	
FOR POB CONT S 88 DEG W 35.37FT	
N 21 DEG W 117.77FT N 47 DEG E	
22.77FT NELY AD 118.72FT NELY AD	
192.39FT NELY AD 83.55FT N 46	
DEG E 13.88FT NWLY AD 63.97FT N	
39 DEG E 21.37FT N 47 DEG E	
46.84FT S 42 DEG E 125.28FT S	
46 DEG W 541.83FT TO POB	
FAU 36-6009-005-0010	



Legal Description, Folio 36-6009-005-0010
Owner of Record: Giorgio Dev. Inc.

Property Information	
Folio:	36-6009-005-0010
Property Address:	
Owner	GIORGIO DEV INC
Mailing Address	2000 S BAY SHORE DR 38 MIAMI, FL 33133 USA
PA Primary Zone	6103 NEIGHBORHOOD-ARTERIAL
Primary Land Use	6981 CONTAINER NURSERY ABOVE-GR - VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	104,505.44 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	\$627,030	\$965,466	\$804,555
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$627,030	\$965,466	\$804,555
Assessed Value	\$289,637	\$601,813	\$547,173

Benefits Information				
Benefit	Type	2020	2019	2018
Agriculture	Classified Value	\$90,444	\$90,444	\$75,242
Non-Homestead Cap	Assessment Reduction	\$246,949	\$273,209	\$182,140
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$289,637	\$601,813	\$547,173
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$536,586	\$875,022	\$729,313
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$289,637	\$601,813	\$547,173
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$289,637	\$601,813	\$547,173



Legal Description, Folio 36-6009-005-0010 (continued)
Owner of Record: Giorgio Dev. Inc.

Full Legal Description
9 56 40 2.399 AC M/L
SEMINOLE PLAINS REPLAT PB 49-38
TR A LESS BEG SE COR TR A
W25.54FT TO POB CONT WLY100FT TH
BY CURVE TO RT NWLY NLY & NELY
ARC DIST 60.34FT TH NELY ALG NWLY
BDRY/L TR A 100FT TO PT TH
SELY117.92FT TO POB
LESS PORTION DESC COMM SE COR TR
A TH S 89 DEG W 25.54FT N 21 DEG
W 117.92FT N 47 DEG 22.77FT
FOR POB TH N 47 DEG E 456.71FT
S 39 DEG W 21.37FT SWLY AD 63.97
FT S 46 DEG W 13.88FT SWLY AD
83.55 SWLY AD 192.39FT SWLY
AD 118.72FT TO POB & LESS PORT
DESC IN OR 29003-2000
LESS PORT DESC COMM NE COR OF
TR 3 S 00 DEG E 855.10FT S 00
DEG E 428.79FT S 88 DEG W 1700FT
FOR POB CONT S 88 DEG W 35.37FT
N 21 DEG W 117.77FT N 47 DEG E
22.77FT NELY AD 118.72FT NELY AD
192.39FT NELY AD 83.55FT N 46
DEG E 13.88FT NWLY AD 63.97FT N
39 DEG E 21.37FT N 47 DEG E
46.84FT S 42 DEG E 125.28FT S
46 DEG W 541.83FT TO POB
FAU 30-6009-005-0010



Legal Description, Folio 36-6009-006-0010
Owner of Record: GCF Investments, Inc.

Property Information	
Folio:	36-6009-006-0010
Property Address:	
Owner	GCF INVESTMENTS INC
Mailing Address	2000 S BAYSHORE DR 38 MIAMI, FL 33133 USA
PA Primary Zone	6103 NEIGHBORHOOD-ARTERIAL
Primary Land Use	6981 CONTAINER NURSERY ABOVE-GR : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	209,218.68 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$1,255,302	\$5,101,488	\$3,400,992
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$1,255,302	\$5,101,488	\$3,400,992
Assessed Value	\$10,567	\$42,942	\$42,942

Benefits Information				
Benefit	Type	2020	2019	2018
Agriculture	Classified Value	\$1,244,735	\$5,058,546	\$3,358,050

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,567	\$42,942	\$42,942
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,567	\$42,942	\$42,942
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,567	\$42,942	\$42,942
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$10,567	\$42,942	\$42,942

Full Legal Description	
9 56 40 4.803 AC M/L	
SEMINOLE PLAINS	
PB 20-42	
TRS 3 & 14 & 15 & LESS PORT DESC IN	
OR 29003-2000	
LESS PORT DESC COMM NE COR OF	
TR 3 S 00 DEG E 855.10 FT FOR POB	
S 00 DEG E 428.79FT S 88 DEG W	
1700FT N 46 DEG E 541.83FT S 42	
DEG E 93.82FT N 46 DEG E 430.97	
FT S 42 DEG E 215.19FT N 88 DEG	
E 780.94FT TO POB	
FAU 30-6009-0060010	



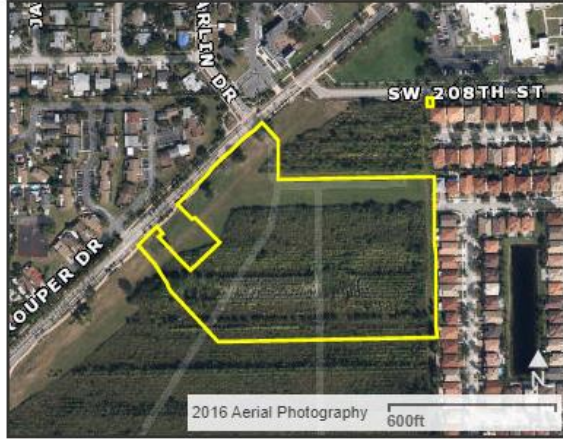
Legal Description, Folio 36-6009-006-0012
Owner of Record: Publix Super Markets, Inc.

