



**BOARD OF COUNTY COMMISSIONERS  
ZONING HEARINGS  
COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER -  
2ND FLOOR**

**111 NW 1 Street, Miami  
Thursday, February 8, 2007 at 9:30 a.m.**

**PREVIOUSLY DEFERRED****DISTRICT**

|    |             |  |                         |          |   |    |
|----|-------------|--|-------------------------|----------|---|----|
| A. | 06-9-CC-2   | LEXUS OF KENDALL AUTO PARK <i>no exhibit</i> | 06-285<br>(Old #06-121) | 22-55-39 | N | 11 |
| B. | 06-9-CZ14-4 | EUREKA COVE, LLC <i>Exhibit complete</i>     | (APPEAL) 06-3           | 31-55-40 |   | 9  |

**APPEALS****DISTRICT**

|    |              |                                      |        |          |   |    |
|----|--------------|--------------------------------------|--------|----------|---|----|
| 1. | 06-10-CZ10-2 | RENE MIGUEL VALDEZ <i>no exhibit</i> | 05-364 | 15-54-40 | N | 10 |
|----|--------------|--------------------------------------|--------|----------|---|----|

**CURRENT****DISTRICT**

|    |           |   |        |          |   |    |
|----|-----------|---|--------|----------|---|----|
| 2. | 07-2-CC-1 | TCML LLC <i>Exhibit</i>                             | 05-260 | 27-53-40 | N | 12 |
| 3. | 07-2-CC-2 | KENDALL PROPERTIES & INVESTMENTS <i>no exhibit.</i> | 06-274 | 24-54-38 | N | 11 |



**COMMUNITY ZONING APPEALS BOARD 14**  
**SOUTH DADE GOVERNMENT CENTER-ROOM 203 (OLD BUILDING)**  
**10710 SW 211 Street, Miami**  
**Wednesday, September 6, 2006 at 6:00 p.m.**

**PREVIOUSLY DEFERRED**

|    |             |              |            |        |          |
|----|-------------|--------------|------------|--------|----------|
| A. | 06-7-CZ14-1 | MARIA PENA   | NO EXHIBIT | 05-180 | 02-56-38 |
| B. | 06-7-CZ14-2 | OSCAR MORENO | NO EXHIBIT | 06-6   | 16-57-38 |

**CURRENT**

|    |             |   |                     |        |          |   |
|----|-------------|---|---------------------|--------|----------|---|
| 1. | 06-9-CZ14-1 | ESRIDGE COMPANY N.V. &<br>CANTONVILLE INVESTMENTS, N.V. | NO EXHIBIT<br>(DIC) | 01-247 | 34-55-39 | N |
| 2. | 06-9-CZ14-2 | DIEGO DEVELOPMENT, INC.                                 | NO EXHIBIT          | 05-330 | 12-56-39 | N |
| 3. | 06-9-CZ14-3 | GEORGE & LORMA STALLINGS                                | NO EXHIBIT          | 05-386 | 31-55-40 | N |
| 4. | 06-9-CZ14-4 | EUREKA COVE, LLC  | EXHIBIT<br>complete | 06-3   | 31-55-40 | N |
| 5. | 06-9-CZ14-5 | EDWARD A. GALLAGHER                                     | NO EXHIBIT          | 06-93  | 11-56-38 | N |

**COUNTY COMMISSION  
ZONING AGENDA OF February 8, 2007  
EXHIBITS SUBMITTED FOR THE RECORD**

**EUREKA COVE L.L.C (06-9-CZ14-4/06-3)**

- EXHIBIT B-1:** Binder book containing reports and pictures submitted by Holland & Knight titled "Eureka Cove' LLC".
- B-2:** 120 petition signatures in support of the application by residents of District 9.
- B-3:** 3 large photographs depicting the proposed area of the application.
- B-4:** Aerial photograph download from Googles website showing area of application, submitted along with property information of vacant lot.

BCC 7/2 6/10 ✓  
*[Handwritten signature]*

**TCML L.L.C. (07-2-CC-1/05-260)**

- EXHIBIT 2-A:** Binder book containing reports and pictures submitted by Holland & Knight titled "TCML, LLC".

Submitted for the record this 9 day of FEBRUARY, 2007

ATTEST:

HARVEY RUVIN, Clerk  
Clerk of Circuit and County Courts

By *[Signature]*  
Deputy Clerk

**TRANSFERRED TO THE CARE, CUSTODY AND CONTROL OF THE  
DEPARTMENT OF PLANNING AND ZONING.**

RECEIVED BY: \_\_\_\_\_  
(SIGN) (DATE) (PRINT) (DATE)

**COUNTY COMMISSION  
ZONING AGENDA OF February 8, 2007  
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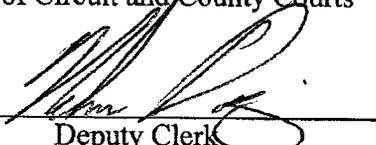
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By

  
Deputy Clerk

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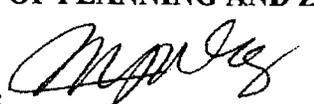
RECEIVED BY:

(SIGN)

(DATE)

(PRINT)

(DATE)

 2/9/07 Nubia Jarquin

BEFORE THE MIAMI-DADE COUNTY  
BOARD OF COUNTY  
COMMISSIONERS

**EUREKA COVE, LLC**

**Hearing No. 06-03**

**February 8, 2007**

Received by the Clerk  
for the record.

FEB 08 2007

Item B  
Exhibit B-1  
Appl. B

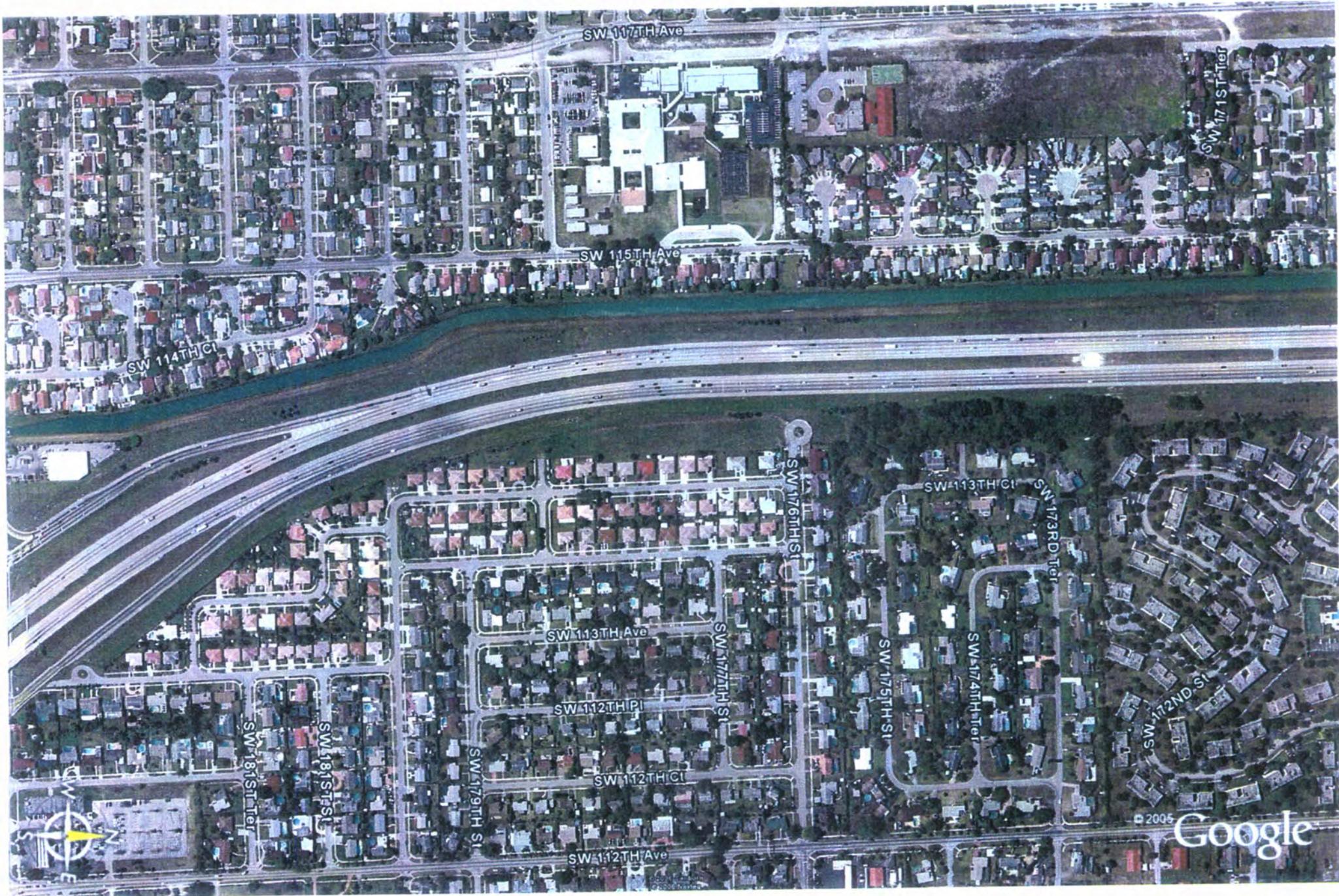
**Holland+Knight**

701 Brickell Avenue  
Suite 3000  
Miami, Florida 33131  
(305) 374-8500 Phone  
(305) 789-7799 Fax

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SW 117TH Ave

SW 115TH Ave

SW 114TH Ct

SW 171ST Ter

SW 176TH St

SW 113TH Ct

SW 173RD Ter

SW 113TH Ave

SW 177TH St

SW 112TH Pl

SW 175TH St

SW 174TH Ter

SW 172ND St

SW 112TH Ct

SW 181ST Ter

SW 181ST St

SW 179TH St

SW 112TH Ave

2005

Google



Richmond Dr

SW-172ND St

SW-176TH St

SW-178TH Ter

SW-179TH Ter

SW-180TH St

SW-181ST St

SW-181ST Ter

SW-177TH Ave

SW-176TH Ave

SW-175TH Ave

SW-174TH Ave

SW-173TH Ave

SW-172TH Ave

SW-171TH Ave

SW-170TH Ave

SW-169TH Ave

SW-168TH Ave

SW-167TH Ave

SW-166TH Ave

SW-165TH Ave

SW-164TH Ave

SW-163TH Ave

SW-114TH Ave

SW-113TH Ave

SW-112TH Ave

SW-111TH Ave

SW-110TH Ave

SW-109TH Ave

SW-108TH Ave

SW-107TH Ave

SW-106TH Ave

SW-105TH Ave

SW-104TH Ave

SW-103TH Ave

SW-102TH Ave

SW-101TH Ave

SW-100TH Ave

Pointer: 25°36'25.95" N 80°22'30.94" W elev 7 ft

821

© 2006 Navteq

Streaming 100% Eye alt 6589 ft

Google





# EUREKA COVE LLC

At S.W. 178 Terrace and S.W. 176 ST.

