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RECEIVED BY CLERK
Item #
Application (D)
OCT 10 1996
STUDY AREA B
Lt. CLERK OF BOARD

#1

97R145728 1997 APR 04 09:58

DECLARATION OF RESTRICTIVE COVENANTS Exhibit STUDY AREA B

WHEREAS, the undersigned Miami Gardens Park, Limited Partnership (the "Owner") is the owner of those certain parcels of real property located in Dade County, Florida that are described in Exhibit "A" hereto (the "Property"). The property constitutes the majority of the land that is the subject of Application Number 1 in the November 1995 cycle of applications to amend the CDMP, as such term is defined below.

WHEREAS, in order to assure the Board of County Commissioners of Metropolitan Dade County that representations made to it by the Owner during the Board's consideration of the adoption of certain amendments to the 2000/2010 Land Use Plan Map of the Comprehensive Development Master Plan for Dade County (the "CDMP") will be abided by, the Owner voluntarily makes the following Declaration of Restrictive Covenants (the "Declaration") regarding its Property.

NOW, THEREFORE, the Owner hereby voluntarily makes the following Declaration, covering and running with the title to the Property, in favor of Dade County for the benefit of the public:

1. Uses on the Property: The Property has been designated under the CDMP for "Business and Office" uses, as that term is defined in the CDMP. Uses on the Property shall be as permitted by the Zoning district or districts that are adopted, from time to time, as to the Property. Uses on the Property shall additionally conform to the provisions of this Declaration.

2. Schematic Master Framework for Development of the Property. Exhibit "B" to this Declaration is a schematic framework of three points of access to the Property from: the publicly dedicated roadways of Miami Gardens Drive and N.W. 57 Avenue; and the property lying southerly of the Property. These three (3) connecting roadways shall be the minimum connections required. The locations of the roadways shown on the schematic framework of Exhibit "B" are not necessarily the exact locations of the points of connection of the Property to be provided to Miami Gardens Drive, N.W. 57 Avenue or to the abutting property to the south. The final locations of these three mandatory roadways that are depicted on the schematic framework of Exhibit "B" shall be as located on a Master Plan, adopted in accordance with Section 28.17 of the Code of Metropolitan Dade County (the "Code") or on one or more subdivision plats of the Property. If no Master Plan under Section 28.17 of the Code is adopted for the Property and if a subdivision plat of less than all of the Property is filed, such subdivision plat shall encompass parcels that are substantially similar to those tracts which are identified in this Declaration as "Master Tracts" and shall specify the location of all three (3)

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connecting roadways. Any final location of these three (3) roadways shall require that the roadways interconnect.

At the first approval of a Master Plan for the entire Property or a subdivision plat of a portion of the Property, at least one Primary Mixed Use Street, as further described in Section 4D of this Declaration and having a minimum length of 990 feet shall be designated. In any subdivision of a Master Tract, street types shall be specified for all streets created.

3. Creation of Master Tracts on the Property:

Exhibit "C" establishes a schematic framework of tracts into which the Property will be parceled. This framework reflects the relationships among the tracts and the distance of each tract from the public roadways that abut the Property on the north and east. The size and boundaries of the tracts shown on Exhibit "C" are not necessarily the exact size and boundaries thereof, which will be established upon a subdivision of the tracts in accordance with Chapter 28 of the Code or a rezoning in accordance with Chapter 33 of the Code.

The tracts that are depicted on Exhibit "C" may subsequently be subdivided in accordance with Chapter 28 of the Code and the standards of the zoning districts applicable to such respective tract, as they may be varied by the terms of this Declaration. For further use in this Declaration, the tracts that are depicted and labeled on Exhibit "C" are referred to, respectively, as the "Red Road Frontage Tract", the "Miami Gardens Frontage Tract", and the "Southwesterly Corner Tract" and are individually and collectively referred to as the "Master Tracts".

Development of and on the Master Tracts shall be subject to Urban Design Guidelines that are set forth in Section 4 of this Declaration. Development on an individual Master Tract shall further be subject to one or more specialized Urban Design Guidelines that is or are applicable to the respective Master Tract and that are set forth in Section 5 of the Declaration.

4. Urban Design Guidelines that Affect all of the Master Tracts:

All of the Master Tracts are subject to the following Urban Design Guidelines. The purpose of these Urban Design Guidelines is to ensure that development of this infill location that is the Property will foster the creation of a memorable, lasting, pedestrian-oriented Town Center. These Urban Design Guidelines will govern future detailed site designs that will be prepared for

the Property and that shall be the basis for urban design review of those future detailed designs. The Urban Design Guidelines require certain features in order to establish a strong sense of place and to lend a positive identity to the area.

A. Site Layout.

1. Flexible Pattern Allowing for Mix of Uses:

The development pattern shall allow for a combination of retail, entertainment, office, personal and professional service business uses, and residential uses in close proximity.

2. Major Development Components:

The Property shall be subdivided into the Master Tracts for the purposes of this Declaration. These Master Tracts are conceptually depicted and labeled on Exhibit "C". The precise boundaries between these Master Tracts shall be established at the time of any necessary subdivision approval, rezoning or site plan review. Development may constitute a hybrid of Traditional Neighborhood Development and conventional auto-oriented development where the part of the Property is affected by major surrounding roadways. Each Master Tract is subject to this Section 4. In addition, the Miami Gardens Frontage Tract and the Red Road Frontage Tract shall be permitted to contain an Auto-Oriented Component, subject to the guidelines applying to that Component, as described in Section 5D of this Declaration.

3. Basic Pattern of Blocks and Streets:

A basic pattern of blocks and circulation elements shall be established within the Master Tracts so as to provide: interconnection of streets; orientation of lots, development sites and buildings to the streets; and to accommodate further subdivision. This block pattern shall be designed to complete unfinished blocks that occur where a block directly abuts a parcel that is not a part of the Property, by directing the rear of the block on the Property to abut the rear of the block on the abutting parcel. The block pattern shall also create lots that have discernable front and rear lot lines. — *No individual lot lines*

4. Block Dimensions and Permeability:

Blocks shall be small to encourage pedestrian circulation. Under no circumstance shall a block exceed 600 feet by 600 feet from edge to edge or the equivalent area in square feet. No block frontage shall exceed 450 feet in length without an alley or pedestrian

pathway that provides access through the block to another street or alley.

B. Position of Buildings.

1. Along the Block Edge:

Buildings shall be positioned close to streets and shall generally be aligned along the edges of blocks, in order to shape high-quality, and human-scaled public spaces including spatial enclosure of streets, as provided in Section 4D hereof.

2. Terminated Vistas:

Care shall be taken in the detailed site design to ensure that views down street axes are concluded by building fronts. Where possible, the special sites established by these "terminated vistas" shall be reserved for buildings of public significance, such as civic buildings, entertainment uses, or anchor tenants and may include squares, plazas or places with special setbacks. Terminated vistas shall be reflected in building designs by special architectural features.

3. Western Edge of the Property:

Except for residential or office uses as provided below in this subsection "Western Edge of the Property", development shall feature a linear buffer area no less than 100 feet in width, consisting of 50 feet of extensive landscaping treatment on the western half of the buffer plus 50 feet of area in which no buildings may be located.

In the case of residential uses and/or Greens at the western boundary of the Property, no buffer area shall be required, but rear setbacks of buildings from the western line of the Property shall be equivalent to the corresponding rear setbacks of the adjacent neighboring subdivision or the setbacks required by the Code for residential structures that are most similar to the proposed residential development, whichever is greater. *

In the case of office uses at the western boundary of the Property that are no higher than two (2) storys, the only required buffer shall be the 50 feet of landscape area which shall constitute the setback. Office uses higher than two (2) storys shall comply with the setbacks established by the Code and which shall be measured from the easterly edge of the extensively landscaped 50 foot buffer.

C. Street Details.

1. Network of Streets:

In addition to the three mandatory roadways described in Section 2 above, the development of the Property shall feature an interconnected network of secondary streets.

2. Connections:

The development of the Property shall allow for pedestrian and vehicular access to the adjacent developments beyond the northern and southern boundaries of the Property. The design for the development shall also allow for potential future accesses to the neighboring development to the west of the Property. No westerly access shall be constructed unless such access has been approved by the neighboring property owners adjoining to the west and by any homeowner's associations that represent such neighboring properties in accordance with the applicable homeowners association agreements.

3. Range of Street Types:

The development of the Property shall incorporate primarily the traditional neighborhood street types listed below, together with such other specialty street types that are determined in coordination with the Department of Planning, Development, and Regulation to be necessary to optimize creative design and enable pedestrian and traffic circulation:

Primary Mixed-use Streets shall be designed with:

- one or two travel lanes in each direction including any turn lane;
- each travel lane not more than 12' in width, including gutters;
- diagonal or parallel onstreet parking on each side; and
- sidewalks not less than 10' wide on each side;
- curbs-and-gutters; and
- a median or pedestrian island(s) if four lanes wide.

Local Two-way Streets shall be designed with:

- one travel lane in each direction;
- each travel lane not more than 11' in width, including gutters;
- parallel onstreet parking on at least one side;
- landscaping strips on both sides, not less than 5' wide, with regularly spaced shade trees in accordance with Chapter 18A of the Code and accompanying Landscape Manual;

- Curbs-and-gutters where any parallel parking occurs, and optionally elsewhere; and
- sidewalks not less than 6' wide on each side.

Local One-way Streets shall be designed with:

- one travel lane, not more than 11' in width;
- parallel onstreet parking on at least one side;
- sidewalks not less than 5' in width; and
- a landscaping strip on at least one side, not less than 5' wide, with regularly spaced shade trees in accordance with Chapter 19A of the Code and accompanying Landscape Manual;
- curbs-and-gutters where any parallel parking occurs, and optionally elsewhere;

Lanes shall be designed with:

- one or two travel lanes;
- each travel lane not more than 9' in width;
- with or without a landscaping strip on one or both sides, but in the case of no landscaping strip, care shall be taken to provide for spatial definition by architecture;
- with either curbs-and-gutters or swales; and
- a sidewalk not less than 5' wide.

Alleys shall be aligned along the rear and/or side lot lines to provide for pedestrian and vehicular access to the interior of the block and back sides of properties and shall be designed not more than 24' wide. In one-way conditions, alleys shall include a paved surface of 9 feet minimum width and 14 feet maximum width. In two-way conditions, alleys shall include a paved surface of 12 feet minimum width and 24 feet maximum width.

Pedestrian Paths shall be designed exclusively for the movement of pedestrians and cyclists through blocks and shall be designed with:

- building walls, hedges, fences or garden walls on either side, not less than 3 feet high and not less than 50% opaque;
- a path not less than 6' wide, paved with standard paving materials, special pavers, or crushed stone; and
- shade to be provided either architecturally or with regularly spaced, aligned shade trees of native species.

