



MAIN OFFICE

111 NW 1 STREET, SUITE 1210
MIAMI, FLORIDA 33128
(305) 375-2800

August 30, 2004

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street
MIAMI, FLORIDA 33175

- IMPACT FEE SECTION
(786) 315-2670 • SUITE 145
- ZONING INSPECTION SECTION
(786) 315-2660 • SUITE 223
- ZONING PERMIT SECTION
(786) 315-2666 • SUITE 106
- ZONING PLANS PROCESSING SECTION
(786) 315-2650 • SUITE 113

LEILA BATTIES, ESQ.
ONE SE THIRD AVENUE
MIAMI, FL 33131

RE: **SUMMERVILLE DEVELOPMENT, INC.**
D2004000015 for Resolution

LEGAL DESCRIPTION: PLEASE SEE ATTACHED LEGAL DESCRIPTION.

Dear LEILA BATTIES, ESQ.:

This department has processed the above referenced Substantial Compliance application.

Attached is a copy of the letter signed by the **Assistant Director**, which constitutes **APPROVAL** of your application.

The legal advertisement of your request was published in the **Daily Business Review** on **Wednesday, September 1, 2004**.

The deadline for receipt of appeals from an aggrieved property owner is **Friday, October 1, 2004**. Your Substantial Compliance will become final the following day and you or your contractor may then apply for a permit. Be advised that, if denied, the applicant may not file an appeal of this decision, but may file for public hearing to modify the prior hearing plan.

Sincerely,

Lynne V. Talleda, Supervisor
Zoning Hearings Section

Attach.

C: Hearing File

Linda Itzkoff, Zoning Plans Processing Section
Permitting & Inspection Center
11805 S.W. 26 Street
Miami, FL 33175

SUBSTANTIAL COMPLIANCE LETTER



DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

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August 27, 2004

Ms. Leila Batties, Esq.
Akerman Senterfitt
One SE Third Avenue
Miami, FL 33131

Re: Application D04-015 for Substantial Compliance Determination for Summerville Development, Inc., North of SW 248 Street and both sides of SW 117 Avenue, Miami-Dade County, Florida.

Dear Ms. Batties:

This is to inform you that this Department has completed the processing of the above referenced application and accompanying plans; entitled "Summerville"; prepared by Rosello Balboa & Lordi Architecture & Town Planning, and dated/stamped/received August 10, 2004, and consisting of a total of twenty two (22) sheets.

Based upon the review of the application and the plans, we find that it is substantially in accordance with the previously approved plans, which were approved pursuant to Resolution Z-28-02, passed and adopted by the Board of County Commissioners on the 19th day of December, 2002.

Within 15 days of the date of this letter, an advertisement will be placed in the Daily Business Review. The deadline for receipt of appeals from the public will be forwarded to you promptly. Be advised issuance of permits will be withheld until the end of the appeal period.

If you need any further assistance regarding this matter, please feel free to contact my office at (305) 375-2600.

Sincerely,

Alberto J. Torres
Assistant Director for Zoning

AJT/MTF/cr

cc: Diane O'Quinn Williams, Director
Linda Itzkoff, Supervisor Zoning Plans Processing

Boca Raton
Fort Lauderdale
Jacksonville
Miami
Orlando
Tallahassee
Tampa
West Palm Beach

One Southeast Third Avenue
28th Floor
Miami, Florida 33131-1714
www.akerman.com
305 374 5600 *tel* 305 374 5095 *fax*

August 23, 2004

Juan J. Mayol, Jr.
305 755 5807
jmayol@akerman.com

VIA HAND DELIVERY

Mr. Jose Hernandez
Zoning Processor
Department of Planning and Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

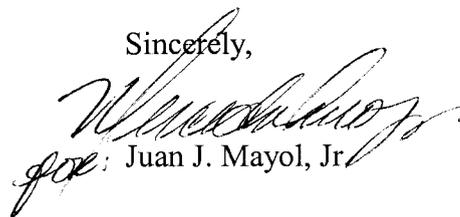
**Re: Substantial Compliance Application for Summerville PAD / Corrected
PAD Agreement**

Dear Jose:

Enclosed for your records is a copy of the recorded PAD Agreement, as corrected.

Please call me with any questions.

Sincerely,


for: Juan J. Mayol, Jr

JJM/ma
Enclosure

cc: Mr. Ray Castellanos (w/enclosure)
Leila M. Batties, Esq.

State in brief and concise language the justification for proposed deviation from the approved plans.

Minor changes were made to the development parameters for the respective unit types. Satisfying the criteria for substantial compliance, the changes allow the builder more flexibility in the amenities provided for the various unit types.

**SUBSTANTIAL COMPLIANCE DETERMINATION APPLICATION
PLANS INFORMATION**

Name of Plan Summerville

Plans Prepared By Rosello Balboa & Lordi

Number of Pages 21 including landscape plans

ZONING INFORMATION

Property Zoning Planned Area Development (PAD) and EU-1

Type of Development Residential

Residential: Total Number of Units 267 Office: Total sq. ft. 0

Business: Total sq. ft. 0 Industrial: Total sq. ft. 0

Applicable Resolution(s) (attach copy)
CZAB15-22-02 and Z28-02

Applicable Covenant(s) (Official Record Book and Page Number (s)) (attach copy)
ORB 21005, PG 3020

RECEIVED
004-013
APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY JPA

EXHIBIT "A"
FOLIO NUMBERS FOR SUBJECT PROPERTY

30-6019-000-0050
30-6019-000-0090
30-6019-000-0100
30-6019-000-0110
30-6019-000-0150
30-6924-000-1740

RECEIVED
004-015
APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

JPA

EXHIBIT "B"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

The NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ less the north 902.55' and the north $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the SE $\frac{1}{4}$ less the street dedication, in Section 24, Township 56 South, Range 39 East. LESS that ~~W~~ly portion described as follows: Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and run N0°37' 15" W along the east line of the SE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East for a distance of 422.88' to a point; thence run S88°18' 35" W along a line being 902.55' from the north line of the SE $\frac{1}{4}$ of said Section 24, measured at right angle for a distance of 1,009.78' to the Point of beginning; thence continue S88°18' 35" W for a distance of 330.26' to a point; thence run S0°42' 47" E for a distance of 757.84' to a point; thence run N88°9' 38" E for a distance of 330.52' to a point; thence run N0°43' 53" W, for a distance of 756.98' to the Point of beginning.

AND The north $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the west 35' thereof. AND: The SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ less the east 175' of the north 75' and the NW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ in Section 19, Township 56 South, Range 40 East. AND: The north $\frac{3}{4}$ of the west $\frac{1}{2}$ of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. AND

Commence at the Southeast corner of the NE $\frac{1}{4}$ of the SE $\frac{1}{4}$ and run N0°37' 15" W along the east line of the SE $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East for a distance of 422.88' to a point; thence run S88°18' 35" W along a line being 902.55' from the north line of the SE $\frac{1}{4}$ of said Section 24, measured at right angle for a distance of 1,009.78' to the Point of beginning; thence continue S88°18' 35" W for a distance of 330.26' to a point; thence run S0°42' 47" E for a distance of 757.84' to a point; thence run N88°9' 38" E for a distance of 330.52' to a point; thence run N0°43' 53" W, for a distance of 756.98' to the Point of beginning.

RECEIVED
004-013
APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____
JPA



MAIN OFFICE

□ 111 NW 1 STREET, SUITE 1210
MIAMI, FLORIDA 33128
(305) 375-2800

PERMITTING AND INSPECTION OFFICE

11805 S.W. 26 Street
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(786) 315-2650 • SUITE 113

August 24, 2004

Leila Batties, Esq.
Akerman Senterfitt,
One SE Third Avenue
Miami, FL 33131

RE: SC# D2004000015 REV#1

Applicant: Summerville Development, Inc.

Plans:

Plans entitled "Summerville". Plans of the following sheets: Cover Page, Location Site w/ Adjacency, Sheet (1 of 21), Site Plan & Tabular Data, Sheet (2 of 21), Total Greenspace (3 of 21), Total Common Open Space, Sheet (4 of 21), Right of Ways, Sheet (5 of 21), Pedestrian Circulation, Sheet (6 of 21), Vehicular Circulation, Sheet (7 of 21), Site Geometry, Sheet (8 of 21), Regulating Plan, Sheet (9 of 21), Type I Large House, Sheet (10 of 21), Type IIA Park House, Sheet (11 of 21), Type IIB Park House, Sheet (12 of 21), Type IIIA Large Courtyard House, Sheet (13 of 21), Type IIIB Small Courtyard House, Sheet (14 of 21), Type IVA Large Sideyard House, Sheet (15 of 21), Type IVB Small Sideyard House, Sheet (16 of 21), Type V Small House, Sheet (17 of 21), Type VIA Small Attached House, Sheet (18 of 21), Type VIB Large Attached House, Sheet (19 of 21), Street Types and Street Sections, Sheet (20 of 21), and Street Types and Street Sections, Sheet (20 of 21) prepared by Rosello Balboa + Lordi. All sheets dated stamped received 08/10/04.

Dear Mrs. Batties:

The staff review of this application has determined that your plans are not within substantial compliance and thusly cannot proceed through the substantial compliance determination process. If you wish to proceed with theses plans, it will require a Public Hearing.

1. Be aware that the \$738.72 will be required with the next submittal for each subsequent revision. Make payment out to: Department of Planning & Zoning.
2. Be aware that the New Planned Area Development Agreement, which was prepared by Juan J. Mayol, Jr. Esq., needs to be approved through the Administrative Modification Process. This Substantial Compliance Review will not

be approved until the Administrative Modification and the plans are corrected accordingly. Please refer to the following comments which need to be corrected on the Substantial Compliance plans.

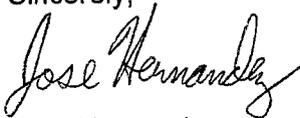
3. The Substantial Compliance plans still show the bump out on all the site plans from sheets 10 through 19. Please correct accordingly.
4. The Substantial Compliance plans must coincide with the **NEW** Planned Area Development Agreement. The following comments #4 thru #14 pertain to this issue. Please correct Accordingly.
5. Substantial Compliance plans on Sheet 3 of 21 state the "Total Green Space = 797,815.26 sq.ft. (18.31 Acres)."
 - 5a. The Public Hearing Resolution No. CZAB15-22-02 condition #4 (E) and the **NEW** Planned Area Development Agreement #4 (E) states, "That the total green space on the Property, including Park Tracts, Bowers, and Sidewalks shall be 21.19 acres. According to the Substantial Compliance guidelines B #4 The landscaped open space is in the same general location, is of the same or greater amount, and is configured in a manner that does not diminish a previously intended buffering effect. The green space has been diminished.
6. Substantial Compliance plans for Lot Type I on Sheet 10 of 21 states, "Minimum Lot Square Footage 4,320 sq.ft."
 - 6a. The **NEW** Planned Area Development Agreement #5 (A) states, "the minimum lot area shall be 4,324 sq.ft."
7. Substantial Compliance plans for Lot Type IIA on Sheet 11 of 21 states, "Minimum Lot Square Footage 4,050 sq.ft.; and the maximum lot coverage 2,000 sq.ft."
 - 7a. The **NEW** Planned Area Development Agreement #5 (B) states, "the minimum lot area shall be 4,140 sq.ft.; and the maximum lot coverage shall be 1,780 sq.ft."
8. Substantial Compliance plans for Lot Type IIB on Sheet 12 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 2,500 sq.ft."
 - 8a. The **NEW** Planned Area Development Agreement #5 (C) states, "the proposed interior gross area is 3,020 sq.ft."
9. Substantial Compliance plans for Lot Type IIIA on Sheet 13 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 3,025 sq.ft."
 - 9a. The **NEW** Planned Area Development Agreement #5 (D) states, "the proposed interior gross area is 2,950 sq.ft."