Property Information	
Folio:	36-6009-006-0012
Property Address:	20871 OLD CUTLER RD Cutler Bay, FL 33189-0000
Owner	PUBLIX SUPER MARKETS INC
Mailing Address	3300 PUBLIX CORPORATE PKWY LAKE LAND, FL 33811
PA Primary Zone	6103 NEIGHBORHOOD-ARTERIAL
Primary Land Use	1081 VACANT LAND - COMMERCIAL : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	525,421 Sq.Ft
Year Built	0

Assessment Information			
Year	2020	2019	2018
Land Value	\$3,152,526	\$3,152,526	\$2,170,571
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$3,152,526	\$3,152,526	\$2,170,571
Assessed Value	\$2,307,804	\$2,098,004	\$1,907,277

Benefits Information				
Benefit	Type	2020	2019	2018
Non-Homestead Cap	Assessment Reduction	\$844,722	\$1,054,522	\$263,294

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



Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,307,804	\$2,098,004	\$1,907,277
School Board			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$3,152,526	\$3,152,526	\$2,170,571
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,307,804	\$2,098,004	\$1,907,277
Regional			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$2,307,804	\$2,098,004	\$1,907,277



Legal Description, Folio 36-6009-006-0012 (continued)
Owner of Record: Publix Super Markets, Inc.

Full Legal Description
9 56 40 12.062 AC M/L
PORT OF TRS 3 & 14 & 15 PB 20-42
AND PORT OF TR A PB 49-38 BEG AT
NE COR OF TR 3 TH S855.10FT S 88
DEG W 781.29FT N 42 DEG W
239.24FT NWLY AD 34.16FT N 29 DEG
W 68.93FT NWLY AD 34.16FT N 42
DEG W 56.52FT N 44 DEG E 397.29FT
NELY AD 217.27FT N 49 DEG E
4.13FT S 42 DEG E 83.88FT
S141.15FT N 88 DEG E 542.95FT
N263.94FT W19FT N32FT N 88 DEG E
20FT LESS COMM NE COR OF TR 3 TH
S781.82FT S 88 DEG W 773.50FT N
42 DEG W 382.43FT N 44 DEG E
60.09FT FOR POB TH S 42 DEG E
30.38FT S 44 DEG W 20.02FT S 43
DEG E 164.83FT N 46 DEG E
147.13FT N 44 DEG W 125.46FT S 45
DEG W 11.58FT N 44 DEG W 72.62FT
S 44 DEG W 109.50FT TO POB
FAU 30 6009 005 0010 &
30-6009-006-0010



Legal Description, Folio 36-6009-006-0011
Owner of Record: Town of Cutler Bay

Property Information	
Folio:	36-6009-006-0011
Property Address:	
Owner	TOWN OF CUTLER BAY
Mailing Address	10720 CARIBBEAN BLVD. STE 105 MIAMI, FL 33189 USA
PA Primary Zone	6103 NEIGHBORHOOD-ARTERIAL
Primary Land Use	6981 CONTAINER NURSERY ABOVE-GR : VACANT LAND
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	641,028.96 Sq.Ft
Year Built	0



Assessment Information			
Year	2020	2019	2018
Land Value	\$3,846,186		
Building Value	\$0		
XF Value	\$0		
Market Value	\$3,846,186		
Assessed Value	\$32,375		

Benefits Information				
Benefit	Type	2020	2019	2018
Agriculture	Classified Value	\$3,813,811		
Municipal	Exemption	\$31,931		

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

Taxable Value Information			
	2020	2019	2018
County			
Exemption Value	\$31,931		
Taxable Value	\$444		
School Board			
Exemption Value	\$31,931		
Taxable Value	\$444		
City			
Exemption Value	\$31,931		
Taxable Value	\$444		
Regional			
Exemption Value	\$31,931		
Taxable Value	\$444		

Full Legal Description
9 55 40 14.716 AC M/L
SEMINOLE PLAINS
PB 20-42
PORT TRS 14 & 15 DESC COMM NE
COR OF TR 3 S 00 DEG E 855.10FT
FOR POB S 00 DEG E 428.79FT S
88 DEG W 1700FT N 46 DEG E
541.83FT S 42 DEG E 93.82FT N
46 DEG E 430.97FT S 42 DEG E
215.19FT N 88 DEG E 780.94FT TO
POB
FAU 36-6009-006-0010