Each street type shall be modified as necessary to respond to any applicable design criteria for interconnections with major surrounding roadways abutting the Property.

4. Radii:

Corners shall be designed according to the criteria set forth in the Dade County Traditional Neighborhood Development District (TND) Ordinance, as adopted in 1991.

5. Traffic Calming:

The development on the Property shall be permitted to feature modern traffic calming devices (TCD's), as described in *Traffic Calming Guidelines*, published by Devon County Council Engineering and Planning Department, 1991 (ISBN 1-85522-077-6, second printing March 1992).

D. Spatial Enclosure.

Street width, building position, and building height shall be coordinated in design so as to produce a sense of spatial enclosure. The site and development plans shall create proportions of building height to street width of approximately 1:2 and 1:3, wherever feasible and in particular, on Primary Mixed Use Streets and on Local Two-Way streets. Under no circumstances shall the proportion of building height to street width be wider than 1:6, except in the case of the Auto-Oriented Components along Red Road or Miami Gardens Drive which are abutting section line roads.

E. Parking.

1. Location:

On-street parking is to be provided within the development on most streets, including any Primary Mixed-Use Streets. Off-street parking lots are to be located in the rear and/or sides of buildings, except in the case of any Auto-Oriented Components in which up to 75% of the required parking may be allowed in front or on the side of buildings between the building and the off-site arterial roadways, in accordance with Section 5(D) of this Declaration. Parking lots shall be interconnected for ease of circulation.

2. Requirements:

Business uses containing 1,500 square feet or less that are developed on the Property may receive a twenty five (25%) percent reduction to the minimum parking requirements applicable to such Business use. Further, the minimum number of required parking spaces shall be determined by use of the standard ULI Shared Parking analysis procedure created by Barton-Aschman Associates,

Inc. and described in the publication *Shared Parking*, the Urban Land Institute, Washington DC, 1983 (ISBN 0-87420-652-9). The purpose of this calculation is to allow for functional shared use of parking by entertainment, retail, workplace and residential components of the development on the Property, to minimize oversized parking areas and to minimize the size of impervious surfaces.

3. Shared Parking:

Because of the pedestrian orientation of development on the Property, wherever its development components and uses are integrated, all parking spaces provided within the portion of the Property that is integrated shall be considered part of a single overall supply for the purposes of meeting minimum parking requirements and calculating of shared parking. Non-residential uses developed on the Property shall not restrict parking for use solely by the patrons of such non-residential use, except that twenty (20%) percent of parking for Office development may be reserved to that Office use. For purposes of calculating the provision of required parking, development components and uses and the parking provided thereby, shall be deemed to be integrated except in cases where the uses, entrances or parking areas are walled or physically separated so as to define a particular development component, or where parking is assigned to users of an individual development. Except in cases where parking is permissibly assigned, offsite parking for any use that is developed on the Property may be provided within a 1,320 foot walking radius to such use. For the purposes of counting the number of parking spaces supplied to meet minimum parking requirements, all on-street spaces within a particular development component or integrated development shall be considered part of the supply.

4. Parking Surfaces:

Up to 25% of the peripheral parking stalls may be surfaced by pervious surfaces, including stabilized sod, rather than standard pavement materials in appropriate location and circumstances.

F. Architecture.

1. Architectural Details.

The plans for development on the Property shall ensure architectural interest by incorporating fundamental aspects of urban architecture such as: cornice lines; the use of compatible materials; articulation of the facades; and variation of rooflines. These fundamental architectural issues will be reviewed at the time

the site plan of a proposed part of the Property is reviewed.

2. Location of Entrances and Orientation of Buildings:

Building sites and architectural designs shall be organized so that primary entrances to all buildings constructed on the Property shall face the most pedestrian-oriented adjacent streets and/or public spaces. *

3. Monument and Tower Features:

Development on the Property shall provide Monument / Tower features which act as symbols of the neighborhood and as wayfinding landmarks. There may be up to three such Monuments / Towers on the Property. These Monuments / Towers shall be positioned in locations of spatial and visual prominence to give emphasis to important buildings or public spaces and shall be limited to no more than 750 square feet in footprint. No portion of the Monuments / Towers shall exceed 120 feet in height. Monuments / Towers may or may not incorporate classic large-scale signage and lighting, in order to create a lively ambience, enhance awareness of the entertainment scene, and draw attention to special entertainment provider(s) within the development. This signage and lighting may include animated features, time and temperature indications, indication of movie titles or film previews, marquee, a "news zipper" feature, up-lights, beacons, sconces, and limited use of neon or laser lighting. The precise design of any Monument / Towers, and their signage and lighting, shall be subject to review and approval by the Director of the Department of Planning, Development and Regulation or its successor department (the "DPDR").

5. Additional Guidelines Affecting Particular Components of the Property

A. For Primary Mixed-Use Streets and Development Fronting thereon:

1. Build-to Line Location:

A Build-to line shall be established 0' from the property line bordering Primary Mixed-Use Streets. Buildings on Primary Mixed-Use Streets shall be built to provide continuity of storefronts along the Build-to line for no less than 75% of the street frontage. No gaps along this street frontage shall exceed 70' in width. *Exception:* In the case of outdoor dining and similar outdoor activities, up to 40% of storefronts may be positioned at a setback up to 15' from the property line instead of along the

Build-to line.

2. Awnings, Arcades, Colonnades, Marquees and Balconies:

Buildings facing Primary Mixed-Use Streets shall be required to provide shade for storefronts and protection for pedestrians by means of some combination of awnings, arcades, colonnades, marquees or cantilevered balconies. The design of arcades and colonnades shall conform to standards set forth in the Dade County Traditional Neighborhood Development District (TND) Ordinance, as adopted in 1991.

3. Right to Inhabit Space above Arcades and Colonnades:

Enclosed, private, leasable space shall be permitted on floors above arcades and colonnades on buildings facing Primary Mixed-Use Streets, in the case of either private or publicly dedicated streets.

4. Street Trees:

Architectural devices as described in Section 5A "Awnings, Arcades, Colonnades, Marquees and Balconies" above shall be the primary means of providing shade on Primary Mixed-Use Streets. Street tree requirements on Primary Mixed-Use Streets shall be provided in accordance with Chapter 18A of the Code of Metropolitan Dade County and its accompanying landscape Manual.

5. Transparency:

The ground-floor building walls facing Primary Mixed-Use Streets shall have storefront windows and/or doors covering no less than 75% of that portion of the wall area between three (3) feet and ten (10) feet in height. Storefronts shall remain unshuttered at night, shall utilize transparent glazing material and shall provide view of interior spaces lit from within.

6. Spacing of Entrances:

On Primary Mixed-Use Streets where building frontages exceed 50 feet in length, doors or entrances with public access shall be provided at intervals averaging no greater than 100 feet apart.

B. For Special Public Places.

1. Special Setbacks:

At special locations to be determined in the detailed design

process that is a part of site plan review, such as at a public Plaza or certain corner locations, custom Build-to line locations shall be established, along which building fronts must align.

2. Square or Green:

A site, of not less than 10,000 square feet in area, shall be reserved for a public Square or Green. This site will be positioned in a location of geometric significance, such as terminating a street vista or at the intersection of two special streets. The Square or Green may be partially occupied by a civic building.

C. For Secondary Streets.

1. Maximum Setbacks:

Buildings along Secondary Streets are to be positioned closely along the streets, but may be permitted to have shallow dooryards or planting areas between the building and the sidewalk. Buildings along Secondary Streets shall be set back no further than 17' from the front property line, exclusive of porches or balconies. No minimum setback shall apply but build-to lines shall be established for each street during the site plan and design process for each street. Stoops may encroach in the setback along Secondary Streets, provided a clear walking space no less than 5' wide is maintained along sidewalks. Cantilever balconies may encroach above the setback and sidewalk, provided a clear walking area no less than 9' high is maintained along sidewalks.

D. For Auto-Oriented Components.

1. Definition:

Auto-Oriented Components are defined to be those parts of the Red Road Frontage Tract and the Miami Gardens Frontage Tract having a depth into the Property that does not exceed 950 feet, measured from the right-of-way of Red Road and Miami Gardens Drive, respectively. 

2. Parking Locations:

Any Auto-Oriented Components may be designed with up to 75% of the required parking located between the building and the off-site arterial roadway. The parking lots are to occupy regular blocks or portions of blocks, with drive aisles or fronting streets arranged so as to provide a direct connection between adjacent streets and the sidewalks in front of buildings in the Auto-Oriented Component.

3. Placement of Buildings:

Not less than 25% of the building elements constructed on an Auto-Oriented Component will be placed so that such percentage of building components are located not further than: 155 feet from the westerly canal edge along Red Road; or 135 feet from the Miami Gardens Drive right-of-way. In the case that: a Primary Mixed-Use Street is designated within 660 feet of an Auto-Oriented Component; and an extension of such Primary Mixed-Use Street is designated to traverse the Auto-Oriented Component; then not less than thirty (30%) percent of the building elements along that traversing street shall be placed at the build-to line that is established for either the Primary Mixed-Use Street or the intervening portion of the traversing street.

4. Connections:

Clear, open pedestrian connections are required between the Auto-Oriented Components and the remainder of the development. These connections shall be shaded either by landscaping or by architectural means.

6. Development Orders to be Consistent with Urban Design Guidelines:

All applications for Development Orders of Metropolitan Dade County that are requested as to any part of the Property shall be consistent with the CDMP and substantially consistent with the terms of this Declaration including, specifically, the Urban Design Guidelines that are set forth herein.

Should compliance with the terms of this Declaration require a variance from the provisions of the Code, the Owner shall apply for such Code-provision variances and shall exhaust all available administrative remedies to obtain them. If any board or department considering an application for a Development Order as to the Property requires a modification of the application or any provision thereof the Owner shall, in good faith, pursue the modification to the application, provided such modified Development Order is consistent with the CDMP and substantially consistent with the Urban Design Guidelines set forth herein. In those cases where compliance with the Urban Design Guidelines set forth in this Declaration is not possible based on the final denial of the administrative appeal of the Code variance application, then compliance with those specific Urban Design Guidelines, as to that part of the Property which was the subject of the denied application, is waived.

three (3)

* Not earlier than the expiration of ~~two (2)~~ years from the date of the recording of this Declaration, if less than twenty (20) acres of the Property has been developed or is under development with: physical improvements to the real estate pursuant to a final plat or waiver of plat in accordance with Chapter 28 of the Code; or with the construction of buildings, then the Property shall not be required to comply with the Urban Design Guidelines of this Declaration with the exception of Section 4A "Site Layout" and Section 4B3 "Western Edge of Property".

7. Consultation with the Director of the DPDR:

Prior to filing any application for any Development Order, the Owner shall consult with the Director of the DPDR or his or her designee, in an effort to ensure that all applications regarding the Property will be consistent with the CDMP and substantially consistent with the provisions of this Declaration including, but not limited to, the Urban Design Guidelines contained herein.