10. Substantial Compliance plans for Lot Type IIIB on Sheet 14 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 1,825 sq.ft.; and Minimum Lot Square Footage 3,032 sq.ft."
 - 10a. The **NEW** Planned Area Development Agreement #5 (E) states, "the proposed interior gross area is 2,485 sq.ft. and minimum lot square footage shall be 3,150 sq.ft."
11. Substantial Compliance plans for Lot Type IVB on Sheet 16 of 21 states, "Minimum Lot Square Footage 4,140 sq.ft.; and the maximum lot coverage 1,780 sq.ft."
 - 11a. The **NEW** Planned Area Development Agreement #5 (G) states, "the minimum lot area shall be 4,050 sq.ft.; and the maximum lot coverage shall be 1,725 sq.ft."
12. Substantial Compliance plans for Lot Type V on Sheet 17 of 21 70' – 76' Lot Depth states, "Minimum Lot Square Footage 3,115 sq.ft.; and the maximum lot coverage 1,561 sq.ft." Also 90' – 92' Lot Depth states, "Minimum Lot Square Footage 4,050 sq.ft.; and the maximum lot coverage 1,770 sq.ft."
 - 12a. The **NEW** Planned Area Development Agreement #5 (H) 70' – 76' Lot Depth states, "the minimum lot area shall be 3,150 sq.ft.; and the maximum lot coverage shall be 1,236 s.f. Also 90' – 92' Lot Depth states, "the minimum lot area shall be 4,140 sq.ft.; and the maximum lot coverage shall be 2,120 sq.ft."
13. Substantial Compliance plans for Lot Type VIA on Sheet 18 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 2,310 sq.ft."
 - 13a. The **NEW** Planned Area Development Agreement #5 (I) states, "the proposed interior gross area is 2,520 sq.ft."

To be able to do the changes requested for interior gross area, maximum lot coverage, and minimum lot area. The applicant needs to apply for a Public Hearing.

If you have any questions, please call me. I maybe reached at (305) 375-2640.

Sincerely,



Jose Hernandez
Zoning Hearings Plans Processor
Zoning Hearings Section
Cc: file



DEPARTMENT OF PLANNING AND ZONING

MAIN OFFICE

□ 111 NW 1 STREET, SUITE 1210
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HERBERT S. SAFFIR
PERMITTING AND INSPECTION CENTER
11805 S.W. 26 Street
MIAMI, FLORIDA 33175

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(786) 315-2650 • SUITE 113

May 12, 2004

Leila Batties, Esq.
Akerman Senterfitt,
One SE Third Avenue
Miami, FL 33131

RE: SC# D2004000015

Applicant: Summerville Development, Inc.

Plans:

Plans entitled "Summerville". Plans of the following sheets: Cover Page, Location Site w/ Adjacency, Sheet (1 of 21), Site Plan & Tabular Data, Sheet (2 of 21), Total Greenspace (3 of 21), Total Common Open Space, Sheet (4 of 21), Right of Ways, Sheet (5 of 21), Pedestrian Circulation, Sheet (6 of 21), Vehicular Circulation, Sheet (7 of 21), Site Geometry, Sheet (8 of 21), Regulating Plan, Sheet (9 of 21), Type I Large House, Sheet (10 of 21), Type IIA Park House, Sheet (11 of 21), Type IIB Park House, Sheet (12 of 21), Type IIIA Large Courtyard House, Sheet (13 of 21), Type IIIB Small Courtyard House, Sheet (14 of 21), Type IVA Large Sideyard House, Sheet (15 of 21), Type IVB Small Sideyard House, Sheet (16 of 21), Type V Small House, Sheet (17 of 21), Type VIA Small Attached House, Sheet (18 of 21), Type VIB Large Attached House, Sheet (19 of 21), Street Types and Street Sections, Sheet (20 of 21), and Street Types and Street Sections, Sheet (20 of 21) prepared by Rosello Balboa + Lordi. All sheets dated stamped received 04/15/04.

Dear Mrs. Batties:

Bellow are comments and corrections for the above-mentioned Substantial Compliance, which must be addressed prior to further processing, and Substantial Compliance. Please submit (2) complete sets of revised plans to this office addressing the comments listed below:

1. The Resolution No. CZAB15-22-02 condition #4 (E) and the Recorded PAD Agreement #4 (E) states, "That the total green space on the Property, including Park Tracts, Bowers, and Sidewalks shall be 21.19 acres. On Sheet (3 of 21) state 18.31 Acres for the Total Green Space. The green space has been diminished.

2. To be able to do the changes requested for interior gross area, private open space, maximum lot coverage, and minimum lot area. The applicant needs to apply for a Public Hearing.

Enclosed please find an application for a Public Hearing Application For Zoning Hearings. I have also included in this letter a business card for the Hearings specialist in charge of processing these applications in your area.

If you have any questions, please call me. I maybe reached at (305) 375-2640.

Sincerely



Jose Hernandez
Zoning Hearings Plans Processor
Zoning Hearings Section
Cc: file



DEPARTMENT OF PLANNING AND ZONING

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June 9, 2004

Leila Batties, Esq.
Akerman Senterfitt,
One SE Third Avenue
Miami, FL 33131

RE: SC# D2004000015

Applicant: Summerville Development, Inc.

Plans:

Plans entitled "Summerville". Plans of the following sheets: Cover Page, Location Site w/ Adjacency, Sheet (1 of 21), Site Plan & Tabular Data, Sheet (2 of 21), Total Greenspace (3 of 21), Total Common Open Space, Sheet (4 of 21), Right of Ways, Sheet (5 of 21), Pedestrian Circulation, Sheet (6 of 21), Vehicular Circulation, Sheet (7 of 21), Site Geometry, Sheet (8 of 21), Regulating Plan, Sheet (9 of 21), Type I Large House, Sheet (10 of 21), Type IIA Park House, Sheet (11 of 21), Type IIB Park House, Sheet (12 of 21), Type IIIA Large Courtyard House, Sheet (13 of 21), Type IIIB Small Courtyard House, Sheet (14 of 21), Type IVA Large Sideyard House, Sheet (15 of 21), Type IVB Small Sideyard House, Sheet (16 of 21), Type V Small House, Sheet (17 of 21), Type VIA Small Attached House, Sheet (18 of 21), Type VIB Large Attached House, Sheet (19 of 21), Street Types and Street Sections, Sheet (20 of 21), and Street Types and Street Sections, Sheet (20 of 21) prepared by Rosello Balboa + Lordi. All sheets dated stamped received 04/15/04.

Dear Mrs. Batties:

The staff review of this application has determined that your plans are not within substantial compliance and thusly cannot proceed through the substantial compliance determination process. If you wish to proceed with theses plans, it will require a Public Hearing.

1. Substantial Compliance plans on Sheet 3 of 21 state the "Total Green Space = 797,815.26 sq.ft. (18.31 Acres)."
 - 1a. The Public Hearing Resolution No. CZAB15-22-02 condition #4 (E) and the recorded Planned Area Development Agreement #4 (E) states, "That the total green space on the Property, including Park Tracts, Bowers, and

Sidewalks shall be 21.19 acres. According to the Substantial Compliance guidelines B #4 The landscaped open space is in the same general location, is of the same or greater amount, and is configured in a manner that does not diminish a previously intended buffering effect. The green space has been diminished.

2. Substantial Compliance plans for Lot Type I on Sheet 10 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 2,500 s.f.; Maximum Unit Private Open Space Provided 3,150 s.f.; the Minimum Lot Square Footage 4.320 s.f.; and the maximum lot coverage was deleted."
 - 2a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (A) and the recorded Planned Area Development Agreement #5 (A) states, "the proposed interior gross area is 2,500 s.f.; the minimum unit private open space shall be 3,125 s.f.; minimum lot area shall be 44,325 s.f.; and the maximum lot coverage shall be 1,896 s.f."
3. Substantial Compliance plans for Lot Type IIA on Sheet 11 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 2,450 s.f.; Maximum Unit Private Open Space Provided 3,062 s.f.; the Minimum Lot Square Footage 4.050 s.f.; and the maximum lot coverage was deleted."
 - 3a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (B) and the recorded Planned Area Development Agreement #5 (B) states, "the proposed interior gross area is 2,450 s.f.; the minimum unit private open space shall be 3,062 s.f.; minimum lot area shall be 4,140 s.f.; and the maximum lot coverage shall be 1,780 s.f."
4. Substantial Compliance plans for Lot Type IIB on Sheet 12 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 2,500 s.f. Maximum Unit Private Open Space Provided 3,125 s.f.; Minimum Lot Square Footage 4.320 s.f.; and the maximum lot coverage was deleted."
 - 4a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (C) and the recorded Planned Area Development Agreement #5 (C) states, "the proposed interior gross area is 3,020 s.f.; the minimum unit private open space shall be 3,775 s.f.; minimum lot area shall be 5,040 s.f.; and the maximum lot coverage shall be 1,740 s.f."
5. Substantial Compliance plans for Lot Type IIIA on Sheet 13 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 3,025 s.f. Maximum Unit Private Open Space Provided 2,050 s.f.; Minimum Lot Square Footage 4.440 s.f.; and the maximum lot coverage was deleted."
 - 5a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (D) and the recorded Planned Area Development Agreement #5 (D) states, "the proposed interior gross area is 2,950 s.f.; the minimum unit private open space shall be 1,770 s.f.; minimum lot area shall be 4,140 s.f.; and the maximum lot coverage shall be 2,430 s.f."

6. Substantial Compliance plans for Lot Type IIIB on Sheet 14 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 1,825 s.f. Maximum Unit Private Open Space Provided 1,095 s.f.; Minimum Lot Square Footage 3,115 s.f.; and the maximum lot coverage was deleted."
 - 6a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (E) and the recorded Planned Area Development Agreement #5 (E) states, "the proposed interior gross area is 2,485 s.f.; the minimum unit private open space shall be 1,491 s.f.; minimum lot square footage shall be 3,150 s.f.; and the maximum lot coverage shall be 1,904 s.f."
7. Substantial Compliance plans for Lot Type IVA on Sheet 15 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 2,750 s.f. Maximum Unit Private Open Space Provided 3,050 s.f.; Minimum Lot Square Footage 4,140 s.f.; and the maximum lot coverage was deleted."
 - 7a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (F) and the recorded Planned Area Development Agreement #5 (F) states, "the proposed interior gross area is 2,800 s.f.; the minimum unit private open space shall be 3,500 s.f.; minimum lot area shall be 5,040 s.f.; and the maximum lot coverage shall be 2,135 s.f."
8. Substantial Compliance plans for Lot Type IVB on Sheet 16 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 2,665 s.f. Maximum Unit Private Open Space Provided 3,020 s.f.; Minimum Lot Square Footage 4,140 s.f.; and the maximum lot coverage was deleted."
 - 8a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (G) and the recorded Planned Area Development Agreement #5 (G) states, "the proposed interior gross area is 2,665 s.f.; the minimum unit private open space shall be 3,020 s.f.; minimum lot area shall be 4,050 s.f.; and the maximum lot coverage shall be 1,725 s.f."
9. Substantial Compliance plans for Lot Type V on Sheet 17 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 2,250 s.f. Maximum Unit Private Open Space Provided 2,813 s.f.; Minimum Lot Square Footage 3,115 s.f.; and the maximum lot coverage was deleted." The Lot Depths were removed from the plans.
 - 9a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (H) and the recorded Planned Area Development Agreement #5 (H) 70' – 76' Lot Depth states, "the proposed interior gross area is 2,022 s.f. the minimum unit private open space shall be 2,750 s.f.; minimum lot area shall be 3,150 s.f.; and the maximum lot coverage shall be 1,236 s.f. Also 90' – 92' Lot Depth states, "the proposed interior gross area is 2,330 s.f. the minimum unit private open space shall be 2,912 s.f.; minimum lot area shall be 4,140 s.f.; and the maximum lot coverage shall be 2,120 s.f."
10. Substantial Compliance plans for Lot Type VIA on Sheet 18 of 21 states, "Proposed Unit Maximum Interior Gross Square Footage 2,100 s.f. Maximum

Unit Private Open Space Provided 1,867 s.f.; Minimum Lot Square Footage 2,310 s.f.; and the maximum lot coverage was deleted.”

10a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (I) and the recorded Planned Area Development Agreement #5 (I) states, “the proposed interior gross area is 2,520 s.f.; the minimum unit private open space shall be 1,512 s.f.; minimum lot area shall be 2,310 s.f.; and the maximum lot coverage shall be 1,476 s.f.”

11. Substantial Compliance plans for Lot Type VIB on Sheet 19 of 21 states, “Proposed Unit Maximum Interior Gross Square Footage 2,250 s.f. Maximum Unit Private Open Space Provided 1,530 s.f.; Minimum Lot Square Footage 42,310 s.f.; and the maximum lot coverage was deleted.”

11a. The Public Hearing Resolution No. CZAB15-22-02 condition #5 (J) and the recorded Planned Area Development Agreement #5 (J) states, “the proposed interior gross area is 2,250 s.f.; the minimum unit private open space shall be 1,410 s.f.; minimum lot area shall be 2,310 s.f.; and the maximum lot coverage shall be 1,476 s.f.”