## ELEVATIONS - TH BUILDING



SIDE ELEVATION



FRONT ELEVATION

| Revisions |             |
|-----------|-------------|
| NO.       | DESCRIPTION |
|           |             |
|           |             |
|           |             |
|           |             |

|      |    |         |
|------|----|---------|
| DATE | BY | CHKD BY |
|      |    |         |
|      |    |         |
|      |    |         |

MARTIN A. D. YABOR AIA, NCARB  
L.S. # A00161510

THIS PLAN AND ALL RIGHTS RESERVED. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

MP-2

Schematic Design



MARTIN  
A. D. YABOR  
& ASSOC., INC.

AA 0002791

ARCHITECTS  
PLANNERS  
INTERIORS

12124 SW 121 AVENUE, SUITE 201  
MIAMI, FL 33186  
TEL: (305) 670-1071 • FAX: (305) 670-1072 • WWW.MA-DY.COM • (305) 670-1073





# EUREKA COVE LLC

At S.W. 178 Terrace and S.W. 176 ST.

## ELEVATIONS - TH BUILDING



SIDE ELEVATION



FRONT ELEVATION

| Revisions |      |             |
|-----------|------|-------------|
| No.       | Date | Description |
|           |      |             |
|           |      |             |
|           |      |             |

MARTIN A. D. YABOR AIA, NCARB  
Lic. # ABB016332

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MP-2

Schematic Design

### ARCHITECTS PLANNERS INTERIORS

MARTIN  
A. D. YABOR  
& ASSOC., INC.

121 SW 36th, 12th Floor, Fort Lauderdale, Florida 33309  
Tel: 407-561-1979 • Fax: 407-561-1978 • www.mayai.com • info@mayai.com

AA 0002791

1

# T-HOMES ABUTTING TURNPIKE



# T-HOMES ABUTTING TURNPIKE





# T-HOMES ABUTTING SINGLE FAMILY





# COMPARABLE T-HOMES DEVELOPMENT



# COMPARABLE T-HOMES DEVELOPMENT



# COMPARABLE T-HOMES DEVELOPMENT





This instrument was prepared by:

Name: Felix M. Lasarte, Esq.  
Address: Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

### **DECLARATION OF RESTRICTIONS**

*WHEREAS*, the undersigned, Eureka Cove, LLC., a Florida limited liability corporation (the "Owner"), holds the fee simple title to that certain 2.0 ± acres of real property, which is legally described in Exhibit "A" to this Declaration (the "Property");

*WHEREAS*, the Owner has filed an application with the Department of Planning and Zoning in Miami-Dade County, which application is currently pending under Public Hearing Application No. Z06-03 (the "Zoning Application") with regard to the Property, for the purpose of seeking a district boundary change from AU to RU-TH;

*NOW, THEREFORE, IN ORDER TO ASSURE* Miami-Dade County (the "County") that the representations made by the Owner during consideration of Public Hearing No. 06-03 (the "Application") will be abided by, the Owner freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing Commitment.**

A minimum of seventy-five percent (75 %) of the proposed residential dwelling units on the Property shall be set aside as Workforce Housing Units and shall meet the criteria of workforce housing in Miami-Dade County. Workforce housing shall be deemed to be the sale or

rental of property for persons within the range of 65% to 140% of the median family income for Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development.

2. **Controlling Site Plan.** The Property shall be developed substantially in accordance with that certain plan entitled "Eureka Cove LLC" as prepared by Martin A.D. Yabor & Associates, dated stamped received 11/27/2006.

3. **Landscaping.** Additional landscaping shall be provided along the East property line in the form of Live Oak, Green Bottonwood and Sweet Viburnum tree specimens. Specifically, the Owner agrees to plant 12 foot high trees at planting, planted at a minimum of 35 feet on center for the length of the Eastern portion of the property. Owner will install a 6 foot high vinyl covered chain-link fence along the East property line with a ficus hedge.

4. **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed dwelling units in accordance with the "Florida Water Star Basic Qualification Checklist," a copy of which is attached to this Declaration as Exhibit "B".

5. **Miscellaneous.**

A. **County Inspection.** As further part of this Declaration, 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 Declaration on the part of the Owner shall constitute a covenant running with the land and may 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 real property and for the public welfare.

**C. Term.** This Declaration 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 Declaration 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 Declaration has first been modified or released by Miami-Dade County.

**D. Modification, Amendment, Release.** This Declaration of Restrictions 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 all of the Property, 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.

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 Declaration 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 Declaration 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 Declaration.

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 Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

[Signature Page(s) Follow]



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

A portion of the Southwest 1/4 of Section 31, Township 55 South, Range 40 East, being bounded on the West by the Easterly Right-of-Way line of the Homestead Extension of Florida's Turnpike (State Road #821), as shown on the Florida Department of Transportation, Right-of-Way Map, Section 87005-23-6, Sheet 11 of 25, dated May 1970, and bounded on the East by the West line of the East 1/2 of the Southwest 1/4 of said Section 31, also being the Westerly boundary line of "Torrent Subdivision", according to the Plat thereof as recorded in Plat Book 147, at Page 77 of the Public Records of Miami-Dade County, Florida and bounded on the North by the South line of the North 35.0 feet of the Southwest 1/4 of said Section 31, all lying and being in the Southwest 1/4 of Section 31, Township 55 South, Range 40 East, Miami-Dade County, Florida.

## Exhibit "B"



### Florida Water Star<sup>SM</sup> Basic Qualification Checklist

This program for new residential construction is intended to provide water-efficient housing options and help prevent water leaks. Florida Water Star<sup>SM</sup> is service marked by the St. Johns River Water Management District.

#### New Home Requirements

To achieve a Florida Water Star<sup>SM</sup> rating for new residential homes:

- 1) All prerequisites must be met and validated
- 2) Points must be achieved in all categories (irrigation, landscape and indoors)
- 3) Total points must accumulate to a minimum total of 75 points

In order to obtain a Florida Water Star<sup>SM</sup> rating, the home must contain sufficient efficient features such that the total score on the checklist is equal to or greater than 75, out of a total possible 100 points.

#### Homebuilder Information

\* Name: \_\_\_\_\_  
\* Company: \_\_\_\_\_  
\* Address: \_\_\_\_\_  
\* City/County: \_\_\_\_\_  
\* Area Code/Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

#### Home Information

Owner Name: \_\_\_\_\_  
\* Address: \_\_\_\_\_  
\* City/County: \_\_\_\_\_  
Owner Area Code/Phone: \_\_\_\_\_  
Owner Fax: \_\_\_\_\_  
Owner E-mail: \_\_\_\_\_  
Address 2: \_\_\_\_\_  
Area Code/Phone: \_\_\_\_\_  
# of intended occupants: \_\_\_\_\_

\* All fields must be completed.

---

## Outdoors

---

### Prerequisites

- Must meet all local and/or county codes.
- Submit landscape and irrigation design drawings prior to start of construction. Drawings shall be clearly readable, to reasonable scale, and include date, scale and legend. Irrigation designs shall specify — at a minimum — water source, meter size, design operating pressure and flow rate per zone, average application rate per zone (converting gallons per minute [gpm] to inches per hour), schedules by zone, and location and size of pipes and valves. List make, model and specification of controllers, sprinklers, and backflow prevention devices. Show elevation, electrical supply, roadways, sidewalks, structures, and other relevant site conditions.
- Irrigation systems must meet minimum design standards for automatic in-ground systems as listed below:
  - Piping system shall be free from leakage. Pipes shall be sized for appropriate gpm so velocities don't exceed 5 fps (feet per second)
  - A functioning rain sensor device shall be installed in an operable location
  - Separate irrigation zones exist for turf and landscape beds
  - Precipitation rates are matched in each zone
  - Turf zone head spacing shall not exceed 45 percent of the sprinkler's diameter of coverage for square spacing, and 50 percent of coverage for triangular spacing
  - Rotor heads and fixed pattern spray sprinklers are installed on separate zones
  - Pressure-compensating spray heads or pressure-compensating valves are installed for spray zones
  - Irrigation in planting beds should be micro-irrigation or sprays that deliver water directly to root zones rather than wetting the entire area, or hose bibs are provided for manual irrigation
  - Pop-up rotors and spray heads rise above the grass height: 4 inches for St. Augustine, zoysia and bahia; 3 inches for lower-growing species such as centipede, Bermuda and seashore paspalum
  - Narrow areas (4 feet or less) are not irrigated unless micro-irrigation is used
  - Emitters are located at least 2 feet from the house so that the structure is not wetted
  - System ensures correct spray patterns and minimizes over spray on impermeable surfaces
  - Automatic irrigation controller includes a battery backup or non-volatile memory to maintain schedule settings
  - Written operating information provided to home buyer is affixed to the controller, including irrigation schedule, controller handbook and diagram of zones
  - The controller is reset for maintenance schedule after establishment and before closing, and/or instructions are affixed on controller for home buyer to change by a certain date
  - Irrigation controller is programmed with seasonal variations based on historical rates, with a total application not to exceed 21 gallons per square foot.