8. Relief from Certain Provisions of the Code.

It is the Owner's intent to enable development of the Property to conform to the Urban Design Guidelines. For this reason, the Owner will, from time to time, make applications for Development Orders that will seek relief from application of certain provisions of the Code in various areas which include the following general areas:

- (i) Minimum width of roadways that are dedicated to the public;
- (ii) Maximum limitations as to lot coverage;
- (iii) Prohibitions or limitations as to a mix of uses on a single lot or tract;
- (iv) The requirement for constructing a dividing structure or barrier between residential and business uses;
- (v) The requirement that landscaped buffers be created and maintained between roadways and business, office and residential uses; and
- (vi) Restrictions per the signage ordinance of the Code.

9. Miscellaneous.

(i) This Declaration constitutes a covenant running with the title to the Property. This Declaration shall be recorded in the Public Records of Dade County, Florida promptly upon the effective date of the amendment to the CDMP regarding the Property. The date of such recording is the Effective Date of this Declaration. This Declaration shall remain in full force and effect and be binding upon the Owner and its successors and assigns until such time as this Declaration is amended, modified or released in accordance with the procedures set forth herein. This Declaration is for the public welfare.

(ii) The covenants contained herein shall be binding on all parties and all persons claiming under them for a period of 30 years from the date this Declaration is recorded, after which time the covenants shall be extended automatically for successive periods of ten (10) years, unless an instrument signed by a majority of the then owner(s) of the Property has been recorded agreeing to change the covenants in whole or in part and provided that the covenants have first been modified, amended or released by Metropolitan Dade County, in accordance with the procedures set forth in subparagraph 8(iii) below.

(iii) This Declaration may be modified, amended or released as to all or any portion of the Property by a written instrument executed by the then owner of the affected Property, provided that the amendment is also approved by the Board of County Commissioners of Metropolitan Dade County, Florida. Such amendment shall be subject to the provision regarding amendments to comprehensive plans in conformity to the Local Governmental Comprehensive Planning and Land Development Regulation Act of the State of Florida and to the Code governing amendments to the CDMP.

(iv) Should this Declaration be modified, amended or released, the Director of the DPDR shall forthwith execute a written instrument effecting such modification, amendment or release.

(v) Enforcement of this Declaration shall be by action at law or in equity against any person violating or attempting to violate any covenant. Enforcement may be sought either to restrain violation or to recover damages. The prevailing party in the action shall be entitled to recover, in addition to payments allowed by law, such sum as the Court may award as reasonable attorneys fees for such prevailing party.

DEL: 17589PG1932.
REC:

Tract "E" of MIAMI GARDENS PARK according to
the Plat thereof as recorded in Plat Book 145,
Page 97 of the Public Records of Dade County,
Florida.

EXHIBIT "A"

OFF. REC. 17589-01933

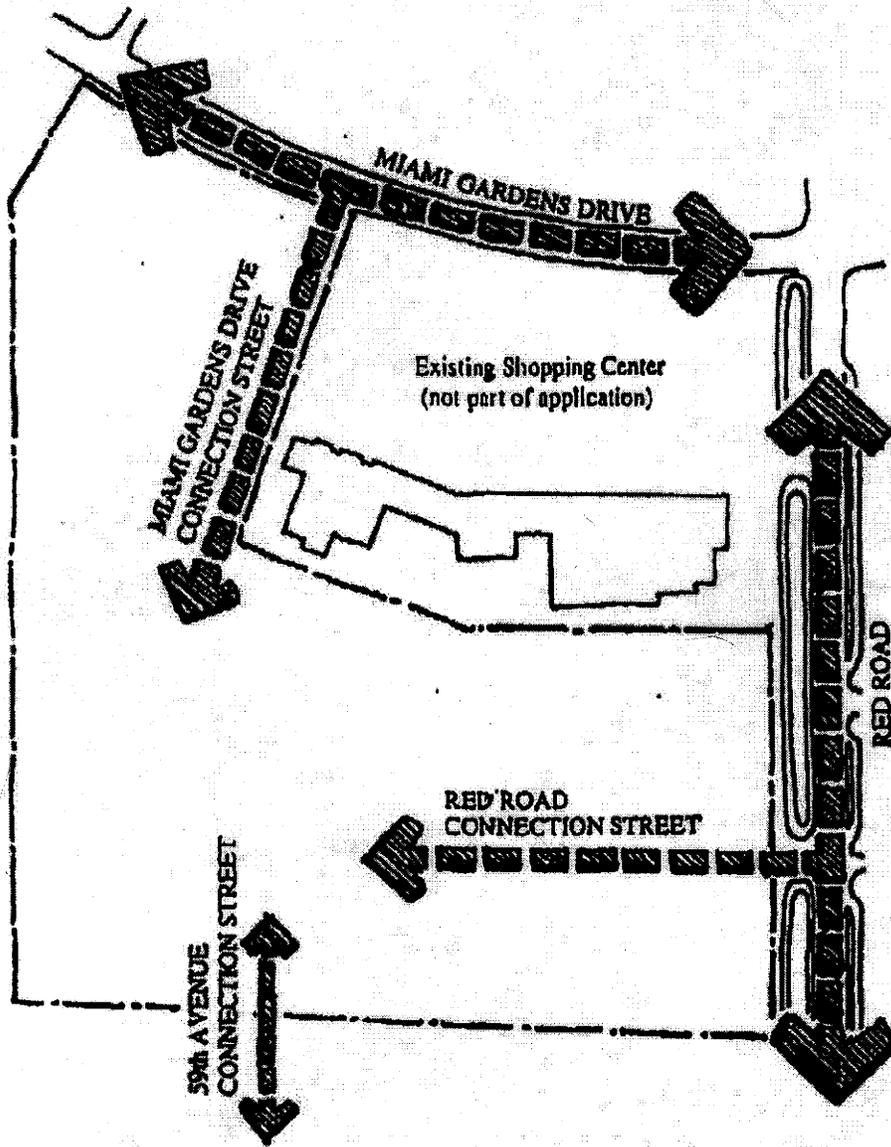


EXHIBIT "B": MAJOR ACCESS FRAMEWORK

OFF. REC. 17589 1934

RECORDED IN OFFICIAL RECORDS
OF DATE 11-11-1934
RECORDED BY
HARVEY HUVIN
CLERK CIRCUIT COURT

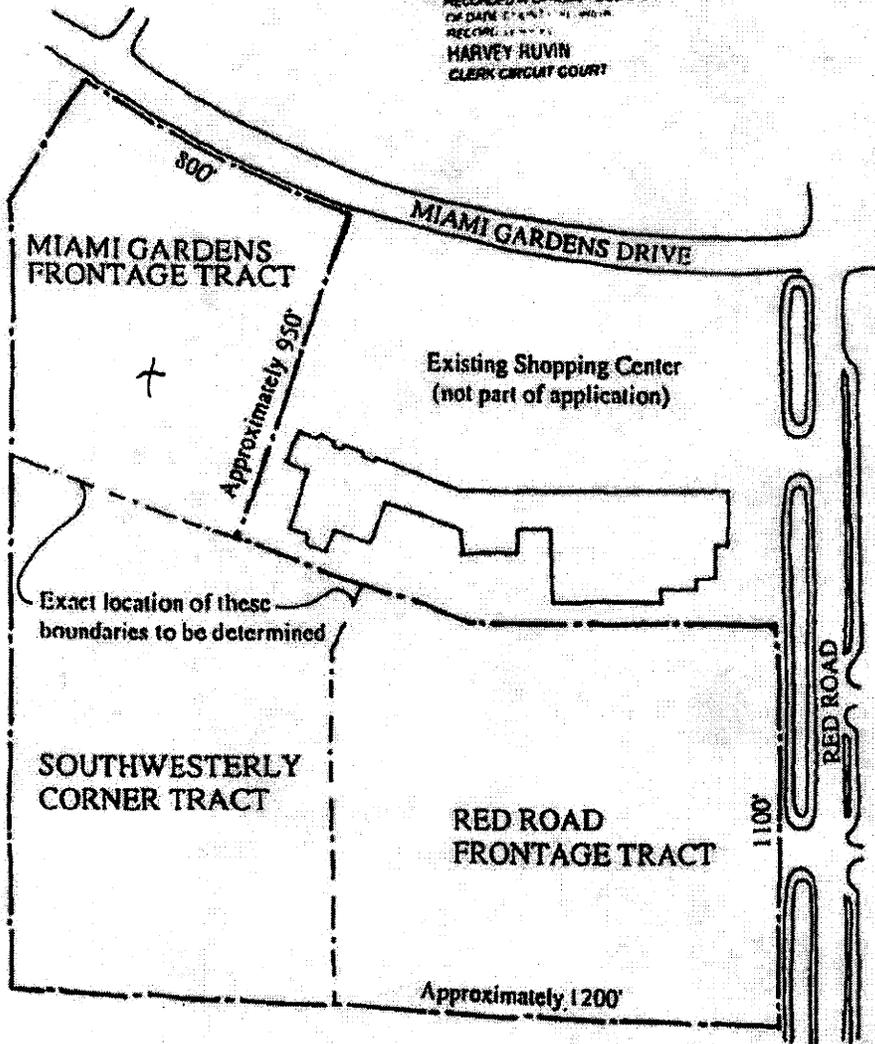
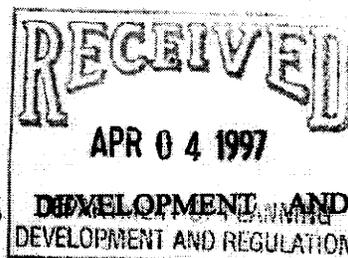


EXHIBIT "C": MAJOR DEVELOPMENT COMPONENTS

17589 pg 1917
12-52-40

OPINION OF TITLE



TO: DADE COUNTY DEPARTMENT OF PLANNING,
REGULATION

With the understanding that this opinion of title is furnished to Dade County Department of Planning, Development and Regulation, Florida, as an inducement for acceptance of a Declaration of Restrictive Covenants covering the real property hereinafter described, it is hereby certified that we have examined Title Commitment Number FA-CC-212125, as endorsed by Endorsement Numbers 1, 2, 3 and 4, all issued by First American Title Insurance Company and the last of which is dated November 9, 1994 (the "Title Commitment"). The Title Commitment covers the period from the BEGINNING to October 27, 1994 at 2:30 p.m. inclusive. We have also examined title updates under the Title Commitment, covering the period from August 20, 1994 through March 14, 1997, at 2:30 P.M. The Title Commitment and the title updates all refer to the following described real property:

Tract "E" of MIAMI GARDENS PARK, according to the Plat thereof as recorded in Plat Book 145, Page 97, of the Public Records of Dade County, Florida.