To be able to do the changes requested for interior gross area, private open space, maximum lot coverage, and minimum lot area. The applicant needs to apply for a Public Hearing.

Enclosed please find an application for a Public Hearing Application For Zoning Hearings. I have also included in this letter a business card for the Hearings specialist in charge of processing these applications in your area.

If you have any questions, please call me. I maybe reached at (305) 375-2640.

Sincerely



Jose Hernandez
Zoning Hearings Plans Processor
Zoning Hearings Section
Cc: file

**TO BE PUBLISHED IN ALL EDITIONS OF THE DAILY BUSINESS REVIEW ON:
WEDNESDAY, SEPTEMBER 1, 2004.**

Send invoice to: Lynne Talleda, Supervisor
Zoning Hearings Section
Miami-Dade County Department of Planning & Zoning
111 N.W. First Street - Ste. 1110
Miami, Florida 33128-1974

Please submit: Original and **2** copies of the invoice
2 copies of proof of publication
1 tear sheet showing advertisement

If you have any further questions please call the Zoning Hearings Section at 305/375-2640.

SUBSTANTIAL COMPLIANCE ADVERTISEMENT

Pursuant to Section 33-310.1(I) of the Code of Miami-Dade County, the Director of the Department of Planning and Zoning has approved the following Substantial Compliance Determination:

D04-15

SUMMERVILLE DEVELOPMENT

North of S.W. 248 Street and both sides of S.W. 117 Avenue, Miami-Dade County, Florida.

The plan entitled "Summerville," as prepared by Rosello, Balboa, & Lordi Architecture and Town Planning, and dated/stamped/received August 10, 2004, and consisting of 22 sheets were found to be substantially in accordance with plans approved pursuant to Resolution Z-28-02.

Any property owner in the area may appeal a decision by filing an appeal of Administrative Decision application on or before **Friday, October 1, 2004**. Additional information may be obtained by telephoning 305/375-2640.

Fort Lauderdale
Jacksonville
Miami
Orlando
Tallahassee
Tampa
Washington, DC
West Palm Beach

One Southeast Third Avenue
SunTrust International Center
28th Floor
Miami, Florida 33131-1714
www.akerman.com
305 374 5600 *tel* 305 374 5095 *fax*

Leila M. Jackson Batties
305 755 5806
lbatties@akerman.com

April 12, 2004

VIA HAND DELIVERY

Ms. Diane O'Quinn Williams
Director
Miami-Dade County
Dept. of Planning & Zoning
111 N.W. First Street, 11th Floor
Miami, FL 33128

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204-015
APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY J. H.

Re: G.C. Homes / Request for Substantial Compliance Determination

Dear Ms. O'Quinn Williams:

This letter of intent is submitted on behalf of G.C. Homes, Inc. (the "Applicant"), the owner/developer of the "Summerville" planned area development. The Applicant seeks a determination from the Department that the enclosed plans (hereinafter referred to as the "Revised Plans") are in substantial compliance with those plans approved by the County on October 3, 2002, (hereinafter referred to as the "Original Plans") pursuant to Resolution No. CZAB15-22-02.

The changes proposed under the Revised Plans are limited to minor changes in some of the development parameters for the various lot/unit types for Summerville. For your convenience, an outline of the proposed changes are attached as Exhibit "A." Based on the proposed revisions, we submit that this application may be approved for substantial compliance in accordance with Sec. 33-310.1(A)(I) of the Miami-Dade County Code for the reasons set forth below.

First, the development density and intensity have not materially changed in that:

1. The Revised Plans and the Original Plans depict a total two hundred sixty seven (267) dwelling units.
2. The lot coverage and floor area ratio are the same or less.
3. The Revised Plans and the Original Plans have the same number of bedrooms and corresponding parking spaces.

Second, the design of the proposed development has not materially changed under the Revised Plans in that:

1. The roadway patterns, particularly ingress-egress points, are in the same general location as shown on the Original Plans, and are no closer to the rear or interior side property lines than shown on the Original Plans.
2. The parking areas are in the same general location and configuration.
3. The building setbacks for the majority of the units have remained the same, except that on Lot Types II B and IV A (Sheet No. 12 and 15) the minimum side yard was reduced from 20 feet to 18 feet, and on Lot Type IVB (Sheet No. 16) the side yard was reduced from 16 feet to 14 feet – 6 inches. These reductions represent a decrease of 10%, but are greater than what is permitted under the underlying zoning PAD district regulations. There were no conditions or restrictive covenant regulating the setbacks for the Summerville development.
4. The landscaped open space is in the same general location, is of the same or greater amount, and is configured in a manner that does not diminish a previously intended buffering effect.
5. The proposed perimeter walls and/or fences are in the same general location and are of a comparable type and design as previously approved.
6. Elevations and renderings of buildings shown on the Revised Plans are identical to the architectural expressions as those shown on the approved plans.
7. Recreational facilities, if shown on plans approved by the prior zoning action, either remain the same or are converted from one recreational use to another.
8. The proposed changes do not have the effect of creating any noncompliance or nonconformity with a the strict application of the zoning code that were not previously approved at public hearing, or of expanding the scope of existing

variances, alternative site development options, or other approvals pursuant to alternative development standards such that they would differ to a greater degree from the strict application of the zoning code.

In light of the foregoing, the Applicant respectfully requests the Department's favorable consideration of this application. As always, please do not hesitate to contact me should you have any questions or concerns. Thank you for your considerate attention to this matter.

Very truly yours,



Leila M. Jackson Batties

LMJB/bf
Enclosures

cc: Mr. Ray Castellanos
Mr. Jorge Rosello
Juan J. Mayol, Jr., Esq.

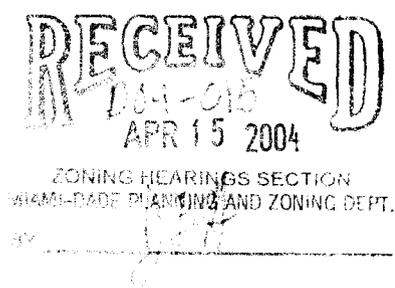
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ZONING HEARINGS SECTION
MEMPHIS PLANNING AND ZONING DEPT.



EXHIBIT "A"
SUMMARY OF PLAN CHANGES

Page 1 of 9



LOT TYPE I – SHEET NO. 10

The development parameters for the lot type changed as follows:

- ✓ Instead of two (2) stories as the required minimum, two (2) stories is provided as the maximum.
- ✓ The height to roof eave at the principle structure above the first finished floor changed from a minimum height of 26' to 30' to a maximum height of 21' to 30'.
- X The Revised Plans provide for (1) a masonry wall at the street and a wood, chainlink, or masonry wall at the alley or between houses and (2) all swimming pools to be minimum 1'-6" from building foundation or placed per approval of building official. The Original Plans did not include these notations. *This doesn't match the Plans.*

The diagram for the footprint of the lot type changed as follows:

- ✓ The encroachment for the second story balcony/porch changed from a maximum of 4' to a maximum 6' encroachment.
- ✓ The notation for the carriage house was revised to provide for a minimum of one (1) vehicle, instead of two (2) vehicles. Please note that the carriage house is contemplated as a buyer's option under the Original and Revised Plans.

The lot type data was revised as follows:

- X *Review Sec. 33-284.27(K) Private Open Space*
The amount of open space per unit was revised from a minimum of 3,125 s.f. of private open space per unit, to a maximum of 3,150 s.f.
- X The data for the maximum lot coverage was deleted.
- X The minimum lot square footage decreased from 4,432.50 s.f. to 4,320 s.f. *Needs to Match Agreement*
- ✓ The minimum street frontage increased from 40% to 70%.
- X The proposed number of Type I units changed from 12 units to varies.

LOT TYPE IIA – SHEET NO. 11

The development parameters for the lot type changed as follows:

- ✓ Instead of having two (2) stories as the required minimum, two (2) stories is provided as the maximum.
- ✓ The stoop height changed from a minimum of 28" to a maximum of 28".

EXHIBIT "A"
SUMMARY OF PLAN CHANGES

Page 2 of 9

- ✓ The height to roof eave at the principle structure above the first finished floor changed from a minimum height of 26' to 30' to a maximum height of 21' to 30'.
- ✓ The height of roof eave at the second story carriage house changed from 20' to 22' above finished grade to 18' to 22' above finished grade.
- ✓ The minimum height for the perimeter wall decreased from 6' to 3'.
- X The Revised Plans provide for (1) a masonry wall at the street and a wood, chainlink, or masonry wall at the alley or between houses and (2) all swimming pools to be a minimum of 1'-6" from building foundation or placed per approval of building official. The Original Plans did not include these notations. *This doesn't Match the Plans.*

The diagram for the footprint of the lot type changed as follows:

- X The width of the sidewalk shall be a minimum of 5' to a maximum of 6'. *This doesn't Match the Plans.*
- ✓ The notation for the carriage house was revised to provide for a minimum of one (1) vehicle, instead of two (2) vehicles. Please note that the carriage house is contemplated as a buyer's option under the Original and Revised Plans.

The lot type data was revised as follows:

- X The data for the maximum lot coverage was deleted.
- X The minimum lot square footage decreased from 4,140 to 4,050.
- ✓ The minimum street frontage decreased from 70% to 60%.
- X The proposed number of Type IIA units changed from 17 units to varies.

LOT TYPE IIB – SHEET NO. 12

The development parameters for the lot type changed as follows:

- ✓ Instead of having two (2) stories as the required minimum, two (2) stories is provided as the maximum.
- ✓ The height of the front stoop changed from a minimum of 28" to a maximum of 28".
- ✓ The height to roof eave at the principle structure above the first finished floor changed from a maximum height of 26' to 30' to a maximum height of 21' to 30'.
- ✓ The height of the roof eave at the second story carriage house changed from 20' to 22' above finished grade to 18' to 22' above finished grade.

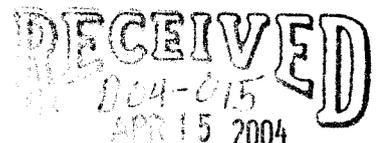


EXHIBIT "A"
SUMMARY OF PLAN CHANGES

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- ✓ The minimum height of the perimeter wall decreased from 6' to 3'.
- ✗ The Revised Plans provide for (1) a masonry wall at the street and a wood, chainlink, or masonry wall at the alley or between houses and (2) all swimming pools to be a minimum of 1'-6" from building foundation or placed per approval of building official. The Original Plans did not include these notations. *This Doesn't Match the Plans.*

The diagram for the footprint of the lot type changed as follows:

- ✓ The encroachment for the second story balcony/porch changed from a maximum of 8' to a maximum of 6'.
- ✗ The width of the sidewalk shall be a minimum of 5' to a maximum of 6'.
- ✓ The notation for the carriage house was revised to provide for a minimum of one (1) vehicle, instead of two (2) vehicles.
- ✓ Minimum size of side yard was reduced from 20' to 18'.

The lot type data was revised as follows:

- ✗ The interior gross square footage per unit decreased from 3,020 s.f. to 2,500 s.f.
- ✗ The amount of open space per unit was revised from a minimum of 3,775 s.f. to a maximum of 3,125 s.f.
- ✗ The data for the maximum lot coverage deleted.
- ✗ The minimum lot square footage decreased from 5,040 to 4,320.
- ✗ The proposed number of Type IIB units changed from 28 to 31 units to varies.

LOT TYPE IIIA – SHEET NO. 13

The development parameters for the unit type changed as follows:

- ✓ The Revised Plans allow for a first or second story porch instead of a second story porch only at street frontage.
- ✓ The height of the front stoop changed from a minimum of 28" to a maximum of 28". ✓
- ✓ The height to roof eave at the principle structure above the first finished floor changed from a minimum height of 26' to 30' to a maximum height of 21' to 30'.
- ✓ The height of the roof eave at the second story carriage house changed from 20' to 22' above finished grade to 18' to 22' above finished grade.

EXHIBIT "A"
SUMMARY OF PLAN CHANGES

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MIAMI-DADE PLANNING AND ZONING DEPT.
JJA

- The minimum height of the perimeter wall decreased from 8'-0" to 3'-0".^{BY} *Does not match plans*
- The Revised Plans provide for (1) a masonry wall at the street and a wood, chainlink, or masonry wall at the alley or between houses and (2) all swimming pools to be a minimum of 1'-6" from building foundation or placed per approval of building official. The Original Plans did not include these notations.