| <b>Irrigation</b>   | <b>Points</b> | <b>Points Earned</b> |
|---|---------------|----------------------|
| No automatic in-ground irrigation system installed, if combined with site-appropriate landscape | 35            |                      |
| Required — Minimum design standards for automatic in-ground irrigation system                   | 15            |                      |
| High-flow irrigation (rated in gpm) covering no more than 50 percent of the landscape areas     | 8             |                      |
| Weather-based controller  | 11            |                      |
| Soil moisture sensor(s)   | 8 (for each)  |                      |
| Control timer to include a minimum of three scheduling programs                                 | 4             |                      |
| Check valves installed on heads in low-lying areas and in areas with poor drainage              | 6             |                      |
| Leak detection shut-off system  | 6             |                      |
| <b>Total</b>  | <b>50 (+)</b> |                      |

### Landscape

| <b>Preservation of site vegetation</b>   | <b>Points</b> | <b>Points Earned</b> |
|--|---------------|----------------------|
| Three or more trees greater than 4 inches dbh (diameter at breast height) preserved on lot                     | 4             |                      |
| 10 percent of a lot's native shrubs and ground covers preserved  | 5             |                      |
| Greater than 20 percent of site's native shrubs and ground covers preserved (not including permitted wetlands) | 7             |                      |
| <b>Installed landscape</b>   |               |                      |
| Plants and turf planted no closer than 2 feet from foundation  | 3             |                      |
| Plants grouped with similar moisture and maintenance requirements  | 8             |                      |
| Plant selections compatible with growing conditions  | 8             |                      |
| <b>Totals</b>  | <b>35</b>     |                      |



## Indoors

### Prerequisites

- All armored/metal hoses from service to appliances
- Mold-resistant materials at tub/shower enclosures
- Must meet all requirements specified in Florida Building Code

| Water heater   | Points    | Points Earned |
|--|-----------|---------------|
| Equipped with leak detection shut-off valve  | 5         |               |
| Located within 30 feet of end use  | 2         |               |
| Centrally located  | 2         |               |
| <b>Kitchen and bathroom faucets</b>  |           |               |
| Faucet aerators or laminar flow  | 3         |               |
| Showers equipped with only one showerhead  | 6         |               |
| <b>Toilets</b>   |           |               |
| All toilets — MaP Rating of 250 gpm or greater   | 6         |               |
| Add three points for each high-efficiency toilet (HET) (1.0–1.1 gpf), or dual flush (MaP Rating of 250 gpm or greater) | 9         |               |
| <b>Clothes and dish washers</b>  |           |               |
| Manual water shut-off valves   | 2         |               |
| Equipped with leak detection shut-off valve  | 2         |               |
| ENERGY STAR® dishwasher using 6 gallons per cycle or less  | 5         |               |
| ENERGY STAR® washing machine with water factor less than 9.5   | 4         |               |
| <b>Total</b>   | <b>40</b> |               |

| Point Summary | Category Point Totals |
|---------------|-----------------------|
| Irrigation    |                       |
| Landscape     |                       |
| Indoors       |                       |
| <b>Total</b>  |                       |



**Primary Certifying Agent Information**

- \* Name: \_\_\_\_\_
- \* Company: \_\_\_\_\_
- \* Address: \_\_\_\_\_
- \* City/County/Zip Code: \_\_\_\_\_
- \* E-mail: \_\_\_\_\_
- \* Area Code/Phone: \_\_\_\_\_
- \* Fax: \_\_\_\_\_

**By signing below, we acknowledge that each of the measures intended to qualify the home for the Florida Water Star<sup>SM</sup> rating have been incorporated into the home's construction.**

Homebuilder Signature \_\_\_\_\_

Contact Information: \_\_\_\_\_

Irrigation Validating Agent Signature: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Landscape Validating Agent Signature: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Plumbing Validating Agent Signature: \_\_\_\_\_

Contact Information: \_\_\_\_\_

\* All fields must be completed.

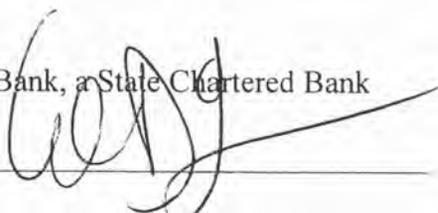
**JOINDER BY MORTGAGEE  
CORPORATION**

The undersigned, BBU Bank, a State Chartered Bank, and Mortgagee under that certain mortgage from Eureka Cove, LLC, a Florida limited liability company, recorded in Official Records Book 24721, Page 975, in the public records of Miami-Dade County, Florida, covering all/or a portion of the property described in the Declaration of Restrictions, does hereby consent to the execution of the foregoing Declaration of Restrictions by Eureka Cove, LLC, a Florida limited liability company, and agrees 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.

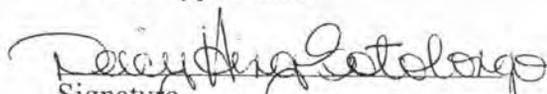
IN WITNESS WHEREOF, these presents have been executed this 5<sup>th</sup> day of February, 2007.

**WITNESSES:**

  
\_\_\_\_\_  
Signature  
Hector Pena  
\_\_\_\_\_  
Print or Type Name

BBU Bank, a State Chartered Bank  
By: 

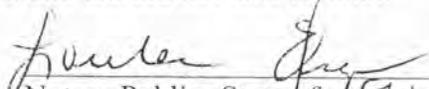
Title: Executive Vice President  
Print name: Alina D. Garcia  
Address: 150 Alhambra Circle, Suite 100  
Coral Gables, Florida 33134

  
\_\_\_\_\_  
Signature  
Neicy Hing Sotolongo  
\_\_\_\_\_  
Print or Type Name

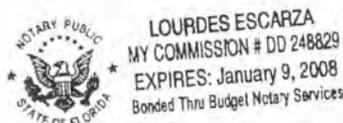
(Corporate Seal)

STATE OF FLORIDA     )  
  ) SS  
COUNTY OF             )

The foregoing instrument was acknowledged before me this 5 day of February, 2007 by Alina D Garcia, of BBU Bank, a State Chartered Bank, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_, as identification and did/did not take an oath.

  
\_\_\_\_\_  
Notary Public -State of Florida  
Print Name Lourdes Escarza

My Commission Expires:







This instrument was prepared by:

Name: Felix M. Lasarte, Esq.  
Address: Holland & Knight LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

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### **DECLARATION OF RESTRICTIONS**

*WHEREAS*, the undersigned, Eureka Cove, LLC., a Florida limited liability corporation (the "Owner"), holds the fee simple title to that certain 2.0 ± acres of real property, which is legally described in Exhibit "A" to this Declaration (the "Property");

*WHEREAS*, the Owner has filed an application with the Department of Planning and Zoning in Miami-Dade County, which application is currently pending under Public Hearing Application No. Z06-03 (the "Zoning Application") with regard to the Property, for the purpose of seeking a district boundary change from AU to RU-TH;

*NOW, THEREFORE, IN ORDER TO ASSURE* Miami-Dade County (the "County") that the representations made by the Owner during consideration of Public Hearing No. 06-03 (the "Application") will be abided by, the Owner freely, voluntarily and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing Commitment.**

A minimum of twenty percent (20%) of the proposed residential dwelling units on the Property shall be set aside as Workforce Housing Units and shall meet the criteria of workforce housing in Miami-Dade County. Workforce housing shall be deemed to be the sale or rental of

property for persons within the range of 65% to 140% of the median family income for Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development. In no event shall the percentage of workforce housing to be provided be less than 20 %, however, should the County, or successor municipality, if applicable, require a greater percentage of workforce housing to be provided, then the Owner shall provide such greater percentage of workforce housing in the Property. Owner shall, prior to obtaining the initial building permit for a residential unit on the Property, identify those units which satisfy this workforce housing requirement.

2. **Controlling Site Plan.** The Property shall be developed substantially in accordance with that certain plan entitled "Eureka Cove LLC" as prepared by Martin A.D. Yabor & Associates, dated stamped received 1/23/2007.

3. **Landscaping.** Additional landscaping shall be provided along the East property line in the form of Live Oak, Green Bottonwood and Sweet Viburnum tree specimens. Specifically, the Owner agrees to plant 12 foot high trees at planting, planted at a minimum of 35 feet on center for the length of the Eastern portion of the property. Owner will install a 6 foot high vinyl covered chain-link fence along the East property line with a ficus hedge.

4. **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed dwelling units in accordance with the "Florida Water Star Basic Qualification Checklist," a copy of which is attached to this Declaration as Exhibit "B".

5. **Miscellaneous.**

A. **County Inspection.** As further part of this Declaration, 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 Declaration on the part of the Owner shall constitute a covenant running with the land and may 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 real property and for the public welfare.

**C. Term.** This Declaration 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 Declaration 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 Declaration has first been modified or released by Miami-Dade County.

**D. Modification, Amendment, Release.** This Declaration of Restrictions 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 all of the Property, 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.

**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 Declaration 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 Declaration 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 Declaration.

**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 Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

[Signature Page(s) Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 5<sup>th</sup> day of February, 2007.

WITNESSES

Claudia Herrera  
Print Name: Claudia Herrera  
Siuby Fleites  
Print Name: SIUBY FLEITES

Eureka Cove, LLC., a Florida limited liability corporation.

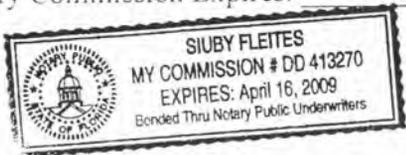
By: Albert Vivas  
Albert Vivas, Managing Member

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

The foregoing instrument was acknowledged before me by Albert Vivas, who is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this 5<sup>th</sup> day of February, 2007, in the County and State aforesaid.