We are of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

MIAMI GARDENS PARK, LTD., a Florida limited partnership.

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES: None.
2. RECORDED MECHANICS LIENS, CONTRACT LIENS & JUDGMENTS: None.
3. GENERAL EXCEPTIONS:
 1. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
 2. Rights of persons other than the above owners who are in possession.
 3. Facts that would be disclosed upon accurate survey.
 4. Any unrecorded labor, mechanics' or materialmens' liens.
 5. Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS:

6. Restrictions and easements contained in Plat of Miami Gardens Park, Plat Book 145, Page 97.
7. Declaration of Restrictions filed July 23, 1982, in Official Records Book 11507, at Page 577.
8. Grant of Easement to Metropolitan Dade County filed January 16, 1991, in Official Records Book 14859, at Page 2205.
9. Drainage Easement for Canal Maintenance, filed March 6, 1962, under Clerk's File No. 62R-39461.
10. Declaration of Restrictions filed July 6, 1977, in Official Records Book 9731, at Page 745.
11. Agreement filed July 21, 1972, under Clerk's File No. 72R-163456; re-recorded under Clerk's File No. 72R-169917, as superceded by Agreement filed August 19, 1980, in Official Records Book 10844, at Page 1381.
12. Grant of Easement to Miami-Dade Water and Sewer Authority, filed May 14, 1981, in Official Records Book 11101, at Page 1418.
13. Reservations in favor of the Trustees of the Internal Improvement Fund of the State of Florida contained in Deed recorded in Deed Book 176, at Page 339, as to:
 - a. Canal rights
 - b. Easement for canal purposes
 - c. 3/4ths interest in all phosphate, mineral and metal rights
 - d. 1/2 interest in all petroleum rights.
14. Riparian rights are neither guranteed nor insured.
15. Easement in favor of Florida Power & Light Company filed June 21, 1991, in Official Records Book 15075, at Page 2245.
16. Declaration of Restrictive Covenants filed September 13, 1991, in Official Records Book 15190, at Page 117.
17. Reciprocal Easement and Operation Agreement dated November 29, 1994, recorded in Official Records Book 16594, at Page 2794.
18. Declaration of Covenants, Conditions, Restrictions and Easements dated June 1, 1995, recorded in Official Records Book 16804, Page 4519.

All references are to the Public Records of Dade County, Florida.

Therefore, it is our opinion that the following party must join in the agreement in order to make the Declaration of Restrictive Covenant a valid and binding covenant on the lands described herein.

<u>NAME</u>	<u>INTEREST</u>	<u>SPECIAL EXCEPTION NUMBER</u>
None		

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

Respectfully submitted this 1
day of April 1997.

By: Lynn B. Lewis

Lynn B. Lewis
Lynn B. Lewis, P.A.
Suite 280
1390 Brickell Avenue
Miami, Florida 33131

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RESOLUTION NO. 4-ZAB-345-86

* The following resolution was offered by Mr. Thomas A. Conger seconded by Mr. Jose A. Losa and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret C. Nelson	absent
Peter Goldring	absent	Mary Jean Risi	aye
Levi A. Johnson	aye	Murray Sisselman	aye
Jose A. Losa	aye	R. Jolivet Frazier	aye
Joyce Masso	aye		

WHEREAS, HARBOUR DEVELOPMENT COMPANY, A FLA. PARTNERSHIP has applied for the following:

- (1) UNUSUAL USE TO PERMIT AN ENTRANCE FEATURE consisting of a decorative gate house, landscaping and a decorative wall.
- (2) SPECIAL EXCEPTION requesting site plan approval for a proposed zero lot line development on private drives, including the following non-use variances:
 - (a) to permit windows and doors facing the zero Lot line side (none permitted)
 - (b) to permit corner units to setback 10' (15' required) from the side street property lines.
 - (c) to permit swimming pools to setback 5' (10' required) from the interior sides property line, to setback 5' (7.5' required) from the rear property lines and to setback 10' (20' required) from the side street property lines.
 - (d) to permit units to setback from 10' to 50' from the zero lot line (not permitted).
 - (e) to permit models prior to platting.

Plans are on file and may be examined in the Zoning Department entitled "The Moors Parcel G North Zero Lot Line Homes" prepared by Joe Greenberg, A.I.A., dated last revised 7-30-86 on pages 1 through 6 dated last revised June 20, 1986 on pages 7 through 10, dated last revised August 7, 1986 on page 11 and last revised Aug-5-86 on page 12.

LEGAL DESCRIPTION: A portion of Section-12, Township 52 South, Range 40 East, of the "CHAMBERS LAND COMPANY SUBDIVISION", 2/27 and being more particularly described as follows:

COMMENCE at the Northwest corner of said Section 12 and run South 87 degrees 45 minutes 07 Seconds East along the North line of said Section 12 for 1122.51 feet; thence South 0 degree 04 minutes 37 Seconds East, along a line East of and parallel with the West line of said Section 12 (also being the Easterly Right-of-way line of N.W. 67th Avenue and its Northerly prolongation, as recorded in Official Records Book 10201 at Page 529 of the Public Records of Dade County, Florida) for 597.12 feet; thence North 89 degree 55 minutes 23 seconds East at right angle to the last described course, for 140.00 feet to a Point of Curvature; thence Easterly and Southeasterly along a circular curve to the right, having a radius of 520.00 feet and a central angle of 61 degree 27 minutes 37 seconds for an arc distance of 665.06 feet to the Point of Tangency; thence South 28 degree 37 minutes 00 seconds East, for 285.57 feet; thence North 61 degrees 23 minutes 00 Seconds East at right angles to the next and last described courses for 43.00 feet to the Point of Beginning of the following described parcel; thence North 28 degrees 37 minutes 00 Seconds West along the Easterly Right-of-Way line of Mediterranean Boulevard as shown on the plat of "THE MOORS SECTION ONE" according to the plat thereof as recorded in Plat Book 118 at Page 49 of the Public Records of Dade County, Florida for 28.83 feet to an intersection with the next described curve; thence run Northeastly along a circular curve to the left concave to the Northwest having a radius of 1540.00 feet and a central angle of 36 degrees 14 minutes 14 seconds for an arc distance of 973.99 feet to a Point of Intersection with

the next described curve, said Point of Intersection bears South 77 degrees 25 minutes 35 seconds East from the center point of the aforesaid curve and North 23 degrees 38 minutes 06 seconds East from the center of the following described curve; thence run Southeasterly along the arc of a circular curve to the right being the Southerly Right-of-Way line of Miami Gardens Drive, having a radius of 2809.79 feet and a central angle of 7 degrees 05 minutes 55 seconds for an arc distance of 348.12 feet to the Point of Tangency; thence South 59 degrees 15 minutes 59 seconds East, along the Southerly Right-of-Way line of Miami Gardens Drive for 675.85 feet; thence South 30 degrees 44 minutes 01 seconds West at right angles to the last mentioned course for 406.57 feet; thence South 0 degrees 06 minutes 59 seconds East, along a line West of and parallel with the East line of said Section 12 for 1230.96 feet; thence South 89 degrees 53 minutes 01 seconds West at right angles to the described course for 387.79 feet to a point on the next described curve, said point bears South 80 degrees 24 minutes 03 seconds East from the center of the next described curve; thence Northerly along a circular curve to the left having a radius of 613.00 feet and a central angle of 35 degrees 07 minutes 57 seconds for an arc distance of 375.88 feet to a Point of Compound Curvature; thence run Northwesterly along a circular curve to the left having a radius of 1417.00 feet and a central angle of 21 degree 34 minutes 00 second for an arc distance of 533.37 feet to the Point of Tangency; thence North 47 degrees 06 minutes 00 seconds West for 309.00 feet to a point of Curvature; thence run Northwesterly along a circular curve to the right having a radius of 917.00 feet and a central angle of 18 degrees 29 minutes 00 seconds for an arc distance of 295.85 feet to the Point of Beginning, (the last mentioned four courses being coincident with the Easterly Right-of-Way line of Mediterranean Boulevard as shown on said plat of "THE MOORS SECTION ONE") all lying and being in Dade County, Florida and containing 34.229 acres more or less.

LOCATION: SW corner of Miami Gardens Drive (NW 183rd St.) & theoretical NW 60 Ave., Dade County Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter it is the opinion of the Board that the requested unusual use, special exception and non-use variances would be in harmony with the general purpose and intent of the regulations, would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested unusual use to permit an entrance feature consisting of a decorative gate house, landscaping and a decorative wall, special exception for site plan approval for a zero lot line development on private drives, including the non-use variances be and the same are hereby approved, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but not be limited thereto, type, height and location of structures, density of occupancy for proposed development, off-street parking areas, type and location of signs, landscaping, drainage, ingress and egress drives, etc.

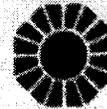
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "The Moors Parcel C North Zero Lot Line Homes" prepared by Joe Greenberg, A.L.A., dated last revised 7-30-86 on pages 1 through 6 dated last revised June 29, 1986 on pages 7 through 10, dated last revised August 7, 1986 on page 11 and last revised Aug-5-86 on page 12.
1. That the applicants submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
4. That a 6' opaque fence or wall be provided on the side and rear property lines to the rear of the front building lines, to enclose and provide privacy to the outdoor living spaces.
5. That the use be established and maintained in accordance with the approved plan.
6. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable and necessary by the Public Works Director. That the dedication and improvement be made at such time as requested by the Public Works Director.
7. That the applicants comply with all conditions and requirements of the Department of Environmental Resources Management.
8. That a recordable agreement be submitted to and meet with the approval of the Zoning Director providing for permanent and safe access for pedestrian and vehicular traffic within the development and particularly for right of access for fire, police, health, and sanitation and other public service personnel and vehicles. The agreement, which shall be a covenant running with the land, shall also include a stipulation that the streets, or accessways, shall be installed and maintained by the applicant, including, but not limited to, sidewalks, drainage facilities, water, sewers and fire hydrants, meeting with the approval of the Directors of the Public Works and Building and Zoning Departments. Such agreement shall be executed by all parties having an interest in the land and its improvements.
9. That the applicants comply with the requirements of the Building and Zoning Department concerning the construction of models prior to platting, and with the requirements of the Public Works Department concerning the entrance feature.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 10th day of SEPTEMBER, 1986.

Hearing No. 86-9-3
Typed 10/21/86 aa

METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
SUITE 1010
111 N.W. 1st STREET
MIAMI, FLORIDA 33128-1974
(305) 375-2600

March 17, 1992

Mr. Rafael Paiz
18355 N.W. 61 Avenue
Miami, Florida 33126

Re: Building Permit 92-005238, 18345 N.W. 61 Avenue

Dear Mr. Paiz:

A research of our files indicates that the above referenced property is part of a zero lot line development which site plan was originally approved by resolution, 4-ZAB-345-86, at a public hearing. Subsequently, the property was platted as "Harbour Subdivision" and recorded in plat book 131, page 11, recorded March 31, 1987, (copy of recorded plat enclosed). Said plat and site plan which are public record, clearly showed that the home was required to be placed on the property line.