The diagram for the footprint of the lot type changed as follows:

- The dimensions for the loggia at the first floor and courtyard were deleted.
- The notations "required one story structure" and "required two story structure" were deleted.
- The width of the sidewalk shall be a minimum of 5' to a maximum of 6'.

The lot type data was revised as follows:

- The interior gross square footage per unit increased from 2,950 s.f. to 3,025 s.f.
- There is no distinction between attached and detached units; the revised plans provide a maximum of 2,050 s.f. of private open space per unit.

The data for the maximum lot coverage was deleted.

- The minimum lot square footage increased from 4,140 to 4,440.
- The minimum street frontage decreased from 90% to 70%.
- The proposed number of Type IIIA units changed from 9 units to varies.

LOT TYPE IIIB – SHEET NO. 14

The development parameters for the lot type changed as follows:

- Instead of having two (2) stories as the required minimum, two (2) stories is provided as the maximum.
- The height of the front stoop changed from a minimum of 28" to a maximum of 28".
- The minimum height for the perimeter wall was reduced from 8' to 3'.

The diagram for the footprint of the lot type changed as follows:

- The width of the sidewalk shall be a minimum of 5' to a maximum of 6'.

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SUMMARY OF PLAN CHANGES

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The lot type data was revised as follows:

- X The interior gross square footage per unit decreased from 2,485 s.f. to 1,825 s.f.
- X There is no distinction between attached and detached units; the revised plans provide a maximum of 1,095 s.f. of private open space per unit.
- X The data for the maximum lot coverage was deleted.
- X The minimum lot square footage was decreased from 3,150 to 3,115.
- X The minimum street frontage decreased from 90% to 80%.
- X The proposed number of Type IIIB lots changed from 20 units to varies.

LOT TYPE IV A – SHEET NO. 15

The development parameters for the unit type changed as follows:

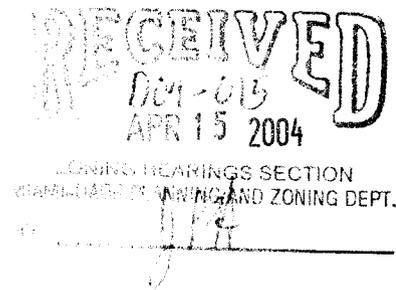
- / Instead of two (2) stories as the required minimum, two (2) stories is provided as the maximum.
- / The height of the front stoop changed from a minimum of 28" to a maximum of 28".
- / The height to roof eave at the principle structure above the first finished floor changed from a maximum height of 26' to 30' to a maximum height of 21' to 30'.
- / The height of the roof eave at the second story carriage house changed from 20' to 22' above finished grade to 18' to 22' above finished grade.
- X The revised plans provide for (1) a masonry wall at the street and a wood, chainlink, or masonry wall at the alley or between houses and (2) all swimming pools to be a minimum of 1'-6" from building foundation or placed per approval of building official. The original plans did not include these notations.

The diagram for the footprint of the lot type changed as follows:

- / The encroachment for the second story balcony/porch changed from a maximum of 4' to a maximum of 6'.
- / The required building separation changed from 15' to a maximum of 13'-6".
- / The note for the carriage house was revised to provide for a minimum of one (1) vehicle, instead of two (2) vehicles. Please note that the carriage house is contemplated as a buyer's option under the Original and Revised Plans.

EXHIBIT "A"
SUMMARY OF PLAN CHANGES

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- ✓ The minimum size of the side yard was reduced from 20' to 18'.
- ✓ The notations allow for a first and second floor covered balcony/porch instead of a second floor balcony/porch only.

The lot type data was revised as follows:

- ✗ The interior gross square footage per unit decreased from 2,800 s.f. to 2,750 s.f.
- ✗ The amount of open space per unit was revised from a minimum of 3,500 s.f. of private open space per unit, to a maximum of 3,050 s.f. of private open space per unit.
- ✗ The data for the maximum lot coverage was deleted.
- ✗ The minimum lot square footage decreased from 5,040 to 4,140.
- ✗ The proposed number of Type IVA units changed from 28 units to varies.

LOT TYPE IVB – SHEET NO. 16

The development parameters for the unit type changed as follows:

- ✓ Instead of having two (2) stories as the required minimum, two (2) stories is provided as the maximum.
- ✓ The height of the front stoop changed from a minimum of 28" to a maximum of 28".
- ✗ The revised plans provide for (1) a masonry wall at the street and a wood, chainlink, or masonry wall at the alley or between houses and (2) all swimming pools to be a minimum of 1'-6" from building foundation or placed per approval of building official. The original plans did not include these notations.

The diagram for the footprint of the lot type changed as follows:

- ✓ The encroachment for the second story balcony/porch changed from a maximum of 4' to a maximum of 6'.
- ✓ A rear setback of 0' is allowed under the Revised Plans; the Original Plan required a rear setback of 0'.
- ✓ The note for the carriage house was revised to provide for a minimum of one (1) vehicle, instead of two (2) vehicles. Please note that the carriage house is contemplated as a buyer's option under the Original and Revised Plans.
- ✓ The required building separation decreased from 15' to 13'-6".

EXHIBIT "A"
SUMMARY OF PLAN CHANGES

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JJA

- ✓ The dimensions for the required interior yard loggia/porch were deleted.
- ✗ The data for the maximum lot coverage was deleted.
- ✓ The minimum size of the side yard decreased from 16' to 14'-6".
- ✓ The width of the sidewalk was changed from 5' to a minimum of 5' to a maximum of 6'.

The lot type data was revised as follows:

- ✗ The data for the maximum lot coverage was deleted.
- ✗ The minimum lot square footage was increased from 4,050 to 4,140.
- ✓ The minimum street frontage was reduced from 65% to 60%.

✗ The proposed number of Type IVB lots changed from 22 units to varies.

LOT TYPE V – SHEET NO. 17

The development parameters for the unit type changed as follows:

- ✓ Instead of two (2) stories as the required minimum, two (2) stories is provided as the maximum.
- ✓ The height of the front stoop changed from a minimum of 28" to a maximum of 28".
- ✗ The revised plans provide for (1) a masonry wall at the street and a wood, chainlink, or masonry wall at the alley or between houses and (2) all swimming pools to be a minimum of 1'-6" from building foundation or placed per approval of building official. The original plans did not include these notations.

The diagram for the footprint of the lot type changed as follows:

- ✓ The Revised Plans show a minimum side setback at the carriage house of 0' on one side only, where the Original Plans show a minimum side setback of 6' on one side only. This is to correct a typographical error on the Original Plans.
- ✓ The notations allow for encroachment for one or two story porch/balcony, where the Original Plans allow for two story porch/balcony only.

The lot type data was revised as follows:

- ✗ There is no distinction between lot sizes as in original plan.
- ✗ The proposed interior gross square footage per unit is 2,250 s.f.

EXHIBIT "A"
SUMMARY OF PLAN CHANGES

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[Signature]

- The minimum lot square footage is 3,115 s.f.
- The minimum street frontage is 60%.
- The proposed number of Type V lots changed from a total of 28 units to varies.

LOT TYPE VIA – SHEET NO. 18

The development parameters for the unit type changed as follows:

- Instead of two (2) stories as the required minimum, two (2) stories is provided as the maximum.
- The Revised Plans allow for a first or second story porch, instead of a second story porch only at street frontage.
- The height of the front stoop changed from a minimum of 28" to a maximum of 28".
- The minimum height for the perimeter wall was reduced from 8' to 3'.
- The Revised Plans provide for (1) a masonry wall at the street and a wood, chainlink, or masonry wall at the alley or between houses and (2) all swimming pools to be a minimum of 1'-6" from building foundation or placed per approval of building official. The Original Plans did not include these notations.

The diagram for the footprint of the lot type changed as follows:

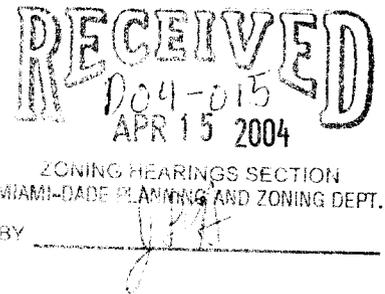
- The encroachment for the second story balcony/porch changed from a maximum of 4' to a maximum 6' encroachment.
- The Revised Plan allows for a first and second floor covered balcony/porch, instead of second floor balcony/porch only.
- The note for the carriage house was revised to provide for an option of a minimum of one (1) vehicle, instead of two (2) vehicles. Please note that the carriage house is contemplated as a buyer's option under the Original and Revised Plans.

The lot type data was revised as follows:

- The width of the sidewalk shall be a minimum of 5' to a maximum of 6'.
- The interior gross square footage per unit decreased from 2,520 s.f. to 2,100 s.f.
- The amount of open space per unit was revised from a minimum of 1,512 s.f. of private open space per unit, to a maximum of 1,867 s.f.

EXHIBIT "A"
SUMMARY OF PLAN CHANGES

Page 9 of 9



- The data for the maximum lot coverage was deleted.
- The minimum street frontage decreased from 100% to 90%.
- The proposed number of Type VIA lots changed from 54 units to varies.

LOT TYPE VIB – SHEET NO. 19

The development parameters for the unit type changed as follows:

- Instead of three (3) stories as the required minimum, two (2) and three (3) stories are permitted.
- The minimum height of the perimeter wall decreased from 4' to 3'.
- The revised plans provide for (1) a masonry wall at the street and a wood, chainlink, or masonry wall at the alley or between houses and (2) all swimming pools to be a minimum of 1'-6" from building foundation or placed per approval of building official. The original plans did not include these notations.

The diagram for the footprint of the lot type changed as follows:

- The Revised Plans depict a 4' allowable encroachment for the second story balcony/porch.
- The Revised Plans excludes the notation "from furthest element" where the side yard is depicted.
- The width of the sidewalk changed from 5' to a minimum of 5' to a maximum of 6'.

The lot type data was revised as follows:

- The amount of open space per unit was revised from a minimum of 1,410 s.f. of private open space per unit, to a maximum of 1,530 s.f. of private open space per unit.
- The data for the maximum lot coverage was deleted.
- The minimum street frontage decreased from 100% to 90%.
- The proposed number of Type VIB lots changed from 53 units to varies.



CFN 2004R0731144
 DR Bk 22594 Pgs 3602 - 36167 (15pgs)
 RECORDED 08/20/2004 12:22:02
 HARVEY RUVIN, CLERK OF COURT
 MIAMI-DADE COUNTY, FLORIDA

This instrument was prepared under
 the supervision of:

A17

Name: Juan J. Mayol, Jr., Esq.
 Address: Akerman Senterfitt & Eidson
 One Southeast Third Avenue, 28th Floor
 Miami, Florida 33131



(Space Reserved for Clerk of the Court)

SCRIVENER'S NOTE: THIS DOCUMENT IS BEING RECORDED TO CORRECT SEVERAL SCRIVENER'S ERRORS IN THE PLANNED AREA DEVELOPMENT AGREEMENT RECORDED AT OFFICIAL RECORDS BOOK 21005, PAGE 3020 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA

PLANNED AREA DEVELOPMENT AGREEMENT

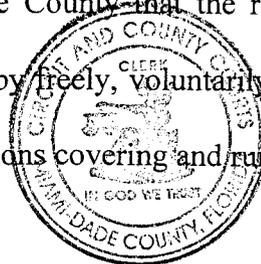
WHEREAS, the undersigned (“the Owner”) holds fee simple title to that certain 48.11± acre parcel of land located east and west of SW 117th Avenue, north of SW 248th Street, in unincorporated Miami-Dade County, and which is legally described in the Exhibit “A,” attached hereto (the “Property”); and

WHEREAS, the Owner's predecessor in title filed Application No. 01-333 (the “Application”) with Miami-Dade County, for the approval of a Planned Area Development District (“PAD”), pursuant to Article XXXIIID of the Miami-Dade County Code (the “Code”); and

WHEREAS, Section 33-284.26 of the Code requires the Owner to submit to the Department of Planning and Zoning a recordable agreement guaranteeing the development of the Property in accordance with promises made in the written and graphic documents as approved by the Community Zoning Appeals Board.