My Commission Expires: \_\_\_\_\_



Siuby Fleites  
Notary Public - State of Florida

SIUBY FLEITES  
Printed Name

## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

A portion of the Southwest 1/4 of Section 31, Township 55 South, Range 40 East, being bounded on the West by the Easterly Right-of-Way line of the Homestead Extension of Florida's Turnpike (State Road #821), as shown on the Florida Department of Transportation, Right-of-Way Map, Section 87005-23-6, Sheet 11 of 25, dated May 1970, and bounded on the East by the West line of the East 1/2 of the Southwest 1/4 of said Section 31, also being the Westerly boundary line of "Torrent Subdivision", according to the Plat thereof as recorded in Plat Book 147, at Page 77 of the Public Records of Miami-Dade County, Florida and bounded on the North by the South line of the North 35.0 feet of the Southwest 1/4 of said Section 31, all lying and being in the Southwest 1/4 of Section 31, Township 55 South, Range 40 East, Miami-Dade County, Florida.

## Exhibit "B"



### Florida Water Star<sup>SM</sup> Basic Qualification Checklist

This program for new residential construction is intended to provide water-efficient housing options and help prevent water leaks. Florida Water Star<sup>SM</sup> is service marked by the St. Johns River Water Management District.

#### New Home Requirements

To achieve a Florida Water Star<sup>SM</sup> rating for new residential homes:

- 1) All prerequisites must be met and validated
- 2) Points must be achieved in all categories (irrigation, landscape and indoors)
- 3) Total points must accumulate to a **minimum total of 75 points**

In order to obtain a Florida Water Star<sup>SM</sup> rating, the home must contain sufficient efficient features such that the total score on the checklist is equal to or greater than 75, out of a total possible 100 points.

#### Homebuilder Information

\* Name: \_\_\_\_\_  
\* Company: \_\_\_\_\_  
\* Address: \_\_\_\_\_  
\* City/County: \_\_\_\_\_  
\* Area Code/Phone: \_\_\_\_\_  
Fax: \_\_\_\_\_  
E-mail: \_\_\_\_\_

#### Home Information

Owner Name: \_\_\_\_\_  
\* Address: \_\_\_\_\_  
\* City/County: \_\_\_\_\_  
Owner Area Code/Phone: \_\_\_\_\_  
Owner Fax: \_\_\_\_\_  
Owner E-mail: \_\_\_\_\_  
Address 2: \_\_\_\_\_  
Area Code/Phone: \_\_\_\_\_  
  
# of intended occupants: \_\_\_\_\_

\* All fields must be completed.

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## Outdoors

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### Prerequisites

- Must meet all local and/or county codes.
- Submit landscape and irrigation design drawings prior to start of construction. Drawings shall be clearly readable, to reasonable scale, and include date, scale and legend. Irrigation designs shall specify — at a minimum — water source, meter size, design operating pressure and flow rate per zone, average application rate per zone (converting gallons per minute [gpm] to inches per hour), schedules by zone, and location and size of pipes and valves. List make, model and specification of controllers, sprinklers, and backflow prevention devices. Show elevation, electrical supply, roadways, sidewalks, structures, and other relevant site conditions.
- Irrigation systems must meet minimum design standards for automatic in-ground systems as listed below:
  - Piping system shall be free from leakage. Pipes shall be sized for appropriate gpm so velocities don't exceed 5 fps (feet per second)
  - A functioning rain sensor device shall be installed in an operable location
  - Separate irrigation zones exist for turf and landscape beds
  - Precipitation rates are matched in each zone
  - Turf zone head spacing shall not exceed 45 percent of the sprinkler's diameter of coverage for square spacing, and 50 percent of coverage for triangular spacing
  - Rotor heads and fixed pattern spray sprinklers are installed on separate zones
  - Pressure-compensating spray heads or pressure-compensating valves are installed for spray zones
  - Irrigation in planting beds should be micro-irrigation or sprays that deliver water directly to root zones rather than wetting the entire area, or hose bibs are provided for manual irrigation
  - Pop-up rotors and spray heads rise above the grass height: 4 inches for St. Augustine, zoysia and bahia; 3 inches for lower-growing species such as centipede, Bermuda and seashore paspalum
  - Narrow areas (4 feet or less) are not irrigated unless micro-irrigation is used
  - Emitters are located at least 2 feet from the house so that the structure is not wetted
  - System ensures correct spray patterns and minimizes over spray on impermeable surfaces
  - Automatic irrigation controller includes a battery backup or non-volatile memory to maintain schedule settings
  - Written operating information provided to home buyer is affixed to the controller, including irrigation schedule, controller handbook and diagram of zones
  - The controller is reset for maintenance schedule after establishment and before closing, and/or instructions are affixed on controller for home buyer to change by a certain date
  - Irrigation controller is programmed with seasonal variations based on historical rates, with a total application not to exceed 21 gallons per square foot



| <b>Irrigation</b>   | <b>Points</b> | <b>Points Earned</b> |
|---|---------------|----------------------|
| No automatic in-ground irrigation system installed, if combined with site-appropriate landscape | 35            |                      |
| Required — Minimum design standards for automatic in-ground irrigation system                   | 15            |                      |
| High-flow irrigation (rated in gpm) covering no more than 50 percent of the landscape areas     | 8             |                      |
| Weather-based controller  | 11            |                      |
| Soil moisture sensor(s)   | 8 (for each)  |                      |
| Control timer to include a minimum of three scheduling programs                                 | 4             |                      |
| Check valves installed on heads in low-lying areas and in areas with poor drainage              | 6             |                      |
| Leak detection shut-off system  | 6             |                      |
| <b>Total</b>  | <b>50 (+)</b> |                      |

### Landscape

| <b>Preservation of site vegetation</b>   | <b>Points</b> | <b>Points Earned</b> |
|--|---------------|----------------------|
| Three or more trees greater than 4 inches dbh (diameter at breast height) preserved on lot                     | 4             |                      |
| 10 percent of a lot's native shrubs and ground covers preserved  | 5             |                      |
| Greater than 20 percent of site's native shrubs and ground covers preserved (not including permitted wetlands) | 7             |                      |
| <b>Installed landscape</b>   |               |                      |
| Plants and turf planted no closer than 2 feet from foundation  | 3             |                      |
| Plants grouped with similar moisture and maintenance requirements  | 8             |                      |
| Plant selections compatible with growing conditions  | 8             |                      |
| <b>Totals</b>  | <b>35</b>     |                      |



## Indoors

### Prerequisites

- All armored/metal hoses from service to appliances
- Mold-resistant materials at tub/shower enclosures
- Must meet all requirements specified in Florida Building Code

| Water heater   | Points    | Points Earned |
|--|-----------|---------------|
| Equipped with leak detection shut-off valve  | 5         |               |
| Located within 30 feet of end use  | 2         |               |
| Centrally located  | 2         |               |
| <b>Kitchen and bathroom faucets</b>  |           |               |
| Faucet aerators or laminar flow  | 3         |               |
| Showers equipped with only one showerhead  | 6         |               |
| <b>Toilets</b>   |           |               |
| All toilets — MaP Rating of 250 gm or greater  | 6         |               |
| Add three points for each high-efficiency toilet (HET) (1.0–1.1 gpf), or dual flush (MaP Rating of 250 gpm or greater) | 9         |               |
| <b>Clothes and dish washers</b>  |           |               |
| Manual water shut-off valves   | 2         |               |
| Equipped with leak detection shut-off valve  | 2         |               |
| ENERGY STAR® dishwasher using 6 gallons per cycle or less  | 5         |               |
| ENERGY STAR® washing machine with water factor less than 9.5   | 4         |               |
| <b>Total</b>   | <b>40</b> |               |

| Point Summary | Category Point Totals |
|---------------|-----------------------|
| Irrigation    |                       |
| Landscape     |                       |
| Indoors       |                       |
| <b>Total</b>  |                       |



**Primary Certifying Agent Information**

- \* Name: \_\_\_\_\_
- \* Company: \_\_\_\_\_
- \* Address: \_\_\_\_\_
- \* City/County/Zip Code: \_\_\_\_\_
- \* E-mail: \_\_\_\_\_
- \* Area Code/Phone: \_\_\_\_\_
- \* Fax: \_\_\_\_\_

**By signing below, we acknowledge that each of the measures intended to qualify the home for the Florida Water Star<sup>SM</sup> rating have been incorporated into the home's construction.**

Homebuilder Signature \_\_\_\_\_

Contact Information: \_\_\_\_\_

Irrigation Validating Agent Signature: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Landscape Validating Agent Signature: \_\_\_\_\_

Contact Information: \_\_\_\_\_

Plumbing Validating Agent Signature: \_\_\_\_\_

Contact Information: \_\_\_\_\_

\* All fields must be completed.

**JOINDER BY MORTGAGEE CORPORATION**

The undersigned, BBU Bank, a State Chartered Bank, and Mortgagee under that certain mortgage from Eureka Cove, LLC, a Florida limited liability company, recorded in Official Records Book 24721, Page 975, in the public records of Miami-Dade County, Florida, covering all/or a portion of the property described in the Declaration of Restrictions, does hereby consent to the execution of the foregoing Declaration of Restrictions by Eureka Cove, LLC, a Florida limited liability company, and agrees 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 5<sup>th</sup> day of February, 2007.

**WITNESSES:**

*[Handwritten Signature]*

Signature  
Hector Pena  
Print or Type Name

BBU Bank, a State Chartered Bank  
By: *[Handwritten Signature]*

Title: Executive Vice President  
Print name: Alina D. Garcia  
Address: 150 Alhambra Circle, Suite 100  
Coral Gables, Florida 33134

*[Handwritten Signature]*  
Signature  
Neiyding Sotolongo  
Print or Type Name

(Corporate Seal)

STATE OF FLORIDA     )  
  ) SS  
COUNTY OF             )

The foregoing instrument was acknowledged before me this 5 day of February, 2007 by Alina D. Garcia, of BBU Bank, a State Chartered Bank, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_, as identification and did/did not take an oath.