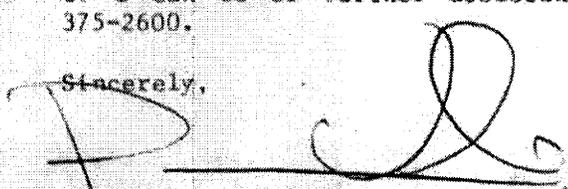
Our records also indicate that on October 21, 1991 a building permit was issued for a single family residence, permit no. 92-005238, for the above referenced property (enclosed copy of permit and approved plan). As you can see a front setback of 22 feet was approved for the house (the allowable front setback for this zero lot line development is 5 feet).

Your concerns regarding the placement of this house in relation to your house is understood, but as you can see on the plat, the configuration of your property in relation to the configuration of the subject property necessitated this situation.

I hope this clarifies your concerns and has helped you understand the situation in this matter.

If I can be of further assistance, please do not hesitate to call me at 375-2600.

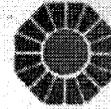
Sincerely,



Reynaldo G. Villar
Zoning Control Division Chief

RGV:LI:jb
Enclosures

METROPOLITAN DADE COUNTY, FLORIDA



METRO-DADE CENTER

BUILDING & ZONING DEPARTMENT
METRO-DADE CENTER
111 N.W. FIRST STREET
SUITE 1010
MIAMI, FLORIDA 33128-1974
(305) 375-2500

December 1, 1986

Harbour Development Company
c/o Joe Greenberg
4111 Laguna Street
Coral Gables, Fl. 33146

RE: Hearing No. 86-9-3

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-345-86, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application.

Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. If there are any anticipated changes from the plan submitted for the hearing a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

We are also enclosing an instruction sheet, two copies of a proposed agreement form, Opinion of Title and Joinder by Mortgagee forms. Please return to this office, as soon as possible, to the attention of Virginia Powell, of this office, two fully executed copies of the agreement form, mortgagee joinders (if any) and Opinion of Title, together with necessary data as provided in the instruction sheet. The instrument must contain thereon the name and address of the person preparing same, as required under Florida Statutes, Chapter 67-53. We will also require a recording fee of \$5.00 for the first page and \$4.00 for each additional page, which will be for the agreement and any mortgagee joinders. The Opinion of Title will not be recorded.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CC:aa
cc:

Public Works, Health Dept., Fire Chief, Waste Division & Public Safety Dept.

John Coffey

RESOLUTION NO. 4-ZAB-400-83

The following resolution was offered by Mrs. Joyce Masso seconded by Mrs. Margaret C. Nelson and upon poll of members present, the vote was as follows:

Thomas A. Conger	aye	Margaret Nelson	aye
Peter Goldring	aye	Mary Jean Risi	aye
Levi A. Johnson	aye	Murray Sisselman	absent
Jose A. Losa	aye	R. Jollivette Frazier	aye
Joyce Masso	aye		

WHEREAS, ARVIDA CORPORATION has applied for the following:

SPECIAL EXCEPTION requesting site plan approval for a proposed RU-1 cluster development to be serviced by private drives, including the following non-use variances:

- a. accessory uses (optional spas) in front of the principal structures (none permitted).
- b. accessory use setbacks as applied to pools when adjacent to perimeter property lines - 1.5' rear (7.5' required); 3' interior side (10' required).
- c. required common open space of 33.88% (40% required).
- d. perimeter setback of 10' (25' required) from the perimeter property line).
- e. to permit backing out into private drive a distance of 20' (24' required).

Plans of the proposed cluster development are on file and may be examined in the Zoning Department entitled "Woodlake Village (parcel C-North) patio homes by Arvida", as prepared by G.R.V. Design Group, consisting of 8 numbered pages, dated July 3, 1980.

SUBJECT PROPERTY: A portion of Section 12, Township 52 South, Range 40 East, CHAMBERS LAND COMPANY SUBDIVISION, Plat book 2, Page 27, being more particularly described as follows:

Commence at the Northwest corner of said Section 12 and run S87°45'7"E, along the North line of said Section 12 for 1,122.51'; thence S4'37"E, along a line East of and parallel with the West line of said Section 12 (also being the E/ly Right-of-Way of N.W. 67th Avenue and its N/ly prolongation, as recorded in Official Records Book 10201, Page 529; for 597.12'; thence N89°55'23"E, at right angles to the last described course, for 140' to a Point of curvature; thence E/ly and SE/ly, along a circular curve to the right, having a radius of 620' and a central angle of 61°27'37" for an arc distance of 665.06' to a Point of tangency; thence S28°37'E for 285.57'; thence N61°23'E for 43' to the Point of beginning of the following described parcel; thence N28°37'W for 28.83' to an intersection with the next described curve; thence run NE/ly along a circular curve to the left concave to the Northwest having a radius of 1,540' and a central angle of 36°14'14" for an arc distance of 973.99' to a Point of intersection with the next described curve, said Point of intersection bears S77°25'35"E from the center point of the aforesaid curve and N23°38'6"E from the center of the following described curve; thence run SE/ly along the arc of a circular curve to the right being the S/ly Right-of-Way Line of Miami Gardens Drive having a radius of 2,809.79' and a central angle of 7°5'55" for an arc distance of 348.12' to the Point of tangency; thence S59°15'59"E, along the S/ly Right-of-Way Line of Miami Gardens Drive for 675.85'; thence S30°44'1"W for 406.57'; thence S6°59'E along a line west of and parallel with the east line of said Section 12 for 1,230.96'; thence S89°53'1"W for 387.79' to a point on the next described curve, said point bears S80°24'3"E from the center point of the next described curve; thence N/ly along a circular curve to the left having a radius of 613' and a central angle of 35°7'57" for an arc distance of 375.88' to a Point of compound curvature; thence run NW/ly along a circular curve to the left having a radius of 1,417' and a central angle of 21°34' for an arc distance of 533.37' to a Point of tangency; thence N47°6'W for 309' to a Point of curvature; thence run NW/ly along a circular curve to the right having a radius of 917' and a central angle of 18°29' for an arc distance of 295.82' to the Point of beginning.

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NOT OK
MAY

LOCATION: Between N.W. 183/186 Street (Miami Gardens Drive) and Mediterranean Boulevard and from theoretical N.W. 60 Avenue to theoretical N.W. 63 Avenue, Dade County, Florida, and

WHEREAS, a public hearing of the Metropolitan Dade County Zoning Appeals Board was advertised and held, as required by law, and all interested parties concerned in the matter were heard, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested special exception and non-use variances would be in harmony with the general purpose and intent of the regulations, would be compatible with the area and its development and would conform with the requirements and intent of the Zoning Procedure Ordinance;

NOW THEREFORE BE IT RESOLVED by the Metropolitan Dade County Zoning Appeals Board, that the requested Special Exception for site plan approval for a proposed RU-1 cluster development to be serviced by private drives and non-use variances be and the same are hereby approved subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled "Woodlake Village (parcel C-North) patio homes by Arvida", as prepared by G.R.V. Design Group, consisting of 8 numbered pages, dated July 3, 1980.
3. That the applicant submit to the Planning Department for its review and approval a landscaping plan which indicates the type of plant material and size prior to the issuance of a building permit and to be installed prior to the issuance of a certificate of use and occupancy.
4. That the use be established and maintained in accordance with the approved plan.
5. That the possibility of garage conversions be limited to 50% of the garages in the development and shall not exceed 74.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 9th day of November, 1983.

Heard: 11/9/83
Hearing No. 83-11-4
11/16/83 aa

November 16, 1983

Arvida Corporation
9400 S. Dadeland Blvd.
Miami Florida 33156

Hearing No. 83-11-4; Section 12-52-40
Requested: Special Exception & Non-Use Variances
Location: Bet. NW 183/186 St. & Mediterranean Blvd. & from theo. NW 60
Ave. to theo NW 63 Ave.

Gentlemen:

Enclosed herewith is a copy of Resolution No. 4-ZAB-400-83, adopted by the Metropolitan Dade County Zoning Appeals Board, approving your application concerning the above subject matter.

Please note the conditions under which said approval was granted, inasmuch as strict compliance therewith will be required. If there are any anticipated changes from the plan submitted for the hearing a plot use plan should be submitted to this office in triplicate before any detailed plans are prepared, inasmuch as building permits will not be issued prior to the approval of said plan.

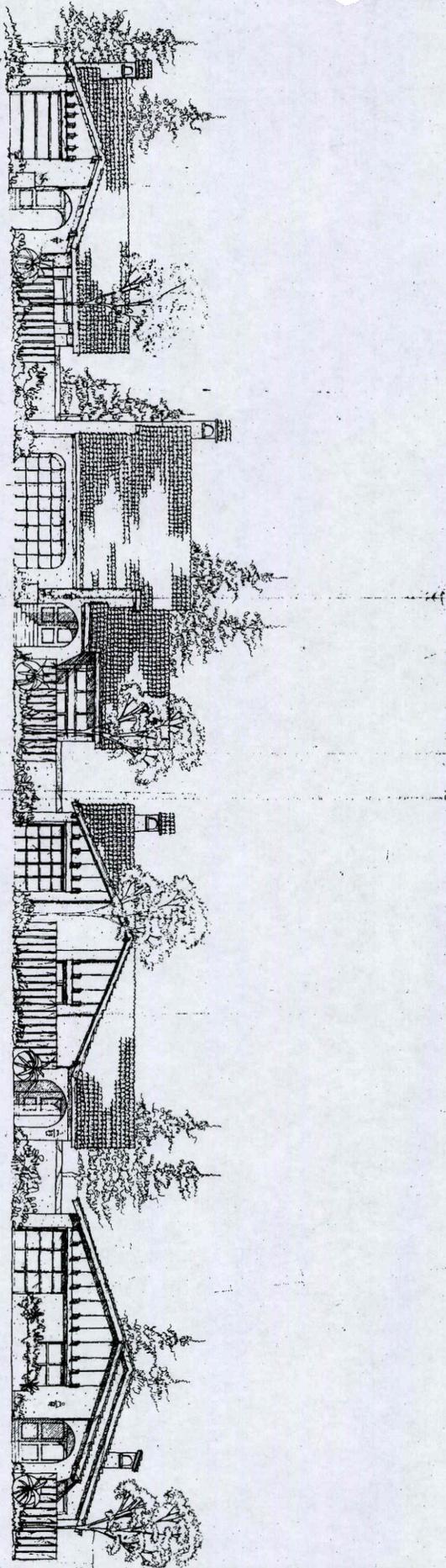
You are hereby advised that the decision of the Zoning Appeals Board may be appealed by an aggrieved party (within 14 days) or by the Directors of the Dade County Building and Zoning Department and Planning Department (within 18 days), as is provided in Chapter 33-313 of the Code of Metropolitan Dade County, Florida; and that no permits can be issued until the appeal periods have expired, and only if no appeal has been filed. Application for necessary permits should be made with this Department. The deadline for an appeal by the applicant and/or an aggrieved party is Monday, November 28, 1983.