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NOW, THEREFORE, in order to assure Miami-Dade County that the representations made during consideration of the Application will be abided by freely, voluntarily, and without duress, the Owner makes the following Declaration of Restrictions covering and running with the Property:



1. **Site Plan.** The Property shall be developed substantially in accordance with the plans entitled "Summerville", as prepared by Jarosz, Rosello & Balboa Architecture & Town Planning, dated stamped received July 15, 2002, and consisting of twenty-two (22) sheets, including cover sheet, and the landscape plans entitled, "Proposed 60 Acre P.A.D.," as prepared by Witkin Design Group, dated 7/9/02, and consisting of five (5) sheets (collectively, the "Plans"), as may be modified at the public hearing on the Application.

2. **Residential Density Restriction.** The maximum number of dwelling units on the Property shall be two hundred sixty-seven (267) units, consisting of one hundred fifty-six (156) detached units and one hundred eleven (111) attached units.

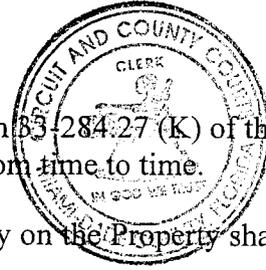
3. **Development Schedule.** Development of the Property is projected to commence no later than June 2003.

4. **Additional Quantitative Data.**

A. **Total number of bedrooms.** The total number of bedrooms on the Property shall not exceed 935.

B. **Total Building Coverage.** The total area of building coverage for the Property shall not exceed 474,976 square feet, or 22.67% of the Property.

C. **Open Space.** The total area of common open space for the Property shall be in accordance with Section 33-284.27 (I) of the Code of Miami-Dade County, as may be amended from time to time. The private open space for



each unit shall be in accordance with Section 223.284-27 (K) of the Code of Miami-Dade County, as may be amended from time to time.

- D. **Residential Density.** The maximum density on the Property shall be 5.55 units per gross acre.
- E. **Green Space.** The total green space on the Property, including Park Tracts, Bowers, and Sidewalks shall be 21.19 acres.
- F. **Public Roads.** The roadways within the proposed PAD shall be public roadways. The area of pavement shall be 8.03 acres.
- G. **Population Projection.** The estimated population projection resulting from the development of the Property is 935 people, based on an average of 3.5 persons per dwelling unit.

5. **Types of Dwelling Units.** The Owner agrees that the Property shall be developed with ten (10) types of dwelling units: Type I, Type IIA, Type IIB, Type IIIA, Type IIIB, Type IVA, Type IVB, Type V, Type VIA, Type VIB. The development criteria for each type of dwelling unit is set forth below:

- A. **Type I (Large House).** The proposed maximum interior gross area is 2,500 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,125 s.f.; the maximum dwelling lot coverage shall be 1,896 s.f.; the minimum lot area shall be 4,324 s.f.
- B. **Type IIA (Park House).** The proposed maximum interior gross area is 2,450 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,062 s.f.; the maximum dwelling lot coverage shall be 1,780 s.f.; the minimum lot area shall be 4,140 s.f.
- C. **Type IIB (Park House).** The proposed maximum interior gross area is 3,020 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,775 s.f.; the maximum dwelling lot coverage shall be 1,740 s.f.; the minimum lot area shall be 4,500 s.f.
- D. **Type IIIA (Large Courtyard House).** The proposed maximum interior gross area is 2,950 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,770 s.f.; the



maximum dwelling lot coverage shall be 2,430 s.f.; the minimum lot area shall be 4,140 s.f.

- E. **Type IIIB (Small Courtyard House)**. The proposed maximum unit interior gross area is 2,485 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,491 s.f.; the maximum dwelling lot coverage shall be 1,904 s.f.; the minimum lot square footage shall be 3,150 s.f.
- F. **Type IVA (Large Sideyard House)**. The proposed maximum unit interior gross area is 2,800 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,500 s.f.; the maximum dwelling lot coverage shall be 2,135 s.f.; the minimum lot area shall be 4,500 s.f.
- G. **Type IVB (Small Sideyard House)**. The proposed maximum unit interior gross area is 2,665 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 3,020 s.f.; the maximum dwelling lot coverage shall be 1,725 s.f.; the minimum lot area shall be 4,050 s.f.
- H. **Type V (Small House)**.
70' - 76' Lot Depth: The proposed maximum unit interior gross area is 2,022 s.f.; based on the maximum dwelling interior gross square footage, the minimum unit private open space shall be 2,750 s.f.; the maximum dwelling lot coverage shall be 1,236 s.f.; the minimum lot area shall be 3,150 s.f.
90' - 92' Lot Depth: The proposed maximum unit interior gross area is 2,330 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 2,912 s.f.; the maximum dwelling lot coverage shall be 2,120 s.f.; the minimum lot area shall be 4,140 s.f.
- I. **Type VIA (Small Attached House)**. The proposed maximum unit interior gross area is 2,520 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,512 s.f.; the maximum dwelling lot coverage shall be 1,476 s.f.; the minimum lot area shall be 2,310 s.f.
- J. **Type VIB (Large Attached House)**. The proposed maximum unit interior gross area is 2,250 s.f.; based on the maximum interior gross square footage, the minimum unit private open space shall be 1,410 s.f.;



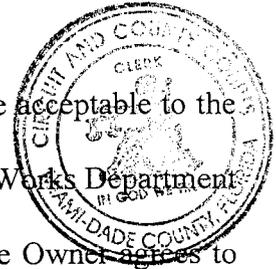
the maximum dwelling lot coverage shall be 1,476 s.f.; the minimum lot area shall be 2,310 s.f.

6. **Ownership and Maintenance of Common Areas, Park Tracts and Improvements Outside of Public Right of Way.** The Owner agrees that the dwelling units within the Property shall be fee-simple ownership, and that a homeowners' association shall be created for the maintenance of the common areas and easements. The homeowners' association shall also own and maintain all of the park tracts, green space, bowers, and sidewalks outside of the public right of way; said information shall be noted on the plat for the Property.

7. **Accessory Uses.** The Owner agrees that the accessory uses on the Property shall be limited to the following:

- A. Studio apartment, guest house, or loft as an accessory to the principal use. Said structures shall not be used for rental purposes.
- B. Pool Gazebo
- C. Plant conservatory / Greenhouse
- D. Exercise Room / Sauna / Toilets

8. **Future Roadway Connections.** The Owner agrees to reserve in perpetuity the following lots for future roadway dedications: Park Tract 3 and Park Tract 4 (the "Future Roadway Dedications"), which shall serve as future connections to the parcels adjacent to the north and south (the "Adjacent Parcels") when those parcels are developed. Upon the approval of a final plat for the Adjacent Parcels, showing connections to the Property that align with the Future Roadway Dedications, the Owner shall construct or cause the construction of public roadways (the "Roadways") as connections to the Adjacent Parcels. Provided the Roadways have not been constructed prior to the issuance of a building permit for the 267th dwelling unit,



the Owner shall provide such legally sufficient financial assurances, as may be acceptable to the Director of the Public Works Department, to assure the Director of the Public Works Department that the Owner will have the financial ability to construct the Roadways. The Owner agrees to maintain Park Tract 3 and Park Tract 4 in a manner that complies with the Miami-Dade County Code, until such time as said lots are improved as roadways. Notwithstanding anything in this Agreement to the contrary, the obligation of the Owner to build the Roadways shall expire ten (10) years following the issuance of a building permit for the 267th dwelling unit.

9. Construction of Roadway and Roundabout Abutting Commercial Tract.

Owner agrees to construct both halves of the southernmost east-west roadway, including the entire traffic roundabout, which roadway and roundabout separate the Property from the "Future Mixed Use District" and "Future Fire Station Site," as designated on the Site Plan.

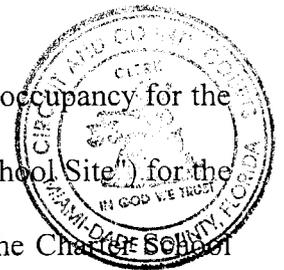
10. Pedestrian and Vehicular Access. Owner agrees to provide permanent and safe access for pedestrian and vehicular traffic within the Property at all times. Access shall also be provided at all times to fire, police, health, sanitation and other public service personnel and vehicles. Furthermore, all streets or accessways shall be installed by the Owner, including, but not limited to, sidewalks, drainage facilities, water, sewers, and fire hydrants, meeting with the approval of the appropriate departments of Miami-Dade County.

11. Conveyance of Fire Station Site. The Owner shall set aside for future conveyance to Miami-Dade County that certain 1± acre parcel of land (the "Fire Station Site"), which is legally described in Exhibit "B" to this Agreement, for the construction of a fire station. At the request of the Miami-Dade County Fire Rescue Department, prior to the approval of a

tentative plat for any portion of the Property that is contiguous to the Fire Station Site, the Owner shall convey the Fire Station Site to Miami-Dade County.



The Fire Station Site shall be platted, at the Owner's cost and expense, at the time of platting of any portion of the Property that is contiguous to the Fire Station Site. The Fire Station Site shall be filled to 12" above the crown of the road, compacted and stabilized to 3,000 pounds per square foot ("psf") with all utilities to the site (water, sewer, electrical, telephone) ready for connection and of sufficient quality and quantity to support a fire station site. The Owner shall provide engineering certification attesting to the compacting and stabilization to 3,000 psf and that fill and subsoil are clean and free of hazardous materials. The Owner shall provide either an environmental assessment by a reputable environmental firm or a certification by the Department of Environmental Resources Management ("DERM") that environmental requirements have been met and that the Fire Station Site is free of hazardous materials and/or gases. The Fire Station Site shall be conveyed by statutory warranty deed, free of all encumbrances and liens subsequent to the verification that all site work is complete and meets the standards set forth in this paragraph. The Owner shall provide an opinion of title and a topological survey of the Fire Station Site prior to final transfer. The conveyance of the Fire Station Site may entitle the Owner to a credit against the impact fees that would be assessed against the development of the Property under the provisions of Chapter 33J of the Code of Miami-Dade County. Should Miami-Dade County elect not to accept conveyance of the Fire Station Site, title to the Fire Station Site shall revert to the Owner and the Owner shall be released of any further obligation under this Paragraph.



12. **Charter School.** Prior to the issuance of the first certificate of occupancy for the Property, the Owners shall identify a 2.5± acre site within the Property (the "School Site") for the construction and operation of a K-5 charter school (the "Charter School"). The Charter School shall be subject to approval by the County under separate application. Said application shall be subject to review and approval by the Public Works Department Traffic Concurrency Section, in addition to the review and approvals required by local and state laws and regulations. Subject to said approvals, the Charter School shall be in operation prior to the issuance of a certificate of occupancy for the one hundred sixty-sixth (166th) dwelling unit. Until all of the required approvals for the Charter School are granted, the School Site shall be maintained as open/green space. In the event that the Charter School is not approved by all of the appropriate agencies, the School Site shall remain as open/green space, and the Owner may proceed with the development of the Property as provided herein.

13. **Miscellaneous.**

A. **County Inspection.** As further part of this Agreement, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. **Covenant Running with the Land.** This Agreement on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until

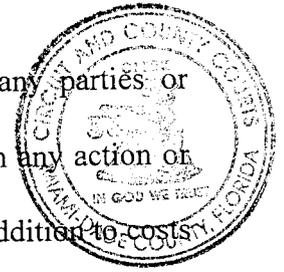


such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

C. **Term.** This Agreement is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date that this Agreement is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Agreement has first been modified or released by Miami-Dade County.

D. **Modification, Amendment, Release.** This Agreement may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of that portion of the Property that is covered under such modification, amendment or release, including joinders of all mortgages, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Agreement be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

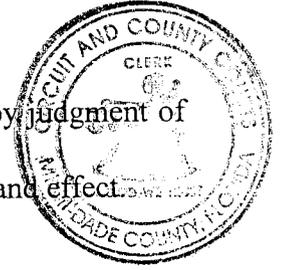


E. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. **Authorization for Miami-Dade County to Withhold Permits and Inspections.** In the event the terms of this Agreement are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Agreement is complied with.

G. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Agreement.



I. **Severability**. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

J. **Recording**. This Agreement shall be filed of record in the public records of Miami-Dade County, Florida, at the cost to the Owner, following the adoption by the Miami-Dade County Board of County Commissioners or Community Zoning Appeals Board of a resolution approving the Application.