*[Handwritten Signature]*  
Notary Public -State of Florida  
Print Name Loures Escarza

My Commission Expires:





This instrument was prepared under the supervision of:

Name: Felix M. Lasarte, Esq.  
Address: Holland & Knight, LLP.  
701 Brickell Avenue  
Suite 3000  
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

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**DECLARATION OF RESTRICTIONS**  
**IN FAVOR OF THE SCHOOL BOARD OF MIAMI-DADE COUNTY, FLORIDA**

*WHEREAS*, the undersigned Owner holds the fee simple title to that certain parcel of land located in unincorporated Miami-Dade County, Florida (the "Property"), which is legally described in Exhibit "A" to this Declaration; and

*WHEREAS*, the Property is the subject of an application for public hearing (the "Application"), which is currently pending as Public Hearing No. 06-03 with Miami-Dade County, which seeks a district boundary change on the Property from GU to RU-TH to permit the development of a residential community on the Property; and

*WHEREAS*, the Owner desires to help mitigate the future public school needs generated by the Application; and

*WHEREAS*, the School Board of Miami-Dade County ("School Board") has developed criteria by which to calculate the amount of the contribution necessary for the Applicant to mitigate such impacts based on the estimated amount of the educational facilities impact fees to be paid by the Applicant (the "Estimated Impact Fees") pursuant to Section 33K of the Miami-Dade County Code of Ordinances (estimated by School Board for purposes of this Declaration at

\$27,300.00) and the actual cost of providing additional student stations generated by the Applicant; and

*NOW, THEREFORE, IN ORDER TO ASSURE* the School Board, that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress makes the following Declaration of Restrictions covering and running with the Property:

1. **Monetary School Contribution.** In order to help meet the future public schools needs generated by the Application, the Owner agrees to voluntarily contribute funds to the School Board equal to \$38,145.00 (the "Contribution"), based on the proposed density of fourteen (14) residential dwelling units. The Contribution shall be subject to (i) the Final Approval of the Application and (ii) the School Board utilizing the Contribution for capital educational improvements providing relief at Miami Southridge Senior High School. The Contribution shall be paid in one (1) payment becoming due and payable prior to the final plat approval for the subject development.

In the event that the Community Zoning Appeals Board, the Board of County Commissioners, or the Miami-Dade County Plat Committee approves fewer than the requested density of 14 dwelling units, the amount of the Contribution shall be prorated and adjusted downward for the reduced number of students at the elementary and middle school levels, as calculated by the School District. Furthermore, if, prior to final plat approval, the estimated amount of the educational facilities impact fees to be paid by the Owner changes based on either (i) the approval by Miami-Dade County Commission and School Board of an increase in the amount of the educational facilities impact fee that will be assessed against the future development of the Property pursuant to Chapter 33K of the Miami-Dade County Code of

Ordinances and related Interlocal Agreements or (ii) an increase in the amount of the square footage of the homes proposed for the subject development, as depicted on a site plan, over the estimated square footage of the homes (1,950 square feet) used by School Board in calculating the Estimated Impact Fee, then the Contribution shall be adjusted accordingly.

2. **Miscellaneous.**

A. **Covenant Running with the Land/Release.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded by the Owner, 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 its heirs, successors, and assigns until such time as the same is modified or released with the approval of the School Board. 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; provided, however, upon payment of the Contribution, the Superintendent of Schools or his/her designee shall release this Declaration by forthwith executing a written instrument in recordable form effectuating and acknowledging such release.

B. **Term.** This Declaration shall 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 Declaration 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 Declaration in whole, or in part, provided that the Declaration has first been modified or released by the School Board.

C. **Modification, Amendment, Release.** This Declaration of Restrictions 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 all of the Property covered under the modification, amendment, or release, including jointers of all mortgagees, if any, provided that the modification, amendment, or release is also approved by the School Board after public hearing.

D. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording.** This Declaration shall be filed of record by the Owner in the public records of Miami-Dade County, Florida, at the cost of the Owner, and shall become effective following the adoption by the Miami-Dade County Board of County Commissioners of a resolution approving the Application and the expiration of any applicable filing periods without an appeal having been filed (the "Final Approval").

Upon recordation, the Owner shall provide a copy of the recorded Declaration to the School Board.

**[Signature Page(s) Follow]**



## **EXHIBIT "A"**

### **LEGAL DESCRIPTION**

A portion of the Southwest 1/4 of Section 31, Township 55 South, Range 40 East, being bounded on the West by the Easterly Right-of-Way line of the Homestead Extension of Florida's Turnpike (State Road #821), as shown on the Florida Department of Transportation, Right-of-Way Map, Section 87005-23-6, Sheet 11 of 25, dated May 1970, and bounded on the East by the West line of the East 1/2 of the Southwest 1/4 of said Section 31, also being the Westerly boundary line of "Torrent Subdivision", according to the Plat thereof as recorded in Plat Book 147, at Page 77 of the Public Records of Miami-Dade County, Florida and bounded on the North by the South line of the North 35.0 feet of the Southwest 1/4 of said Section 31, all lying and being in the Southwest 1/4 of Section 31, Township 55 South, Range 40 East, Miami-Dade County, Florida.

**JOINDER BY MORTGAGEE  
CORPORATION**

The undersigned, BBU Bank, a State Chartered Bank, and Mortgagee under that certain mortgage from Eureka Cove, LLC, a Florida limited liability company, recorded in Official Records Book 24721, Page 975, in the public records of Miami-Dade County, Florida, covering all/or a portion of the property described in the Declaration of Restrictions, does hereby consent to the execution of the foregoing Declaration of Restrictions by Eureka Cove, LLC, a Florida limited liability company, and agrees 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 5 day of September, 2006.

**WITNESSES:**

*Arbinette Infante*  
Signature  
Arbinette Infante  
Print or Type Name

*[Signature]*  
Signature  
DOZ ROSA PADOIN  
Print or Type Name

BBU Bank, a State Chartered Bank  
By: *[Signature]*  
Title: Executive Vice President  
Print name: Alina D. Garcia  
Address: 150 Alhambra Circle, Suite 100,  
Coral Gables, Florida 33134

(Corporate Seal)

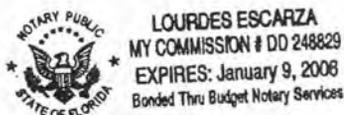
STATE OF FLORIDA     )  
  ) SS  
COUNTY OF             )

The foregoing instrument was acknowledged before me this 5 day of September, 2006 by Alina D. Garcia, of BBU Bank, a State Chartered Bank, on behalf of the corporation. He/She is personally known to me or has produced \_\_\_\_\_, as identification and did/did not take an oath.

*Lourdes Escarza*  
Notary Public -State of Florida  
Print Name Lourdes Escarza

My Commission Expires:

# 4023990\_v1



















## Navarro, Jorge L (MIA - X27435)

---

**Subject:** FW: Florida Turnpike Information Request

**Attachments:** EurekaCove.pdf



EurekaCove.pdf (1 MB)

From: Sonyha.Rodriguez-Miller@dot.state.fl.us [mailto:Sonyha.Rodriguez-Miller@dot.state.fl.us]  
Sent: Tuesday, February 06, 2007 2:15 PM  
To: jorge.navarro@hklaw.com  
Cc: Paul.Naranjo@dot.state.fl.us  
Subject: Re: Florida Turnpike Information Request

Jorge:

As per our conversation, I spoke with our Design Project Manager, Paul Naranjo, regarding the proposed widening project on the Homestead Extension of Florida's Turnpike.

At present, the project is programmed for construction letting in Fiscal Year 2012 (July 1, 2011 to June 30, 2012). Further, based on our 45 percent plans, our proposed improvements in the vicinity of SW 178th Terrace are located within Turnpike existing right-of-way.

As we move forward to final plan completion, should any new development be forthcoming, we would appreciate the opportunity to review plans. Please send a copy of such plans to Paul Naranjo at our headquarters in Orlando. If you have any questions, please advise.

Thank you.

Sonyha Rodriguez-Miller  
Public Information Officer  
Florida's Turnpike Enterprise  
PO Box 9828  
Fort Lauderdale, FL 33310-9828  
Tel.: 954-975-4855 x 1276  
Fax: 954-934-1358  
E-mail: sonyha.rodriguez-miller@dot.state.fl.us

Pursuant to Section 119.011 (11), Florida Statutes, all electronic communications made or received by Florida's Turnpike, including its officers, employees and agents, are public records. Unless exempted under Section 119.07(6), Florida Statutes or another statute, all public records may be inspected and copied by any person desiring to do so under the supervision of the custodian of the public records.

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

WK

Received by the Clerk  
for the record.