Very truly yours,

Chester C. Czebrinski
Assistant Director

CCC:aa

Enclosure



typical cluster of patio homes

job no. 6532
DATE 12/82
DWN BY
woodlake village (paper 2 - North)
patio homes by arvida

GRV DESIGN GROUP
hector valdivia architect
175 FONTAINEBLEAU BLVD.
SUITE 204 MIAMI, FLA 33172
(305) 226-8003



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RES. 8483

CHANDLER LAND CO. SUB.
C-2-2007

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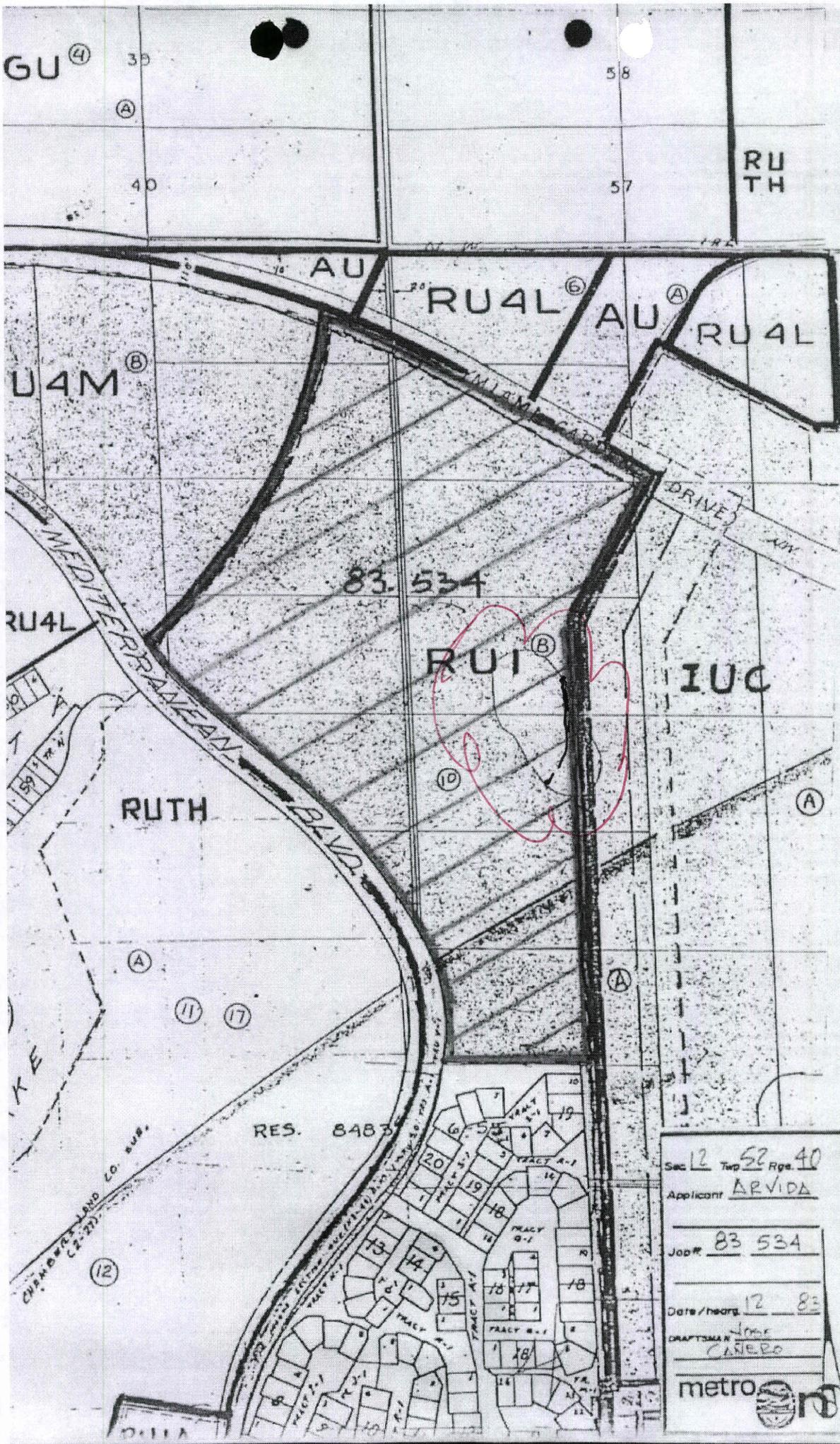
Sec 12 Twp 52 Rge 40

Applicant ARVIDA

Job # 83 534

Date/hears 12 83

DRAFTSMAN James CANERO



RESOLUTION NO. Z-149-82

The following resolution was offered by Commissioner Beverly B. Phillips, seconded by Commissioner Ruth Shack, and upon poll of members present the vote was as follows:

Barbara M. Carey	absent	Barry D. Schreiber	absent
Clara Oesterle	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Jorge (George) Valdes	aye
James F. Radford, Jr.	aye	Stephen F. Clark	absent
Harvey Ruvin	aye		

WHEREAS, 1000 BRICKELL, INC., had applied for the following:

- (1) A district boundary change from RU-4L (Limited Apartment House), AU (Agricultural) and RU-3M (Minimum Apartment House) to IU-C (Industry-Controlled);

ON

A portion of CHAMBER'S LAND COMPANY SUBDIVISION of Section 12, Township 52 South, Range 40 East, Plat book 2, Page 27, being more particularly described as follows:

Commence at the northeast corner of said Section 12; thence S00°06'59"E along the east line of said Section 12 for 504.54' to the Point of beginning; thence continue S00°06'59"E along said east line for 143.27'; thence N87°45'07"W for 1,458.36'; thence N02°14'53"E for 143.14'; thence S87°45'07"E for 1,452.45' to the Point of beginning. LESS the east 65' thereof previously dedicated for canal right-of-way.

- (2) A district boundary change from AU to IU-C;

ON

A portion of CHAMBERS LAND COMPANY SUBDIVISION of Section 12, Township 52 South, Range 40 East, Plat book 2, Page 27, being more particularly described as follows:

Commence at the southeast corner of said Section 12; thence N00°06'59"W along the east line of said Section 12 for 2,061.16' to the Point of beginning said point being S00°06'59"E, 3,215.34' from the northeast corner of said Section 12; thence N87°47'25"W for 2,130.65'; thence N00°06'59"W for 5'; thence along the E/ly boundary of the property as described in the Warranty Deed recorded in Official Record Book 10678, Page 2760 the following two courses: N00°06'59"W for 2,135.99'; thence N30°44'01"E for 406.57' to a point on the S/ly right-of-way line of N.W. 183 Street (Miami Gardens Drive); thence leaving said E/ly boundary, proceed S59°15'59"E along said right-of-way line for 200'; thence S30°44'01"W for 351.39'; thence S00°06'59"E for 1,650.00'; thence S70°06'49"E for 638.40'; thence S87°47'25"E for 150'; thence N00°06'59"W for 962.56'; thence N16°17'40"E for 879.41'; thence S89°15'59"E for 165.79'; thence S00°06'59"E for 435.12'; thence S00°09'54"E for 635.52'; thence S00°06'59"E for 690'; thence S34°51'46"E for 262.96'; thence S87°47'52"E for 615' to a point on said east line of Section 12; thence S00°06'59"E along said east line for 99.92' to the Point of beginning. LESS the east 65' thereof previously dedicated for canal right-of-way.

- (3) UNUSUAL USE to permit a lake excavation;

ON

A portion of CHAMBER'S LAND COMPANY SUBDIVISION of Section 12, Township 52 South, Range 40 East, Plat book 2, Page 27, being more particularly described as follows:

Commence at the southeast corner of said Section 12, thence N00°06'59"W along the east line of said Section 12 for 2,066.17'; thence N87°47'25"W for 567.05'; thence N02°12'35"E for 370' to the Point of beginning; thence N87°47'25"W for 1,100'; thence NW/ly along a tangent curve to the right of way, a radius of 100', a central angle of 87°40'26" for an arc distance of 153.02'

PAGE 116

ZONING DEPARTMENT FILE

to a Point of tangency; thence $N00^{\circ}06'59''W$ for 260'; thence NE/ly along a tangent curve to the right having a radius of 100', a central angle of $92^{\circ}19'34''$ for an arc distance of 161.14' to a Point of tangency; thence $S87^{\circ}47'25''E$ for 1,100'; thence SE/ly along a tangent curve to the right having a radius of 100', a central angle of $87^{\circ}40'26''$ for an arc distance of 153.02' to a Point of tangency; thence $S00^{\circ}06'59''E$ for 260'; thence SW/ly along a tangent curve to the right having a radius of 100', a central angle of $92^{\circ}19'34''$ for an arc distance of 161.14' to a Point of tangency and the Point of beginning.

Applicant is requesting a proposed 1' vertical to 4.5' horizontal slope beginning at flood criteria elevation +6.7' NGVD and extending lakeward to elevation -3.5' NGVD; thence beginning deep cut as material permits to elevation of -53' NGVD.

- (4) TO DELETE Conditions #2, #4 and #5 of Resolution Z-41-75 passed and adopted by the Board of County Commissioners on the 11th day of February, 1975 only as it applies to the subject property reading as follows:

Condition #2:

2. "That the plan be basically in accordance with that submitted for the hearing, said plan being entitled 'Country Club of Miami Southeast Golf Course for United Resources, Inc.' prepared by Donald W. McIntosh & Associates, Inc. Architects and dated revised 5-2-74."

Condition #4:

4. "That a declaration of restrictions and covenants running with the land in proper covenant form, meeting with the approval of the Zoning Director, be recorded to insure that the golf course be maintained as such."

Condition #5:

5. "That the property be platted and plat restricted in proper restriction form, meeting with the approval of the Zoning Director, against any use other than a golf course."

- (5) TO DELETE Condition #3 of Resolution Z-22-80 passed and adopted by the Board of County Commissioners on the 24th day of January, 1980 only as it applies to the subject property and reading as follows:

"That a Unity of Title Agreement suitable for recording be submitted to and meet with the approval of the Zoning Director; said agreement to be to the effect that the property will be developed and maintained under one ownership."