[Signature Pages Follow]



EXHIBIT "A"

LEGAL DESCRIPTION FOR PAD (48.11 ACRES)

THE WEST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LESS THE SOUTH 65 FEET THEREOF FOR ROAD, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA; AND

THE NORTH HALF (N1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19 TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI DADE COUNTY, FLORIDA, LESS THE WEST 35.00 FEET THEREOF; AND

THE S 1/2 OF THE SW 1/4 OF THE SW 1/4 OF THE SW 1/4, OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE SOUTH 65.00 FEET AND LESS THE WEST 40.00 FEET THEREOF; AND

THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) LESS THE EAST 175 FEET OF THE NORTH 75 FEET AND THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE 40 EAST AND LYING IN MIAMI-DADE COUNTY, FLORIDA, LESS THE FOLLOWING DESCRIBED PARCEL:

Commence at the Southeast Corner of Section 24, Township 56 South, Range 39 East; thence N01°04'14"E, for 65.03 feet; thence S89°03'18"E, for 40.00 feet to the Point of Beginning; thence N01°04'14"E, for 266.39 feet; thence S89°01'53"E, for 790.84 feet; thence S01°11'31"W, for 266.36 feet; thence N89°03'18"W, for 790.27 feet to the Point of Beginning.

TOGETHER WITH:

The Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) less the North 902.55 feet and the North quarter (N 1/4) of the Southeast quarter (SE 1/4) of the Southeast quarter (SE 1/4) less street dedication, in Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida, less the Westerly portion described as follows: Commence at the Southeast corner of the Northeast quarter (NE 1/4) of the Southeast quarter (SE 1/4) and run N 00°37'17"W. along the East line of the SE 1/4 of Section 24, Township 56 South, Range 40 East for a distance of 422.95 feet to a point; thence run S. 88°18'35" W. along a line being 902.55 feet from the North line of the SE 1/4 of said Section 24, measured at right angle for a distance of 1,009.77 feet to the point of beginning thence continue S.88°18'35" W. for a distance of 330.26 feet to a point; thence run S00°42'47"E. for a distance of 757.83 feet to a point; thence run N.88°09'37"E. for a distance of 330.52 feet to a point; thence run N00°43'53"W. for a distance of 756.98 feet to Point of Beginning.

EXHIBIT "B"

LEGAL DESCRIPTION FOR FIRE STATION SITE

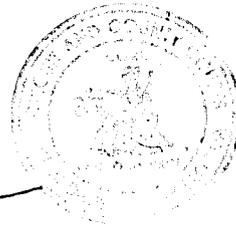
THAT PORTION OF LAND LYING AN BEING IN THE SOUTHWEST ¼ OF SECTION 19,
TOWNSHIP 56 SOUTH, RANGE 40 EAST, LYING AND BEING IN MIAMI-DADE COUNTY,
FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SECTION 19, TOWNSHIP 56 SOUTH, RANGE
40 EAST; THENCE N01°04'14"E, FOR 65.03 FEET; THENCE S89°03'18"E, FOR 830.27 FEET TO
THE POINT OF BEGINNING; THENCE N01°11'31"E, FOR 266.07 FEET; THENCE S88°52'39"E,
FOR 164.59 FEET; THENCE S01°11'36"W, FOR 265.56 FEET; THENCE N89°03'18"W, FOR 164.58
FEET TO THE POINT OF BEGINNING.

STATE OF FLORIDA, COUNTY OF DADE

I HEREBY CERTIFY that this is a true copy of the
original filed in this office on 20 day of August 2004

WITNESS my hand and seal
HARVEY B. BROWN, CLERK
BY [Signature]



21005PG3020

This instrument was prepared under
the supervision of:

Name: Juan J. Mayol, Jr., Esq.
Address: Akerman Senterfit & Eidson
One Southeast Third Avenue, 28th Floor
Miami, Florida 33131

03R084420 2003 FEB 07 10:51

(Space Reserved for Clerk of the Court)

PLANNED AREA DEVELOPMENT AGREEMENT

WHEREAS, the undersigned ("the Owner") holds fee simple title to that certain 48.11± acre parcel of land located east and west of SW 117th Avenue, north of SW 240th Street, in unincorporated Miami-Dade County, and which is legally described in the Exhibit "A," attached hereto (the "Property"); and

WHEREAS, the Owner has filed Application No. 01-333 (the "Application") with Miami-Dade County, for the approval of a Planned Area Development District ("PAD"), pursuant to Article XXXIHD of the Miami-Dade County Code (the "Code"); and

WHEREAS, Section 33-284.26 of the Code requires the Owner to submit to the Department of Planning and Zoning a recordable agreement guaranteeing the development of the Property in accordance with promises made in the written and graphic documents as approved by the Community Zoning Appeals Board.

NOW, THEREFORE, in order to assure Miami-Dade County that the representations made by the Owner during consideration of the Application will be abided by freely, voluntarily, and without duress, the Owner makes the following Declaration of Restrictions covering and running with the Property:

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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1. **Site Plan.** The Property shall be developed substantially in accordance with the plans entitled "Summerville", as prepared by Jarosz, Rosello & Balboa Architecture & Town Planning, dated stamped received July 15, 2002, and consisting of twenty-two (22) sheets, including cover sheet, and the landscape plans entitled, "Proposed 60 Acre P.A.D.," as prepared by Witkin Design Group, dated 7/9/02, and consisting of five (5) sheets (collectively, the "Plans"), as may be modified at the public hearing on the Application.

2. **Residential Density Restriction.** The maximum number of dwelling units on the Property shall be two hundred sixty-seven (267) units, consisting of one hundred fifty-six (156) detached units and one hundred eleven (111) attached units.

3. **Development Schedule.** Development of the Property is projected to commence no later than June 2003.

4. **Additional Quantitative Data.**

- A. **Total number of bedrooms.** The total number of bedrooms on the Property shall not exceed 935.
- B. **Total Building Coverage.** The total area of building coverage for the Property shall not exceed 474,976 square feet, or 22.67% of the Property.
- C. **Open Space.** The total area of common open space for the Property shall be in accordance with Section 33-284.27 (I) of the Code of Miami-Dade County, as may be amended from time to time. The private open space for each unit shall be in accordance with Section 33-284.27 (K) of the Code of Miami-Dade County, as may be amended from time to time.
- D. **Residential Density.** The maximum density on the Property shall be 5.55 units per gross acre.
- E. **Green Space.** The total green space on the Property, including Park Tracts, Bowers, and Sidewalks shall be 21.19 acres.

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MIAMI-DADE PLANNING AND ZONING DEPT.

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- F. **Public Roads.** The roadways within the proposed PAD shall be public roadways. The area of pavement shall be 8.03 acres.
- G. **Population Projection.** The estimated population projection resulting from the development of the Property is 935 people, based on an average of 3.5 persons per dwelling unit.
5. **Types of Dwelling Units.** The Owner agrees that the Property shall be developed with ten (10) types of dwelling units: Type I, Type IIA, Type IIB, Type IIIA, Type IIIB, Type IVA, Type IVB, Type V, Type VIA, Type VIB. The development criteria for each type of dwelling unit is set forth below:
- A. **Type I (Large House).** The proposed interior gross area is 2,500 s.f.; the minimum unit private open space shall be 3,125 s.f.; the maximum lot coverage shall be 1,896 s.f.; the minimum lot area shall be 44,325 s.f.
- B. **Type IIA (Park House).** The proposed interior gross area is 2,450 s.f.; the minimum unit private open space shall be 3,062 s.f.; the maximum lot coverage shall be 1,780 s.f.; the minimum lot area shall be 4,140 s.f.
- C. **Type IIB (Park House).** The proposed interior gross area is 3,020 s.f.; the minimum unit private open space shall be 3,775 s.f.; the maximum lot coverage shall be 1,740 s.f.; the minimum lot area shall be 5,040 s.f. ←
- D. **Type IIIA (Large Courtyard House).** The proposed interior gross area is 2,950 s.f.; the minimum unit private open space shall be 1,770 s.f.; the maximum lot coverage shall be 2,430 s.f.; the minimum lot area shall be 4,140 s.f.
- E. **Type IIIB (Small Courtyard House).** The proposed unit interior gross area is 2,485 s.f.; the minimum unit private open space shall be 1,491 s.f.; the maximum lot coverage shall be 1,904 s.f.; the minimum lot square footage shall be 3,150 s.f.
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ZONING HEARINGS SECTION
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the maximum lot coverage shall be 1,725 s.f.; the minimum lot area shall be 4,050 s.f.

H. Type V (Small House).

70' - 76' Lot Depth: The proposed unit interior gross area is 2,022 s.f.; the minimum unit private open space shall be 2,750 s.f.; the maximum lot coverage shall be 1,236 s.f.; the minimum lot area shall be 3,150 s.f.

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- A. Studio apartment, guest house, or loft as an accessory to the principal use. Said structures shall not be used for rental purposes.
- B. Pool Gazebo

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY JJA

- C. Plant conservatory / Greenhouse
- D. Exercise Room / Sauna / Toilets

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9. **Construction of Roadway and Roundabout Abutting Commercial Tract.** Owner agrees to construct both halves of the southernmost east-west roadway, including the

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PAD Agreement
Page 6 of 6

entire traffic roundabout, which roadway and roundabout separate the Property from the "Future Mixed Use District" and "Future Fire Station Site," as designated on the Site Plan.

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MIAMI-DADE PLANNING AND ZONING DEPT.

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PAD Agreement
Page 7 of 7

Owner shall provide engineering certification attesting to the compacting and stabilization to 3,000 psf and that fill and subsoil are clean and free of hazardous materials. The Owner shall provide either an environmental assessment by a reputable environmental firm or a certification by the Department of Environmental Resources Management ("DERM") that environmental requirements have been met and that the Fire Station Site is free of hazardous materials and/or gases. The Fire Station Site shall be conveyed by statutory warranty deed, free of all encumbrances and liens subsequent to the verification that all site work is complete and meets the standards set forth in this paragraph. The Owner shall provide an opinion of title and a topological survey of the Fire Station Site prior to final transfer. The conveyance of the Fire Station Site may entitle the Owner to a credit against the impact fees that would be assessed against the development of the Property under the provisions of Chapter 33J of the Code of Miami-Dade County. Should Miami-Dade County elect not to accept conveyance of the Fire Station Site, title to the Fire Station Site shall revert to the Owner and the Owner shall be released of any further obligation under this Paragraph.

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approvals for the Charter School are granted, the School Site shall be maintained as open/green space. In the event that the Charter School is not approved by all of the appropriate agencies, the School Site shall remain as open/green space, and the Owner may proceed with the development of the Property as provided herein.

13. Miscellaneous.

A. County Inspection. As further part of this Agreement, it is hereby understood and agreed that any official inspector of Miami-Dade County, or its agents duly authorized, may have the privilege at any time during normal working hours of entering and inspecting the use of the premises to determine whether or not the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

B. Covenant Running with the Land. This Agreement on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

C. Term. This Agreement is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date that this

(M1795034:15)

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APR 15 2004

ZONING HEARINGS SECTION
CITY OF MIAMI PLANNING AND ZONING DEPT.

[Handwritten Signature]

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PAD Agreement
Page 9 of 9

Agreement is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded agreeing to change the covenant in whole, or in part, provided that the Agreement has first been modified or released by Miami-Dade County.

D. Modification, Amendment, Release. This Agreement may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of that portion of the Property that is covered under such modification, amendment or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

Should this Agreement be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

E. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the

(M179503+;15)

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY

JAA

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services of his attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

F. Authorization for Miami-Dade County to Withhold Permits and Inspections. In the event the terms of this Agreement are not being complied with, in addition to any other remedies available, the County is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Agreement is complied with.

G. Election of Remedies. All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Agreement.

I. Severability. Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions, which shall remain in full force and effect.

J. Recording. This Agreement shall be filed of record in the public records of Miami-Dade County, Florida, at the cost to the Owner, following the adoption by the Miami-

(M1795034,15)

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ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

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PAD Agreement
Page 11 of 11

Dade County Board of County Commissioners or Community Zoning Appeals Board of a
resolution approving the Application.

[Signature Pages Follow]

(M1795034;15)

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COMMUNITY ZONING SECTION
COMMUNITY ZONING DEPT.

JJA

21005PG3031

PAD Agreement
Page 14 of 14

EXHIBIT "A"

LEGAL DESCRIPTION FOR 31.22 ACRE PAD

The north 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the west 35' thereof. AND: The SW 1/4 of the NW 1/4 of the SW 1/4 less the east 175' of the north 75' and the NW 1/4 of the SW 1/4 of the SW 1/4 in Section 19, Township 56 South, Range 40 East. AND: The north 1/4 of the west 1/2 of the east 1/2 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

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ZONING HEARINGS SECTION
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.