FEB 08 2007  
Item B  
Exhibit B-2  
Appl. B

PETITION OF SUPPORT

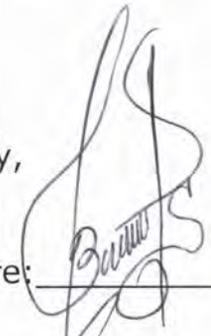
Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003  
Located South of 176 Street and West of SW 114 Ave. This parcel of land is  
approximately 2.3 acres. Eureka Cove LLC is requesting to build 10  
townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature:



Name:

Marcos Espinosa

Address:

17862 SW 107 Av

---

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

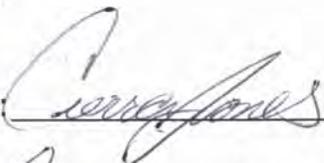
### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: CIERRA JONES

Address: 17600 SW 107 AVE

APT 9 MIA. FL. 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: David g S

Name: DAVID TYLER

Address: 17860 SW 107<sup>HVE</sup> #22

MIAMI, FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Libia Quinones

Name: Libia Quinones

Address: 17850 SW 107 Ave #1

miami, FL

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Mari Suarez

Address: 17850 SW 107 AV

33157 AP 2

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

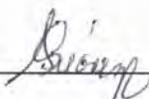
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Sureydi Suarez

Address: 17850 SW 107 Ave APT 2

Miami FL, 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Miriam Rodriguez

Name: MR

Address: 1750 SW 117 Ct 2

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Shirina Chase

Name: Shirina Chase

Address: 17780 SW 107 Ave #102

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

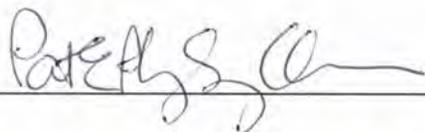
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Patricia Chase

Address: 17780 SW 107 Ave #102

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Miguel Quintana

Name: MIGUEL QUINANA

Address: 17780 SW 107 AVE # 101

MIAMI FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: ANDRE GARCIA

Address: 17780 SW 107 Ave 101

MIAMI FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

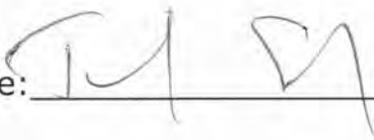
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Tatiana Saldarriaga

Address: 17620 SW 107 Ave

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

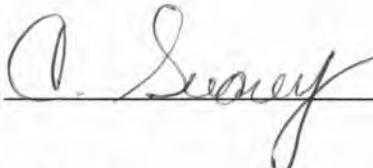
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Celency SUAREZ

Address: 17630 SW 107<sup>th</sup> Ave Apt. 104

Miami, FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Fran Kelly Suarez

Name: SW FRANKELY

Address: 17630 SW 107th #104

MIAMI FL. 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Paula

Name: Paula Pereira

Address: 17660 Sw 107 Av

Apt 201 Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

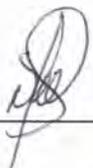
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Magali Villog

Address: 17660 SW 107 Ave

#101 Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Shana Quintana

Address: 17660 SW 107 Ave

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Noel Arencibia

Address: 17660 SW 107 Ave

#101 Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

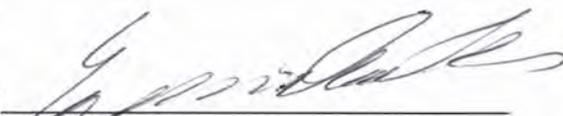
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Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Eugenia Adler

Address: 17650 SW 107 Ave

Apt. 103 Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: MS

Name: Mirelis SARDINAS

Address: 17884 SW 107AV

Apt #26 33157 #26

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: FRAN

Name: ISAAC RAMIREZ

Address: 17884 SW 107 AVE  
APT #26

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Beatrice Gultumyatin

Name: Beatrice Gultumyatin

Address: 17862 SW 107 Ave

miami, FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Adriane Caceres

Address: 17864 SW 107 AVE

APT 3 MIAMI FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

APT #3

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature: 

Name: 

Address: 17880 SW 107 AVE

MIAMI FL 33157  
APT 23

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:

Name:

Address:

Apt #23

Miami, FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: 17842 SW 107 Av #01

Miami, Fl. 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

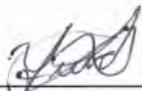
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Yuelany

Address: 17862 SW 107 Ave AP/20  
Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Yabey Montano

Address: 17062 SW 107th Dr. BPTC

Miami, FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: *Samira Ramos*

Name: *Samira Ramos*

Address: *17862 SW 107*

---

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: ~~Jerry~~ Jankey McCoon

Name: Jankey Mc, Coon

Address: 17830 SW 107 Ave, Apt 6

MIAMI FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

*Shawn Smith*

*Shawn Smith*

*1777 1/2 SW 107 Ave #201*

*MIR FL 33152*

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_



Name: \_\_\_\_\_

Maria Herrera

Address: \_\_\_\_\_

17770 SW 107 Ave

#204 Miami, FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,



Signature: \_\_\_\_\_

Name: Edda C. Goussone

Address: 17770 SW 107th

# 203-33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

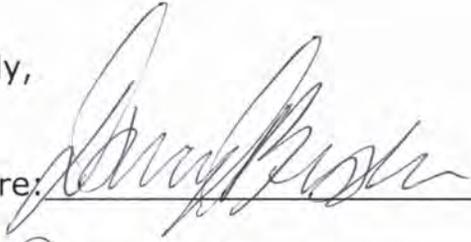
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Darryl Brooks

Address: 17040 SW 107th AVE

Miami FL AP#101

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

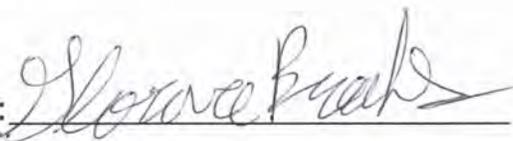
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Glorivee Brooks

Address: 17640 SW 107th Ave Apt 101

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003  
Located South of 176 Street and West of SW 114 Ave. This parcel of land is  
approximately 2.3 acres. Eureka Cove LLC is requesting to build 10  
townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Jose Padron

Address: 176 40 SW. 107 AVE. apto 204

Fla. FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

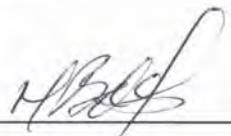
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Margarita Perdicor

Address: 1740 S.W. 107 Avenue

Apto 20 of Ocean Fl.

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature: *Ella Edyfe*

Name: *Ella*

Address: *17660 SW 107 Ave APT 102*

*33157*

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature: 

Name: David Lewkowicz

Address: 11402 S.W 190 Ave Rd  
Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

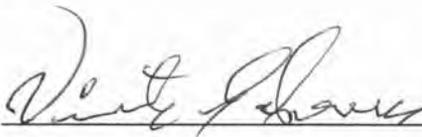
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: VICENTE OBREGON

Address: 11430 SW 186 TR.

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Olivia Pineda

Name: OLIVIA PINEDA

Address: 11510 SW - 187 ST.

MIAMI FL - 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: S. Valle

Name: SOFIA VALLE

Address: 11530 SW 187 St.

MIAMI, FL. 33127

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_

Name: Veronica Perez

Address: 12211 SW 194 St

Miami Fl 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Jennifer Ali

Name: Jennifer Ali

Address: 11840 SW 187 St

Miami FL 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Rosibel Pina

Name: \_\_\_\_\_

Address: 118 40 SW 187 St

33 177 N. FI

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: M. Masvidal

Name: Mabel Masvidal

Address: 11880 SW 187 st.

Miami, Fl. 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Oliver King

Address: 118-41 Sw. 187 St.

33177 Fla. D.

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Carmela Manrique Pineda Lopez

Name: CARMELA MANRIQUE .

Address: 11042 SW 106 TERRA .

Miami fl

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Galadys Ramos

Name: Galadys Ramos

Address: 11411 SW 186 St

MIAMI FL. 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

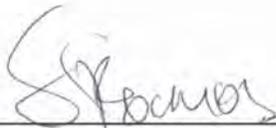
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Sincerely,

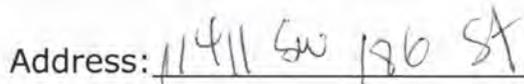
Signature: \_\_\_\_\_



Name: \_\_\_\_\_



Address: \_\_\_\_\_



\_\_\_\_\_



The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

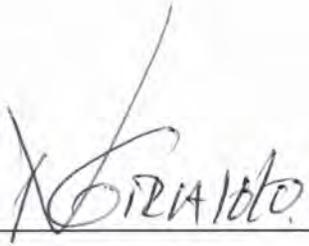
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: NORMA GIRALDO

Address: 11540 SW 187 ST

MIAMI FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

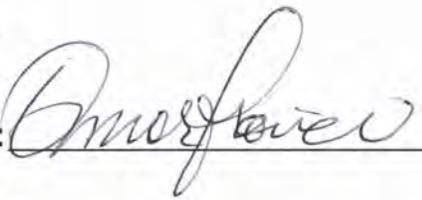
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Omar Franco

Address: 1735 SW 187 St

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Flavia Perez

Name: Flavia Perez

Address: 11745 SW 187 St

33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

11775 SW 187st  
Miami FL 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
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Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: NELSON O'DONNEL

Address: 11750 SW 187ST

MIAMI, FL 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: *Martha Harideo*

Name: MARTA HARIDEO

Address: 11835 S.W 187 St.

Miami Fl. 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Alix Ballesteros

Name: ALIX Y BALLESTEROS

Address: 12633 SW 211 ST

MIAMI FL 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: DAVID 

Name: DAVID AVILA GARCIA

Address: 11121 SW 166TH

MIAMI FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

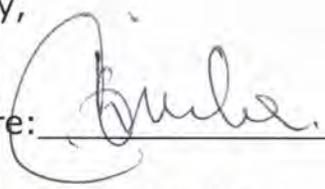
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: CARLA AVILA

Address: 1121 SW 166th

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Andres M. Reyes

Address: 11011 Sw 166 Ter

Miami Fl 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:

Name: Leonardo Martinez

Address: 11001 SW 166 Terr

Miami Fla 33152

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Aylin Alfonso

Address: 11321 SW 186 St  
Miami FL 33157.