REQUESTS NUMBER 4 & 5 ON THE FOLLOWING DESCRIBED PROPERTY

A portion of CHAMBER'S LAND COMPANY SUBDIVISION of Section 12, Township 52 South, Range 40 East, Plat book 2, Page 27, being more particularly described as follows:

Commence at the northeast corner of said Section 12; thence $S00^{\circ}06'59''E$ along the east line of said Section 12 for 1,055.30'; thence $N89^{\circ}15'59''W$ along the N/ly right-of-way line of N.W. 183 Street (Miami Gardens Drive) for 65.01' to the Point of beginning; thence continue along said right-of-way line $N89^{\circ}15'59''W$ for 216.56'; thence W/ly along a tangent curve to the right having a radius of 2,809.79', a central angle of $30^{\circ}00'00''$ for an arc distance of 1,471.20' to a Point of tangency; thence $N59^{\circ}15'59''W$ for 414.40'; thence $N30^{\circ}44'01''E$ for 297.33'; thence $S59^{\circ}15'59''E$ for 504.11'; thence $S87^{\circ}45'07''E$ for 1,387.39'; thence $S00^{\circ}06'59''E$ along a line parallel with and 65' west of the east line of said Section 12 for 552.48' to the Point of beginning.

AND

Commence at the northeast corner of said Section 12; thence $S00^{\circ}06'59''E$ along the east line of said Section 12 for 1,165.31'; thence $N89^{\circ}15'59''W$ along the S/ly right-of-way line of N.W. 183 Street (Miami Gardens Drive) for 65.01' to

PAGE 117

ZONING HEARING FILE

the Point of beginning; thence S00°06'59"E along a line parallel with and 65' west of the east line of said Section 12 for 2,048.36'; thence N87°47'25"W along the north line of the water's edge of an existing canal for 2,065.6'; thence N00°06'59"W for 2,141'; thence N30°44'01"E for 406.57' to a point on the S/ly right-of-way line of said N.W. 183 Street; thence S59°15'59"E along said right-of-way line for 213.53'; thence E/ly along a tangent curve to the left having a radius of 2,919.79', a central angle of 30°00'00" for an arc distance of 1,528.80' to a Point of tangency; thence S89°15'59"E for 218.19' to the Point of beginning.

- (6) USE VARIANCE to permit those business uses such as: Banks, Duplication Services, Theaters, Bars, Lounges, Drugs, Sundries, Research Laboratories, Technical Services, Computer Center, Personal Service Businesses, Medical Laboratories, Educational Institutions of a Business, Professional, Academic, or Scientific Nature, Office Supplies, Office Interior Design Studios, Office Machine Sales and Service, Art & Photographic Supplies, Engineering Supplies and Blueprinting, Telegraph Stations and Automobile Service Station in the IU-C zone as would be permitted in the BU-1, BU-1A and BU-2 zones.
- (7) USE VARIANCE to permit a State or Federal Savings and Loan Association in the IU-C zone as would be permitted in RU-5 zone.
- (8) USE VARIANCE to permit Public Art Galleries, Libraries and Museums in the IU-C zone as would be permitted in the RU-4A zone.

REQUESTS 6, 7, and 8 ON THE FOLLOWING DESCRIBED PROPERTY:

A portion of CHAMBER'S LAND COMPANY SUBDIVISION of Section 12, Township 52 South, Range 40 East, Plat book 2, Page 27, being more particularly described as follows:

Commence at the northeast corner of said Section 12; thence S00°06'59"E along the east line of said Section 12 for 504.54' to the Point of beginning; thence continue S00°06'59"E along said east line for 143.27'; thence N87°45'07"W for 1,458.36'; thence N02°14'53"E for 143.14'; thence S87°45'07"E for 1,452.45' to the Point of beginning. LESS the east 65' thereof previously dedicated for canal right-of-way.

AND

A portion of CHAMBERS LAND COMPANY SUBDIVISION of Section 12, Township 52 South, Range 40 East, Plat book 2, Page 27, being more particularly described as follows:

Commence at the southeast corner of said Section 12; thence N00°06'59"W along the east line of said Section 12 for 2,061.16' to the Point of beginning said point being S00°06'59"E, 3,215.34' from the northeast corner of said Section 12; thence N87°47'25"W for 2,130.65'; thence N00°06'59"W for 5'; thence along the E/ly boundary of the property as described in the Warranty Deed recorded in Official Record Book 10678, Page 2760 the following two courses: N00°06'59"W for 2,135.99'; thence N30°44'01"E for 406.57' to a point on the S/ly right-of-way line of N.W. 183 Street (Miami Gardens Drive); thence leaving said E/ly boundary, proceed S59°15'59"E along said right-of-way line for 200'; thence S30°44'01"W for 351.39'; thence S00°06'59"E for 1,650.00'; thence S70°06'49"E for 638.40'; thence S87°47'25"E for 150'; thence N00°06'59"W for 962.56'; thence N16°17'40"E for 879.41'; thence S89°15'59"E for 165.79'; thence S00°06'59"E for 435.12'; thence S00°09'54"E for 635.52'; thence S00°06'59"E for 690'; thence S34°51'46"E for 262.96'; thence S87°47'52"E for 615' to a point on said east line of Section 12; thence S00°06'59"E along said east line for 99.92' to the Point of beginning. LESS the east 65' thereof previously dedicated for canal right-of-way.

Plans are on file and may be examined in the Zoning Department entitled "Zoning Map" dated 10-7-81 and "Lake Plan" dated 12-3-81 as prepared by Lodovici and Orange, Consulting Engineers.

LOCATION: The northwest corner of theoretical N.W. 176th Street and N.W. 57th Avenue (Red Road), Dade County, Florida; and

PAGE 118
ZONING HEARING FILE.

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, at which time the applicant proffered a Unity of Title and a Declaration of Restrictions restricting the uses to which the Westerly 100' of the subject property may be used for, including a 50-foot green belt open space on the Westerly 50 feet, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary changes would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, subject to conditions, and that the requested unusual use, deletion of conditions 2, 4 and 5 of Resolution 2-41-75 and Condition 3 of Resolution 2-22-80, and the three requested use variances would be compatible with the area and its development and would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved subject to conditions, and that the proffered Covenant should be accepted;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary changes to IU-C be and the same are hereby approved and said property is hereby zoned accordingly, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the use be established and maintained in accordance with the approved plan.

BE IT FURTHER RESOLVED that the requested unusual use to permit a lake excavation be and the same is hereby approved, subject to the following conditions:

1. That final "as built" plans be submitted to and meet with the approval of the Directors of the Departments of Environmental Resources Management and Building and Zoning; and that said plans be substantially in compliance with that submitted for the hearing entitled "Zoning Map" and "Lake Plan", as prepared by Ludovici and Orange, Consulting Engineers, dated 10-7-81, and consisting of two pages.
2. That the perimeter be backfilled and graded to meet with the approval of the Directors of Building and Zoning and Environmental Resources Management, except that a slope of one foot vertical shall be provided for each 4.5' horizontal slope, beginning at flood criteria elevation +6.7' NGVD and extending lakeward to elevation -3.5' NGVD and deep cut as material permits to an elevation of -53' NGVD.

3. That soil borings taken on-site be submitted for preliminary review by the Department of Environmental Resources Management to determine if excavation to requested depth may result in displacement of layers of soft material (e.g. sand) and cause sinking of nearby properties. In addition, if hard rock is not encountered during excavation, the vertical cut shall be modified in such a manner that suitable stable side slope will be sustained and maintained.
4. That the grading, leveling, and sloping of the banks shall be on a progressive basis as the project develops and the excavation progresses. In accordance with this requirement, the applicant will submit "as built" plans at one-fourth, one-half, three-fourths, and final completion of the excavation or at six-month intervals, whichever is of a lesser duration, or upon request of the Directors of Building and Zoning or Environmental Resources Management.
5. That the material to be excavated shall be used primarily in increasing the property in question to an elevation to meet with the approval of the Zoning Director. Any surplus material over and above these requirements, however, may be disposed of by the applicant upon certification by the Zoning Director that the same will not be needed for the elevation of the property in question; that before any such surplus is disposed of, a request in writing should be submitted to the Dade County Building and Zoning Department for such certification, which shall be accompanied by surveyors/or engineers calculations to verify the same. Necessary data for certification must be submitted by surveyors/engineers prior to the commencement of the excavation and prior to the issuance of the excavation permit.
6. That the property shall be staked to meet with the approval of the Zoning Director; said stakes shall be maintained in proper fashion so that the limits of excavation, slopes, and grade levels may be easily determined.
7. That the property shall be suitably posted to meet with the approval of the Zoning Director, denoting the operation and warning the public concerning possible hazards.
8. That if the area in the surrounding neighborhood becomes substantially built up, and if the water in the excavation exceeds two feet (flash floods excepted), and if, in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, the excavation then becomes hazardous to the surrounding area, the property will be fenced in by the applicant.
9. That upon completion of the project, the property shall be sodded as a minimum and left in an acceptable condition meeting with the approval of the Directors of Environmental Resources Management and Building and Zoning.
10. That the use of explosives shall be strictly prohibited in connection with the operation.
11. That the hours of operation be controlled by the Dade County Zoning Director, except that the applicant shall be permitted to operate between the hours of 7:00 A.M. and 5:00 P.M. on weekdays; Sunday operation and/or other hours of operation than 7:00 A.M. to 5:00 P.M. may be permitted by the Zoning Director only if the same does not become objectionable, in his opinion, to the surrounding area.
12. If the operation is discontinued, abandoned, falls behind schedule, or time expires, the existing excavation shall immediately be sloped to conform to the approved slope in condition Number Two above, and the entire operation shall be removed from the premises.
13. That the excavation shall start on or before the 8th day of July, 1983.
14. That the time for the completion of the project, including excavation, grading, etc., shall be determined by the Directors of Building and Zoning and Environmental Resources Management, and the work shall be carried on

continuously and expeditiously so that the excavation will be completed within the allocated time.

15. Top soil such as muck and/or marl may be removed from the premises, provided that sufficient amount is retained to landscape the property around the lake.
16. That any pre-existing County roads in the vicinity used in connection with the project shall be repaired, replaced, or restored to their original condition when, in the opinion of the Director of Public Works, they have deteriorated beyond normal wear and tear due to the operation of the project. The opinion of the Director of Public Works in connection with the repair, replacement, or restoration of roads used in connection with the project shall be final.
17. That the title to the property in question shall not be transferred without the approval of the Director of the Building and Zoning Department, unless the excavation on the subject property has been completed and/or unless the bond has been released.
18. That in order to insure compliance with all terms and conditions imposed, a cash or surety bond shall be posted with the Dade County Building and Zoning Department, payable to Dade County, in such an amount as may be determined and established by the Director of the Building and Zoning Department; that said bond shall be in such form that the same may be recorded in the public records of Dade County; that said bond shall be executed by the property owner and any and all parties who may have an interest in the land, such as mortgagees, etc.
19. That the use permit be automatically renewable annually by the Dade County Building and Zoning Department upon review by the Department of Environmental Resources Management and upon compliance with all terms and conditions, and be subject to cancellation upon violation of any of the conditions or when, in the opinion of the Metropolitan Dade County Zoning Appeals Board, after public hearing, it is determined that the use is detrimental to and/or incompatible with the surrounding neighborhood.
20. No stormwater run-off, from roads or any other source, will be permitted to enter the proposed excavation.
21. The applicant is advised that permits may be required from other local, state, or federal regulatory agencies (including Dade County Departments of Public Works and Environmental Resources Management, State DER, U.S. Corps of Engineers, etc.) prior to commencing the excavation.
22. That a curb and gutter roadway adjacent to the top of the lake bank may be used in lieu of providing a berm +1-foot above flood criteria.