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PAF April 2004

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EXHIBIT "A"

Legal Description of Subject Property

SUBJECT PROPERTY: PARCEL #1: The south 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof. AND: PARCEL #2: The north 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the west 40' thereof. AND: PARCEL #3: The SW 1/4 of the NW 1/4 of the SW 1/4 less the east 175' of the north 75' and the NW 1/4 of the SW 1/4 of the SW 1/4, less the west 418' of the south 520' in Section 19, Township 56 South, Range 40 East. AND: PARCEL #4: The west 1/2 of the east 1/2 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road. AND: PARCEL #5: The NE 1/4 of the SE 1/4, less the north 902.55' and the NE 1/4 of the SE 1/4 of the SE 1/4, less the street dedication, in Section 24, Township 56 South, Range 39 East. LESS: COMMERCIAL SITE: The south 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the south 65' and less the west 40' thereof, and the west 86' of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the south 65' thereof for road.

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 APR 15 2004

ZONING HEARINGS SECTION
 MINNEAPOLIS PLANNING AND ZONING DEPT.

BY JJA

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PAD Agreement
Page 18 of 18

EXHIBIT "B"

LEGAL DESCRIPTION FOR FIRE STATION SITE

The East 245.63 feet of the SW 1/4 of the SE 1/4 of the SW 1/4 of the SW 1/4 of Section 19, Township 56 South, Range 40 East, less the South 65.00 feet thereof for road, lying and being in Miami-Dade County, Florida.

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ZONING HEARINGS SECTION
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.

JJA

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PAD Agreement
Page 3 of 33 JB

WITNESSES:

Jeff Tuchband
Signature

Jeff Tuchband
Print Name

John Liptak
Signature

John Liptak
Print Name

By: Richard L. Vittor
Richard L. Vittor

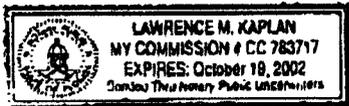
STATE OF Florida)
COUNTY OF Miami-Dade) SS.

The foregoing instrument was acknowledged before me this 28 day of May, 2002, by Richard L. Vittor, who is personally known to me or has produced Fla. Driver's License as identification, and acknowledged that she did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires: 10/10/02

Lawrence M. Kaplan
Notary Public, State of Florida

Lawrence M. Kaplan
Print Name



(M1795034:4)

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APR 15 2004

ZONING HEARINGS SECTION
COMMUNITY DEVELOPMENT AND ZONING DEPT.

J.P.H.

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PAD Agreement
Page 7 of 23 LJB

WITNESSES:

Jeff Tuchband
Signature

Jeff Tuchband
Print Name

Jolt w Hiptax
Signature

Jolt w Hiptax
Print Name

By: X Jody K. Vaccaro
Jody K. Vaccaro

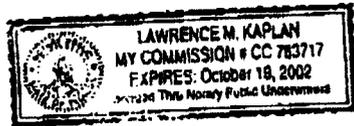
STATE OF Florida)
COUNTY OF Miami-Dade) SS.

The foregoing instrument was acknowledged before me this 28 day of May, 2002, by Jody K. Vaccaro, who is personally known to me or has produced Fla Drivers License as identification, and acknowledged that she did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires: 10/19/02

Lawrence M. Kaplan
Notary Public, State of Florida

Lawrence M. Kaplan
Print Name



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APR 15 2004

ZONING HEARINGS SECTION
NIGHTMARE PLANNING & ZONING DEPT.

JSA

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PAD Agreement
Page 19 of 75 JB

WITNESSES:

Michelle Luce
Signature

Michelle Luce
Print Name

Amanda Jordan
Signature

Amanda Jordan
Print Name

By: Claude F. Daigle, Jr.
Claude F. Daigle, Jr.

STATE OF Maine)
COUNTY OF Lumberland) SS.

The foregoing instrument was acknowledged before me this 28th day of May, 2002, by Claude F. Daigle, Jr., who is personally known to me or has produced _____ as identification, and acknowledged that he did execute this instrument freely and voluntarily for the purposes stated herein.

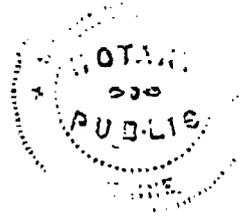
My Commission Expires: March 21, 2008

Susan M Cottrell
Notary Public, State of Maine

Susan M Cottrell
Print Name

SUSAN M. COTTRELL
Notary Public, Maine
My Commission Expires March 21, 2008

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APR 15 2004



ZONING HEARINGS SECTION
WHALEDALE PLANNING AND ZONING DEPT.
[Signature]

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PAD Agreement
Page 12 of 16

WITNESSES:

[Signature]
Signature

MIGUEL FRIER
Print Name

[Signature]
Signature

JUAN V. MAYOL, SR.
Print Name

Summerville Development, Inc.

By: [Signature]
Signature

RAY CASTELLANOS / V.P.
Printed Name / Title

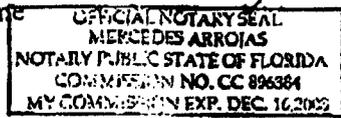
STATE OF Florida)
COUNTY OF Miami-Dade) SS.

The foregoing instrument was acknowledged before me this 23 day of July, 2002, by Ray Castellanos, who is personally known to me or has produced _____ as identification, and acknowledged that she did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

[Signature]
Notary Public, State of _____

Mercedes Arrojas
Print Name



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APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
[Signature]

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1AD WITNESSES
Page 13 of 13

JOINDER BY MORTGAGEE CORPORATION

The undersigned, Florida Power and Light Employee's Federal Credit Union and Mortgagee under that certain Mortgage from Wilfred J. Vick and Pamela Vick, recorded in Official Records Book 15347, Page 1738, in the Public Records of Miami-Dade County, Florida, covering all or a portion of the property described in the foregoing Declaration of Restrictions, does hereby consent to the execution of this Declaration of Restrictions by Wilfred J. Vick and Pamela Vick, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 31st day of MAY, 2002.

WITNESSES:

[Signature]

LEWIS M. NUNO
Print or Type Name

[Signature]
JUANITA DE LEON
Print or Type Name

Florida Power and Light Employee's Federal Credit Union
By: [Signature]
Title: ASST. VICE MANAGER
Print name: WILFRED J. VICK
Address: 5450 N. 21 COURT
MIAMI, FL. 3316



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ZONING HEARING SECTION
MUNICIPAL PLANNING AND ZONING DEPT.
[Signature]

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IAD Agreement
Page 17 of 23 (12)

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 21st day of Nov, 2002 by MARK J. TRUBO of Florida Power and Light Employee's Federal Credit Union, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification and did/did not take an oath.



Mary Ann Brown
My Commission CC946434
Expires June 18, 2004

Mary Ann Brown
Notary Public - State of FL
Print Name Mary Ann Brown
My Commission Expires:

(M1800712)2

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APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE COUNTY ZONING DEPT.

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FAD agreement
page 26 of 23 11E

JOINDER BY MORTGAGEE CORPORATION

The undersigned, Florida Power and Light Employee's Federal Credit Union and Mortgagee under that certain Mortgage from Wilfred J. Vick and Pamela Vick, recorded in Official Records Book 18870, Page 3243, and re-recorded in Official Records Book 18921, Page 776, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration of Restrictions, does hereby consent to the execution of this Declaration of Restrictions by Wilfred J. Vick and Pamela Vick, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 17th day of MAY, 2002.

WITNESSES:

Linda M. Novo

LINDA M. NOVO
Print or Type Name

Juanita De Leon
JUANITA DE LEON
Print or Type Name

Florida Power and Light Employee's Federal Credit Union

By: [Signature]
Title: ASST. ASSET MANAGER
Print name: WILFRED J. TRUNZO
Address: 6450 W. 21 COURT
HELENA, FL. 33016



(MHC0713.1)1

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APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE COUNTY ZONING DEPT.

[Signature]

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CAD Agreement
Page 21 of 73 *MSK*

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me this 31st day of MAY, 2002 by MARK J. TRINZO, of Florida Power and Light Employee's Federal Credit Union, on behalf of the corporation. He/She is personally known to me or has produced _____ as identification and did/did not take an oath.



Mary Ann Brown
My Commission CC946634
Expires June 18, 2004

Mary Ann Brown
Notary Public - State of FL
Print Name Mary Ann Brown
My Commission Expires:

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04-15
APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

JJA

(MIB00715:1)2

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK, CIRCUIT COURT

(Summerville 60)
Updated 12/10/02)

OPINION OF TITLE

TO: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County Department of Planning and Zoning as an inducement for the acceptance of a Declaration of Restrictions/Declaration of Use/Unity of Title/Development Agreement/Covenant-in-Lieu or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering the real property described herewith, it is hereby certified that I have examined title to the property by using the following instruments covering the period from the BEGINNING through November 12, 2002, at 11:00 PM:

- (A) As to The Commercial Site, PAD Parcel 1, and PAD Parcel 3, Attorneys' Title Insurance Fund, Inc., Commitment to insure title, CF-0536916, effective April 24, 2001, together with certified computer search covering the period from the effective date of such commitment through November 12, 2002, at 11:00 P.M.;
- (B) As to PAD Parcel 2, Attorneys' Title Insurance Fund, Inc. Commitment to insure title, CF-0536915, effective April 24, 2001, together with certified computer search covering the period from the effective date of such commitment through November 12, 2002, at 11:00 P.M.;
- (C) As to PAD Parcel 4, RU-1 Parcel and EU-1 Parcel, Attorneys' Title Insurance Fund, Inc. Commitment to insure title, CF-0536914, effective April 24, 2001, together with certified computer search covering the period from the effective date of such commitment through November 12, 2002, at 11:00 P.M.;

(the "Search"), inclusive, of the following described parcels:

Commercial Site:

The South half (S ½) of the Southwest quarter (SW ¼) of the Southwest quarter (SW ¼) of the Southwest quarter (SW ¼) of Section 19, Township Fifty-Six (56) South, Range 40 East, lying and being in Miami-Dade County, Florida, less the South 65.00 feet and less the West 40.00 feet thereof.

- 1 -

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D04-015
APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.

JPA

PAD Parcel 1:

The North half (N ½) of the Southwest quarter (SW ¼) of the Southwest quarter (SW ¼) of the Southwest quarter (SW ¼) of Section 19, Township fifty-six (56) South, Range 40 East, less the West 35' thereof, lying and being in Miami-Dade County, Florida.

PAD Parcel 2:

The Southwest quarter (SW ¼) of the Northwest quarter (NW ¼) of the Southwest quarter (SW ¼) less the East 175 feet of the North 75 feet and the Northwest quarter (NW ¼) of the Southwest quarter (SW ¼) of the Southwest quarter (SW ¼) in Section 19, Township fifty-six (56) South, Range 40 East, lying and being in Miami-Dade County, Florida.

PAD Parcel 3:

The North ¾ of the West one-half (W ½) of the East one-half (E ½) of the Southwest quarter (SW ¼) of the Southwest quarter (SW ¼) of Section 19, Township fifty-six (56) South, Range 40 East, less the South 65.00 Feet thereof for Road, lying and being in Miami-Dade County, Florida.

PAD Parcel 4/RU-1 Parcel:

The Northeast quarter (NE ¼) of the Southeast quarter (SE ¼), less the North 902.55 feet and the North ½ of the Southeast quarter (SE ¼) of the Southeast quarter (SE ¼), less street dedication, in Section 24, Township fifty-six (56) South, Range 39 East, lying and being in Miami-Dade County, Florida, less that Westerly portion described as following:

Commence at the Southeast corner of the Northeast quarter (NE ¼) of the Southeast Quarter (SE ¼) and run N.0°37'15"W. along the East line of the SE ¼ of Section 24, Township 56 South, Range 39 East, for a distance of 422.88 feet to a point; thence run S.88°18'35"W. along a line being 902.55 feet from the North line of the SE ¼ of said Section 24, measured at

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APR 15 2004

ZONING HEARINGS SECTION
MIAMI-DADE COUNTY ZONING DEPT.

BY

JSA

right angle for a distance of 1.009.78 feet to the point of beginning; thence continue S.88°18'35"W. for a distance of 330.26 feet to a point; thence run S.0°42'47"E. for a distance of 757.84 feet to a point; thence run N.88°09'38"E. for a distance of 330.52 feet to a point; thence run N.0°43'53"W. for a distance of 756.98 feet to a point of beginning.