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Joel Cabrer

Address: 11321 SW 186 ST

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

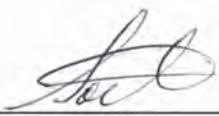
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Geel Izquierdo

Address: 11441 SW 187 ST

\_\_\_\_\_

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Frances Lewkowicz

Address: 11402 SW <sup>190</sup> ~~114~~ terr Rd

Miami, FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  Trinidad Alvarez

Name: Trinidad Alvarez

Address: 11500 SW 187 St

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: GLORINA AFONSO

Address: 11471 SW 1875 F

MIAMI FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: George J. Ganeira

Address: 11471 SW 18757

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

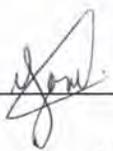
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: JANET RIVERO

Address: 11471 SW 187 ST

MIAMI FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Carlos Albear

Name: CARLOS ALBEAR

Address: 115 01 SW 185 TER

MIAMI FLA. 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Ramon Alborn

Name: RAMON ALBORN

Address: 11501 SW 185 Ter

Miami FL 33157

2

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

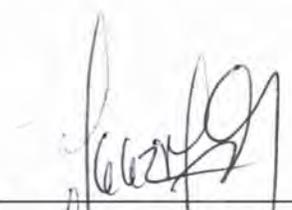
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Mariela D. Gonzalez

Address: 11331 SW 186 St

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Isabel Miranda

Name: Isabel Miranda

Address: 11331 SW 186 St

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

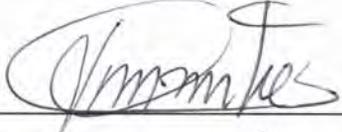
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Jorge Fontana

Address: 11331 SW 186 St  
Miami FL 33157.

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Leann Lopez-Francis

Address: 11043 SW 147 Street

Miami, FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Perry Russell

Address: 1120 SW 167 St

Miami, FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: *Sabrina Rubio*

Name: *Sabrina Rubio*

Address: *11020 SW 167 St.*

*Miami Fl. 33157*

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: JUAN BARRANTES

Address: 12420 SW 187 Terr.

MIAMI FL 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

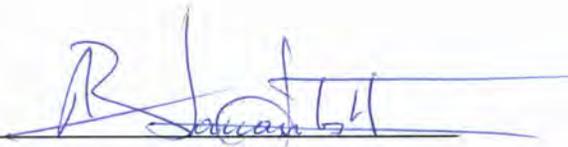
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Anibal Barrantes

Address: 12470 sw. 187 ter.

Miami Fla 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

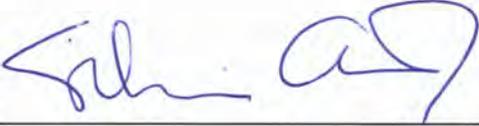
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: SILVIO PADRON

Address: 12470 SW 187 Terrace

Miami, FL 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:



Name:

CORINA Sanchez

Address:

12465 Sw 187 Terr.

Miami Fl 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Norma Quintero

Name: Norma Quintero

Address: 12469 SW 187 Terrace

Miami Fl. 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature: *José P. Austin*

Name: Gonzales Austin

Address: 11542 SW 168 Terr

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Howard S. Culver

Address: 17842 SW 107 Ave. Apt 24.

---

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Crecy Gonzalez

Address: 17860 SW 107 Ave

apt 01 Miami FL 33177

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

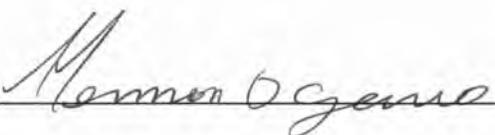
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As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature: 

Name: HERMAN OGARRO

Address: 17802 SW 105 21

---

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Carlos Conesa

Address: 17884 SW 107 a  
apto 25

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

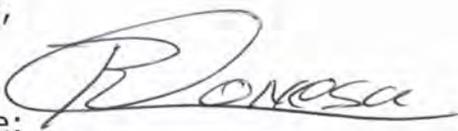
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Carlos Comesa

Address: 17884 SW 107 AVE APT 25

---

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

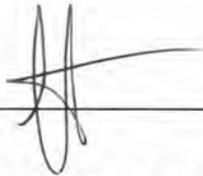
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_



Name: \_\_\_\_\_

Jean Marc Beauvais

Address: \_\_\_\_\_

17884 SW 107 Ave #21

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: CHRIS D WAGNER

Address: 17882 SW 107th DR #3

Miami - FL 33152

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Sylvester Edwards

Name: Sylvester Edwards

Address: 17864 SW 107 AVE APT 6

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The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Sean Corley

Address: 178 CU 107th  
Ave.

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Carl Smith

Address: 17870 SW 107 Ave

APT 22

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Junior Rojas

Name: Junior Rojas

Address: 17884 SW 107th Ave

Miami - FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Willie Chandler

Name: Willie Chandler

Address: 7880 SW 107 Ave Ap 22

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The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

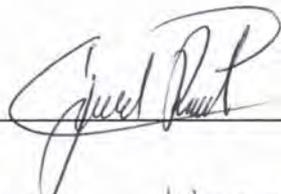
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_



Name: \_\_\_\_\_

Julio Vega

Address: 17880 SW 107 AVE #26.

MIAMI FL. 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

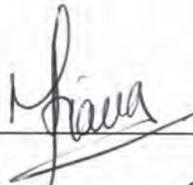
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_



Name: \_\_\_\_\_

Ariana Curbelo

Address: \_\_\_\_\_

17830 SW 107 Ave

# 1. M Fl. 33156

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Marta P

Name: Marta

Address: 17842 SW 107th Ave

apto 4221

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: A. Trejos

Name: Alejandro Trejos

Address: 17842 S.W 107 AVE # 24

MIAMI FL. 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this  
application.

Sincerely,

Signature: Eusebio Diaz

Name: Eusebio Diaz

Address: 17830 S.W. 107 AV. #26

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

## PETITION OF SUPPORT

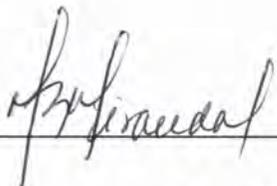
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_



Name: \_\_\_\_\_

Tamara Rolando

Address: \_\_\_\_\_

178 30 SW 107 904 Apt 21

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

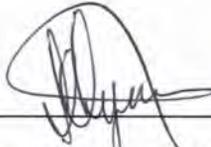
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Juan C Lewa

Address: 17630 SW 107 ave

apt 22 Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Hildelisa Tunco

Address: 17830 S-W - 107 AVE

Miami FL - Apt #22

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Lourdes FERRER

Address: 17770 SW 107 AVE

apto 101 MIAMI FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

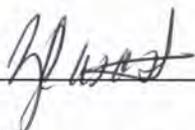
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Zilem Casas.

Address: 17770 SW 107 Ave. Apt. 102

Miami, FL 33157.

(Miami Management, Inc) -

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Francis Cabrera

Address: 17780 SW 107 AVE #2011

Miami, FL, 33157.

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Angela Murray

Name: Angela Murray

Address: 17790 S.W 107 AVE #102

miami Fla 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Jeanette Ortiz

Name: Jeanette Ortiz

Address: #17790 SW 107 Ave #204

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

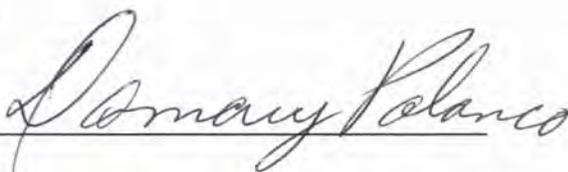
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: DAMARIS Polanco

Address: 17610 SW 107 Ave

Miami FL, 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_



Maria OTERO

11130 SW 142 Lane 204

\_\_\_\_\_

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

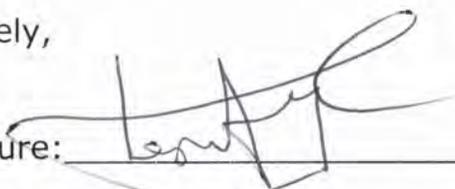
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Leon A. JodyBacca

Address: 17862 SW 107 AVE

APT 25, Miami FL 33157.

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Bill Berendsohn

Name: Bill Berendsohn

Address: 11635 S.W. 168th

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The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

### PETITION OF SUPPORT

Dear Honorable Commissioners:

The undersigned supports the Eureka Cove LLC - Application No. 06-003 Located South of 176 Street and West of SW 114 Ave. This parcel of land is approximately 2.3 acres. Eureka Cove LLC is requesting to build 10 townhouses. We believe this development will enhance our area.

As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Susana Vergara

Address: 17802 SW 107 ave. apt 22

33157

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Stephen P. Clark Center  
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Cheryl EDWARDS

Address: 17802 SW 107 Ave

Miami, FL 33157

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Miami, Florida 33128-1972

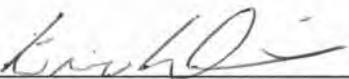
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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: 

Name: Eric Davis

Address: 17892 SW 107<sup>th</sup> Ave Apt 2-

Miami, FL, 33157

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Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature:  \_\_\_\_\_

Name: Julio CARBALLENA

Address: 17884 SW 107 AVE

MIAMI FL 33157 APT #24

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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As a resident of District 9 in Miami-Dade County, I urge you to approve this application.

Sincerely,

Signature: Jose Almeida

Name: Jose Almeida

Address: 1788 4<sup>th</sup> SW 107 Ave #22

Miami FL 33157

The Miami-Dade Board of County Commissioners  
Stephen P. Clark Center  
111 Northwest 1st Street  
Miami, Florida 33128-1972

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Sincerely,

Signature: 

Name: Jorge L. Mesa

Address: 17862 SW 107 AVE APT 20

Miami Fl. 33154







Received by the  
F. W. W. W.

FEB 08 2007

Item B  
Exhib B-3  
App. B

**My Home**  
Miami-Dade County, Florida

**miamidade.gov**



Property Information Map



Digital Orthophotography - 2006

0 311 ft

This map was created on 2/8/2007 8:19:15 AM for reference purposes only.

Web Site © 2002 Miami-Dade County. All rights reserved.



Close

**Summary Details:**

|                  |   |
|------------------|---|
| Folio No.:       | 30-4936-000-0280  |
| Property:        | 11951 SW 80 ST  |
| Mailing Address: | MYSTIC FOREST INVESTMENTS III LLC<br>9240 SW 72 ST STE #216<br>MIAMI FL<br>33173-3264 |

**Property Information:**

|                    |   |
|--------------------|---|
| Primary Zone:      | 3700 MULTI-FAMILY   |
| CLUC:              | 0081 VACANT LAND  |
| Beds/Baths:        | 0/0   |
| Floors:            | 0   |
| Living Units:      | 0   |
| Adj Sq Footage:    | 0   |
| Lot Size:          | 28,314 SQ FT  |
| Year Built:        | 0   |
| Legal Description: | 36 54 39 .65 AC S200FT OF E142FT OF S1/2 OF E1/2 OF E1/2 OF SW1/4 OF NE1/4 LOT SIZE IRREGULAR OR 16161-0783 0991 4 COC 21971-1709 01 2004 1 |

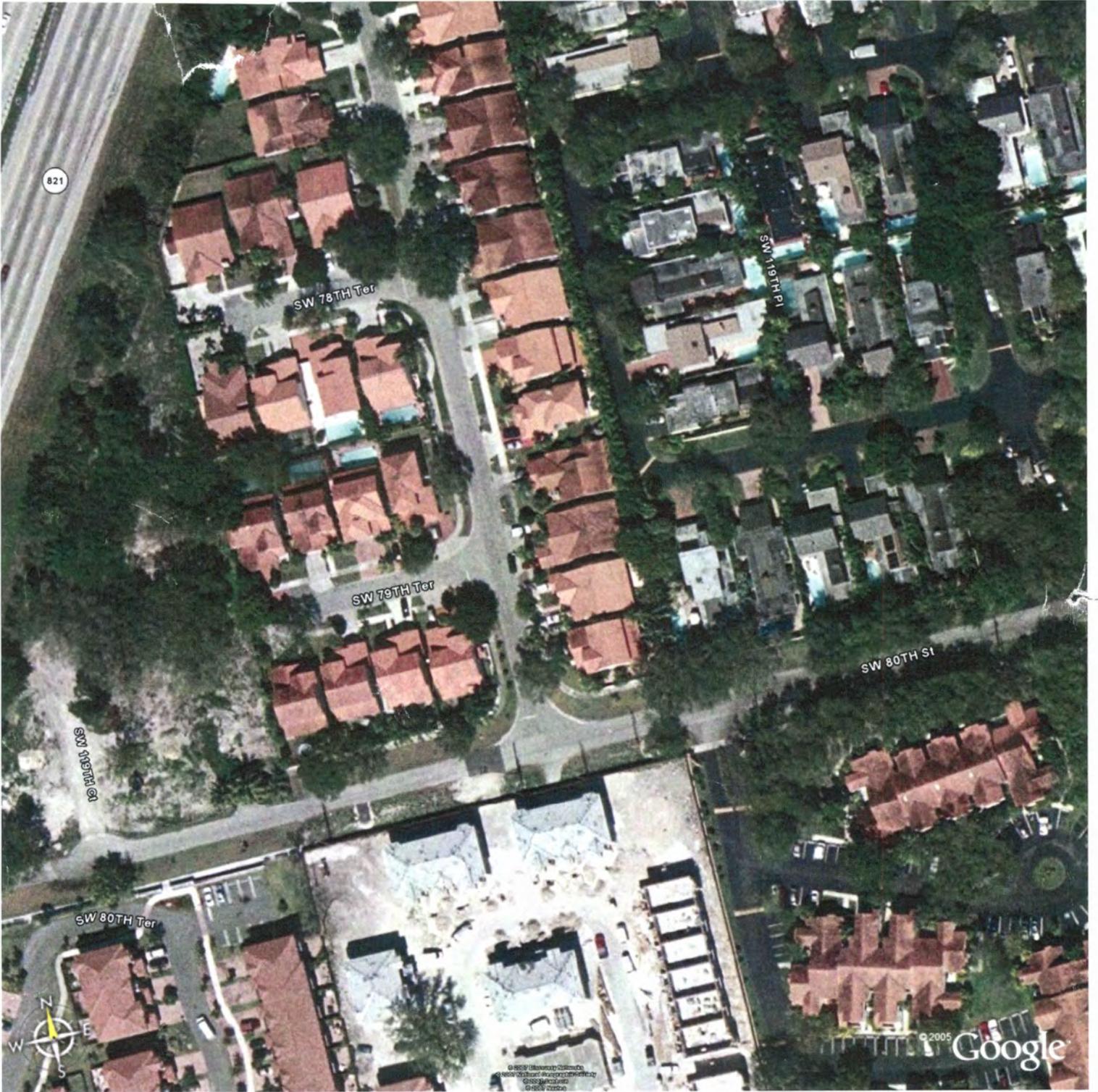
**Sale Information:**

|              |            |
|--------------|------------|
| Sale O/R:    | 21971-1709 |
| Sale Date:   | 1/2004     |
| Sale Amount: | \$300,000  |

**Assessment Information:**

| Year:             | 2006      | 2005      |
|-------------------|-----------|-----------|
| Land Value:       | \$453,024 | \$254,826 |
| Building Value:   | \$0       | \$0       |
| Market Value:     | \$453,024 | \$254,826 |
| Assessed Value:   | \$453,024 | \$254,826 |
| Total Exemptions: | \$0       | \$0       |
| Taxable Value:    | \$453,024 | \$254,826 |

FEB 08 2007  
Item B  
Exhibit B-4  
Appl. B



FEB 08 2007

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 14

SEPTEMBER 06, 2006

RESOLUTION #: CZAB14-28-06

| ITEM# | HEARING# | APPLICANT'S NAME | SS-TT-RR |
|-------|----------|------------------|----------|
| 4     | 06-3     | EUREKA COVE, LLC | 31-55-40 |

| EX. # | EXHIBIT DESCRIPTION                       | IN FILE |
|-------|---|---------|
| 4-1   | Eureka Cove "Site Plan & Tabulation Data" | YES     |
| 4-2   |   |         |
| 4-3   |   |         |
| 4-4   |   |         |
| 4-5   |   |         |
| 4-6   |   |         |
| 4-7   | Exhibit<br>complete                       |         |
| 4-8   |   |         |
| 4-9   |   |         |
| 4-10  |   |         |
| 4-11  |   |         |
| 4-12  |   |         |
| 4-13  |   |         |
| 4-14  |   |         |
| 4-15  |   |         |
| 4-16  |   |         |
| 4-17  |   |         |
| 4-18  |   |         |

EXHIBIT LIST

COMMUNITY ZONING APPEALS BOARD 14

SEPTEMBER 06, 2006

RESOLUTION #: CZAB14-28-06

| ITEM# | HEARING# | APPLICANT'S NAME | SS-TT-RR |
|-------|----------|------------------|----------|
| 4     | 06-3     | EUREKA COVE, LLC | 31-55-40 |

| EX. # | EXHIBIT DESCRIPTION                       | IN FILE |
|-------|---|---------|
| 4-1   | Eureka Cove "Site Plan & Tabulation Data" | YES     |
| 4-2   |   |         |
| 4-3   |   |         |
| 4-4   |   |         |
| 4-5   |   |         |
| 4-6   |   |         |
| 4-7   |   |         |
| 4-8   |   |         |
| 4-9   |   |         |
| 4-10  |   |         |
| 4-11  |   |         |
| 4-12  |   |         |
| 4-13  |   |         |
| 4-14  |   |         |
| 4-15  |   |         |
| 4-16  |   |         |
| 4-17  |   |         |
| 4-18  |   |         |

*Handwritten notes in red and blue ink:*  
12/16/06  
Rec  
12/16/06  
16-109

MIAMI-DADE COUNTY  
COMMUNITY ZONING APPEALS BOARD - AREA 14  
MOTION SLIP

4

APPLICANT'S NAME: EUREKA COVE, LLC

REPRESENTATIVE: FELIX LASARTE & MARTIN YABOR

| HEARING NUMBER     | HEARING DATE       | RESOLUTION NUMBER |              |
|--------------------|--------------------|-------------------|--------------|
| 06-9-CZ14-4 (06-3) | SEPTEMBER 06, 2006 | CZAB14            | <b>28</b> 06 |

**REQ:** AU to RU-TH

**REC:** APPROVE SUBJECT TO COVENANT

|  |  |  |
|--|--|--|
| <input type="checkbox"/> WITHDRAW:                                 | <input type="checkbox"/> APPLICATION               | <input type="checkbox"/> ITEM(S): _____                                      |
| <input type="checkbox"/> DEFER:                                    | <input type="checkbox"/> INDEFINITELY              | <input type="checkbox"/> TO: _____ <input type="checkbox"/> W/LEAVE TO AMEND |
| <input checked="" type="checkbox"/> DENY:                          | <input checked="" type="checkbox"/> WITH PREJUDICE | <input type="checkbox"/> WITHOUT PREJUDICE                                   |
| <input type="checkbox"/> ACCEPT PROFFERED COVENANT                 | <input type="checkbox"/> ACCEPT REVISED PLANS      |  |
| <input type="checkbox"/> APPROVE:                                  | <input type="checkbox"/> PER REQUEST               | <input type="checkbox"/> PER DEPARTMENT <input type="checkbox"/> PER D.I.C.  |
|  | <input type="checkbox"/> WITH CONDITIONS           |  |
| <input checked="" type="checkbox"/> APPLICANT PROFFERED A COVENANT |  |  |
|  |  |  |
|  |  |  |

| TITLE              | M/S | NAME                   | YES | NO | ABSENT |
|--------------------|-----|------------------------|-----|----|--------|
| MR.                |     | Samuel L. BALLINGER    |     |    | X      |
| MR.                | M   | Wilbur B. BELL         | X   |    |        |
| MS.                |     | Dawn Lee BLAKESLEE     | X   |    |        |
| MS.                |     | Rose L. EVANS-COLEMAN  |     |    | X      |
| VICE-CHAIRMAN      | S   | Curtis LAWRENCE (C.A.) | X   |    |        |
| MADAME CHAIRPERSON |     | DR. Pat WADE           | X   |    |        |
| VOTE:              |     |                        | 4   | 0  |        |

EXHIBITS:  YES  NO

COUNTY ATTORNEY: LEIGH MACDONALD