EU-1 Parcel:

Commence at the Southeast corner of the Northeast quarter (NE 1/4) of the Southeast Quarter (SE 1/4) and run N.0°37'15"W. along the East line of the SE 1/4 of Section 24, Township 56 South, Range 39 East, for a distance of 422.88 feet to a point; thence run S.88°18'35"W. along a line being 902.55 feet from the North line of the SE 1/4 of said Section 24, measured at right angle for a distance of 1.009.78 feet to the point of beginning; thence continue S.88°18'35"W. for a distance of 330.26 feet to a point; thence run S.0°42'47"E. for a distance of 757.84 feet to a point; thence run N.88°09'38"E. for a distance of 330.52 feet to a point; thence run N.0°43'53"W. for a distance of 756.98 feet to a point of beginning, containing 5.74 acres more or less.

Basing our opinion solely on the above-referenced title information, I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

- (A) As to Commercial Site: Summerville Development, Inc.
- (B) As to PAD Parcel 1: Robert K. Borek.
- (C) As to PAD Parcel 2: Claude F. Daigle Jr. and Sandra L. Daigle, his wife.
- (D) As to PAD Parcel 3: Summerville Development, Inc.
- (E) As to PAD Parcel 4/RU-1 Parcel: Claude F. Daigle Jr.
- (F) As to EU-1 Parcel: Claude F. Daigle, Jr.

- 3 -

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 APR 15 2004

ZONING HEARINGS SECTION
 MIAMI-DADE PLANNING AND ZONING DEPT.

by

JSA

said property is subject to the following encumbrances, liens, and other exceptions:

A. RECORDED MORTGAGES:

None.

B. RECORDED MECHANICS LIENS, CONTRACT LIENS & JUDGMENTS:

None.

C. GENERAL EXCEPTIONS

1. Taxes or assessments now or hereafter due.
2. Rights or claims of persons other than the above owners who are in possession or with a right to possession.
3. Encroachments, overlays, boundary line disputes, and any other matters not of record which would be disclosed by an accurate survey or inspection of the premises.
4. Any unrecorded labor, mechanics', materialmens' or municipal liens.
5. Any lien provided by chapter 159, Florida Statutes, or provided by Miami-Dade County Ordinance No. 84-10 in favor of any city, town village, port authority, etc., for unpaid service charges for services by any water systems, sewer systems, or gas systems serving the land described herein.
6. Zoning and other restrictions imposed by governmental authority.
7. Easements, or claims of easements, not shown in the public records.
8. Any adverse claim to any portion of said land which has been created by artificial means or has accreted to any such portion so created and riparian rights, if any.
9. Any unpaid charges due for waste, water and sewer services.

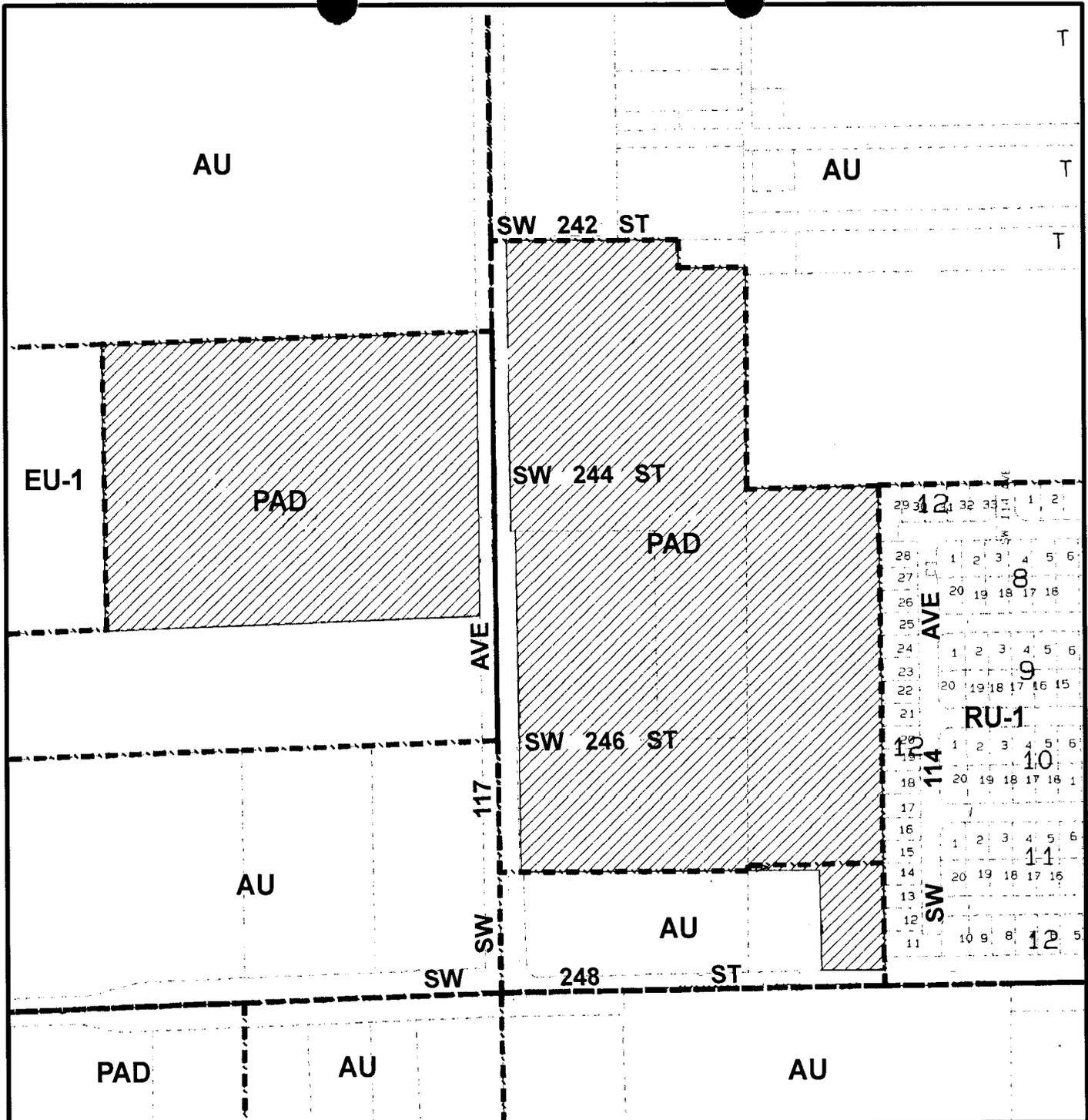
D. SPECIAL EXCEPTIONS:

As to Commercial Site:

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 APR 15 2004

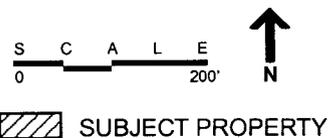
ZONING HEARINGS SECTION
 MIAMI-DADE COUNTY PLANNING AND ZONING DEPT.

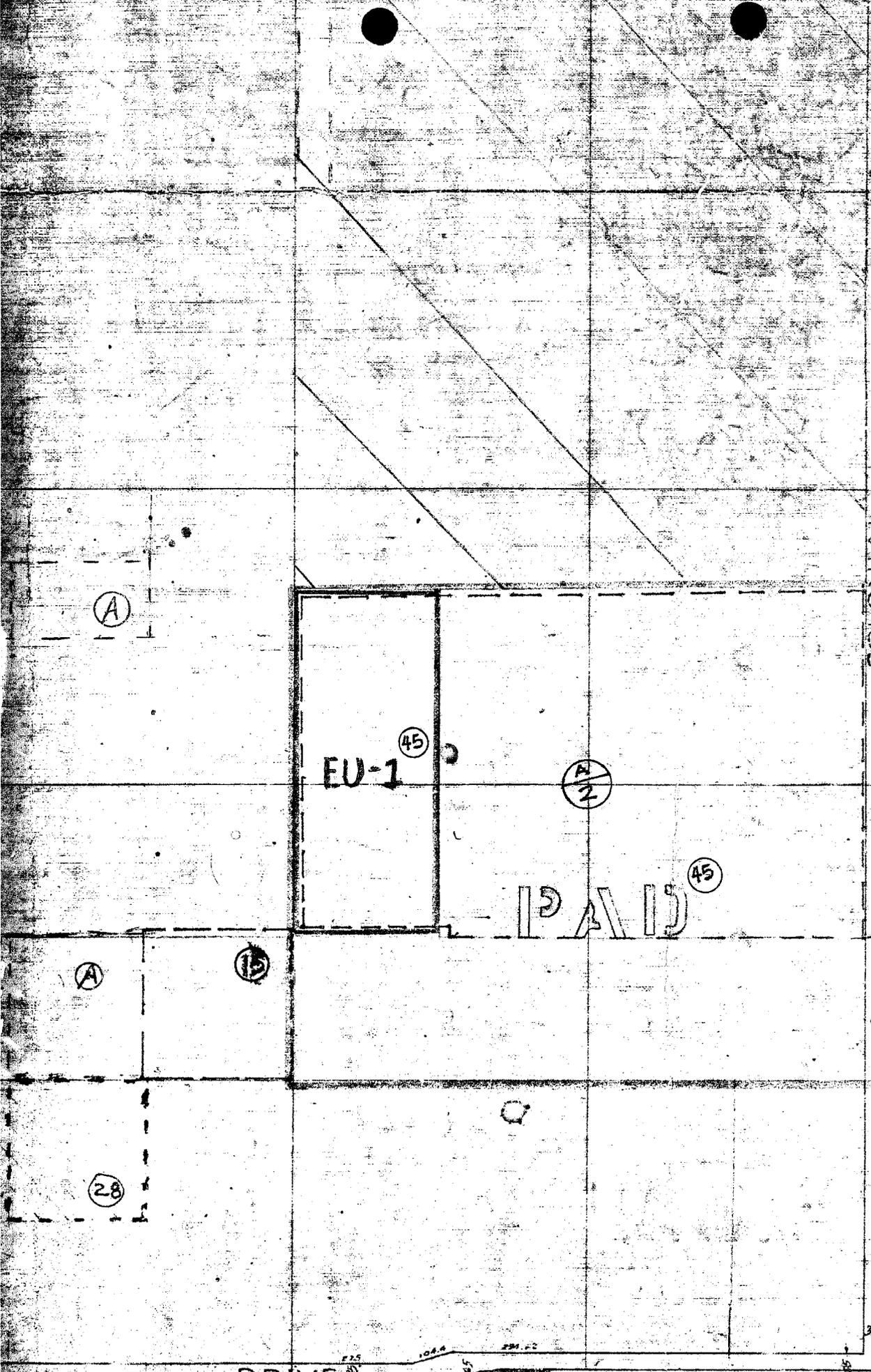
JJA



MIAMI-DADE COUNTY
HEARING MAP

Section: 19 Township: 56 Range: 40
 Process Number: 04006015
 Applicant: SUMMERVILLE DEVELOPMENT, INC.
 District Number: 08
 Zoning Board: C15
 Drafter : ERIC
 Scale: 1:400'





SW 240 ST
19-56-40

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COLONIAL

117th AVE

SW

EU-1 (45)

(A/2)

PAID (45)

(A)

(A)

(15)

(28)

248th ST

DRIVE

GOULDS CANAL

30-56-40

V-19
24-56-39

2ND AND PLAT OF PORTIONS OF SOUTH MIAMI GARDENS (48-

TRACT 6
3.99 AC

SW TER 239

TRACT 7
3.80 AC

SW 240 ST

TRACT 1
16.79 AC

~~UT 1~~

Res # 3909 8-50
I.A.

SW FLORENCE B. HOLFERTY'S FARM (51-24) TR 1 ONLY 241

TRACT 1
9.59 AC +/-

SW 242 ST

SW 242

TRACT 5
4.83 AC

AND PLAT OF PORTIONS OF SOUTH MIAMI GARDENS (31-50) TRS 1-5 INCLUSIVE

SW 244 ST

1	2	3	4	5	6	7	8	9	10
SW 244									

1	2
19	18
SW	

1	2
20	19

1	2	3
12	11	10
SW		

1	2	3
25	24	23
SW		

19	18	17
BANGUS SUBD		

SW 117 AV

SW 115 AV

PAID

RU-1

AU

~~5~~

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4

A

~~SUR 1~~

~~SUR 2~~

~~SUR 3~~

25-56-39

COCONUT PALM DR

SW 248

V-141