BE IT FURTHER RESOLVED that the requested deletion of Conditions 2, 4 and 5 of Resolution Z-41-75 and the requested deletion of Condition 3 of Resolution Z-22-80 be and the same are hereby approved;

BE IT FURTHER RESOLVED that the three requested use variances be and the same are hereby approved, subject to the following condition:

"That the applicant submit to the Planning Department, for its review and approval, a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of any certificate of use and occupancy."

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Ur-
 OFFICIAL DADE COUNTY
 ity of Title and Declaration of Restrictions and does exercise its option to

enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 8th day of July, 1982.

July, 1982
No. 82-7-CC-16
vp
7/13/82

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By _____
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 14th day of July, 1982.

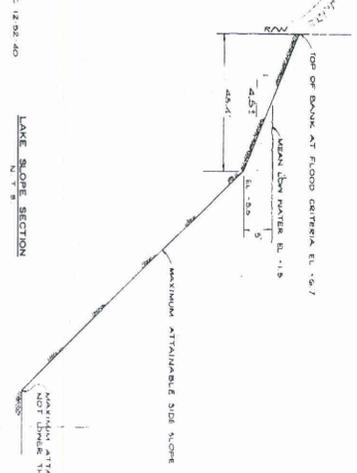
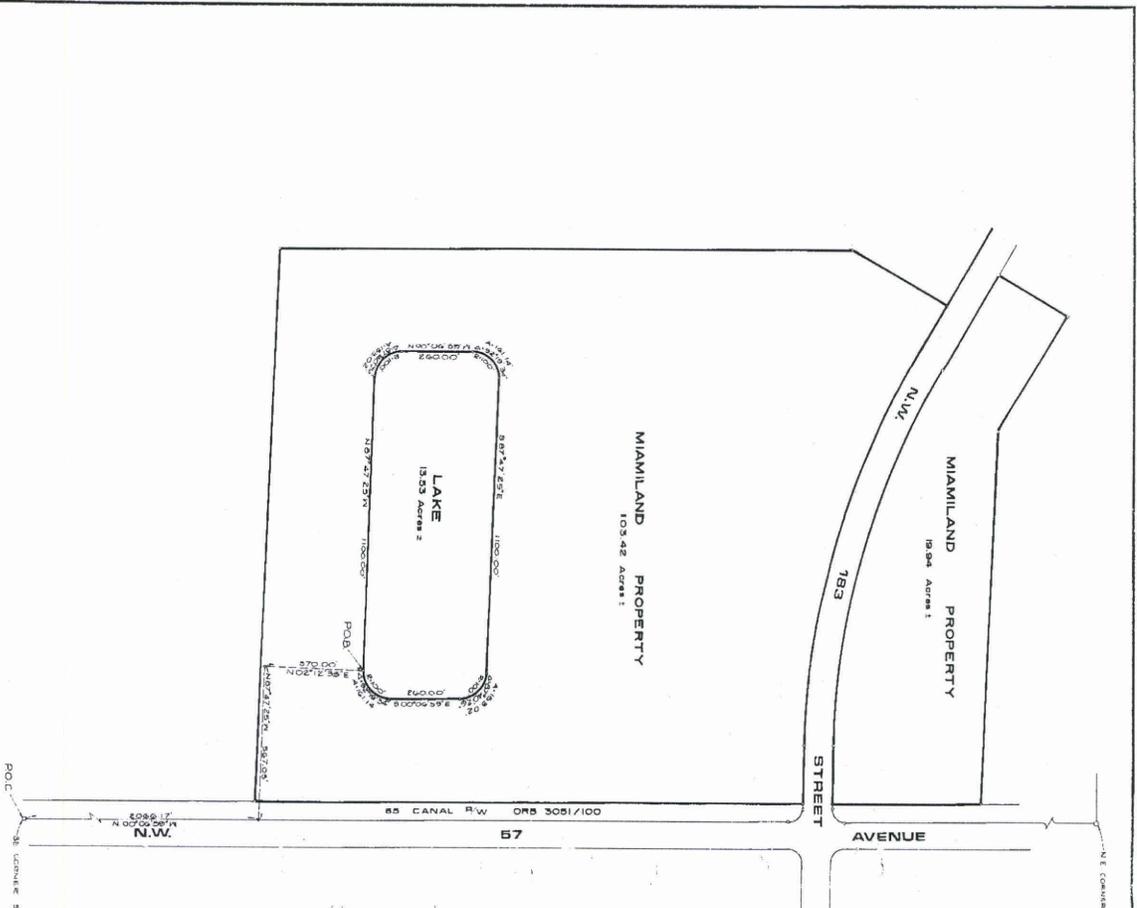
PROJECT	MIAMI LAKES
DATE	12/11/78
SCALE	AS SHOWN
BY	J. MORRIS
CHECKED	J. MORRIS
DATE	12/11/78
PROJECT NO.	100-1000
DATE	12/11/78
BY	J. MORRIS
CHECKED	J. MORRIS
DATE	12/11/78

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NO. 99	1/4" = 100'
NO. 100	1/4" = 100'

LUDOVICI & ORANGE
CONSULTING ENGINEERS INC.
214 PALM BEACH BLVD. SUITE 200
PALM BEACH, FLORIDA 33480

PREPARED FOR
THE MORRIS COMPANY
EAST 1/2 SECTION 12-52-40

LAKE PLAN
MIAMI LAKES
SCALE: 1/4" = 100'
DATE: 12/11/78
BY: J. MORRIS
CHECKED: J. MORRIS



ENGINEER'S NOTES
1. Elevations shown herein refer to sea level datum 1929.
2. Dry season water table from U.S.G.S. map of Dade County showing average monthly ground water level May 1960-75.

LAKE PLAN
MIAMI LAKES
SCALE: 1/4" = 100'
DATE: 12/11/78
BY: J. MORRIS
CHECKED: J. MORRIS

100-1000
12/11/78
J. MORRIS

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner, or having some right, title or interest in the following described property, lying, being and situated in Dade County, Florida, to wit:

The Westerly 100' of Parcel described in the attached Legal Description (Exhibit A).

in order to assure the County Commission of Dade County, Florida, that the representations made to it by the owner will be abided by, voluntarily makes the following Declaration of Restrictions covering and running with the above described real property:

- (1) The Westerly 50 feet hereof may be used as greenbelt open space, lakes and lagoons, walkways, jogging and exercise courses, bike paths, and utility easements, except that said greenbelt shall not be encumbered by paved parking areas or buildings (indicated as "A" on Exhibit B); provided that the width of said greenbelt may be reduced within the northerly 400 feet to allow a driveway to align with the proposed extension of an existing roadway to the north (indicated as "D" and "E" on Exhibit B), subject to the approval of the Director of Public Works and the Director of Building and Zoning; provided also that an entrance feature will be permitted within the northerly 400 feet hereof; and provided that plans for said greenbelt are subject to the approval of the Director of Planning and the Director of Building and Zoning.
- (2) The remainder of said property (indicated as "B" on Exhibit B) may be used for landscaping, lakes or lagoons, driveways, retention ponds, walkways, entrance features, roadways, paved parking areas and utility easements, but may not be encumbered by buildings.
- (3) The easterly line of the subject property shall be the Building Line (indicated as "C" on Exhibit B) along the westerly boundary of that portion of the contiguous property known as MiamiLand Business Park south of Miami Gardens Drive, provided that applicable zoning regulations shall be adhered to.
- (4) The restrictions offered herein are in consideration of and subject to the approval of the Dade County Commission of an application by the undersigned for zoning boundary changes and other requests as contained in Application for Zoning Public Hearing #81-614.

As further part of this agreement, it is hereby understood and agreed that any official inspector of the Dade County Building and Zoning Department or its agents duly authorized, may have the privilege at any time during normal working hours, of entering and investigating 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.

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.

PREPARED BY: Douglas D. Batchelor
Suite 2550, AmeriFirst Building
One Southeast 3rd Avenue
Miami, Florida 33131

This Agreement on the part of the owner shall constitute a covenant running with the land and may be recorded in public records of Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned, and the heirs, successors, and assigns until such time as the same is modified or released.

These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a period of 30 years from the date these covenants are recorded, after which time they shall be extended automatically for successive periods of ten years, unless an instrument signed by a majority of the then owner(s) of the real property has been recorded agreeing to change the covenants in whole or in part, providing the covenants have first been released by Dade County.

This Declaration of Restrictive Covenants 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 of the fee simple title to the lands to be affected by such modification, amendment or release, providing that the same is also approved by the Board of County Commissioners or the Zoning Appeals Board of Metropolitan Dade County, Florida, (whichever by law has jurisdiction over such matter), after public hearing.

Should this Declaration of Restrictive Covenants be so modified, amended, or released, the director of Metropolitan Dade County Building and Zoning Department, or his successor, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement shall be by action at law or in equity against any parties or persons violating or attempting to violate any covenants, either to restrain violation or to recover damages. The prevailing party bringing the action or suit shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the County may adjudge to be reasonable for the services of his attorney.

Invalidation of any one of these covenants by judgment or Court in no wise shall affect any of the other provisions, which shall remain in full force and effect.

Signed, sealed, executed and acknowledged on this 23rd day
of JUNE 1982.



Diane Caporale Collins
Notary Secretary

1000 BRICKELL, INC.
Corporate Name

BY W. Allen Morris
President/Vice President

STATE OF FLORIDA)
COUNTY OF DADE)

I HEREBY certify that on this day before me, a Notary Public duly
authorized in the state and county named above to take acknowledgements, personally
appeared W. Allen Morris and Diane Caporale Collins

W. Allen Morris, to me known to be the persons described as
Vice President Assistant
and Secretary of 1000 Brickell, Inc.

who executed the foregoing instrument, and acknowledged before me that such
persons executed the said instrument in the name of and for that corporation,
affixing the corporate seal of that corporation thereto, that as such corporate
officers such persons are duly authorized by that corporation to do so, and
that the foregoing instrument is the act of that corporation.

WITNESS my hand and official seal in the county and state named above
this 23rd day of June A.D. 1982.

Ellen B. Rode
Notary Public in and for the State of
Florida at Large



My Commission expires: May 18, 1983

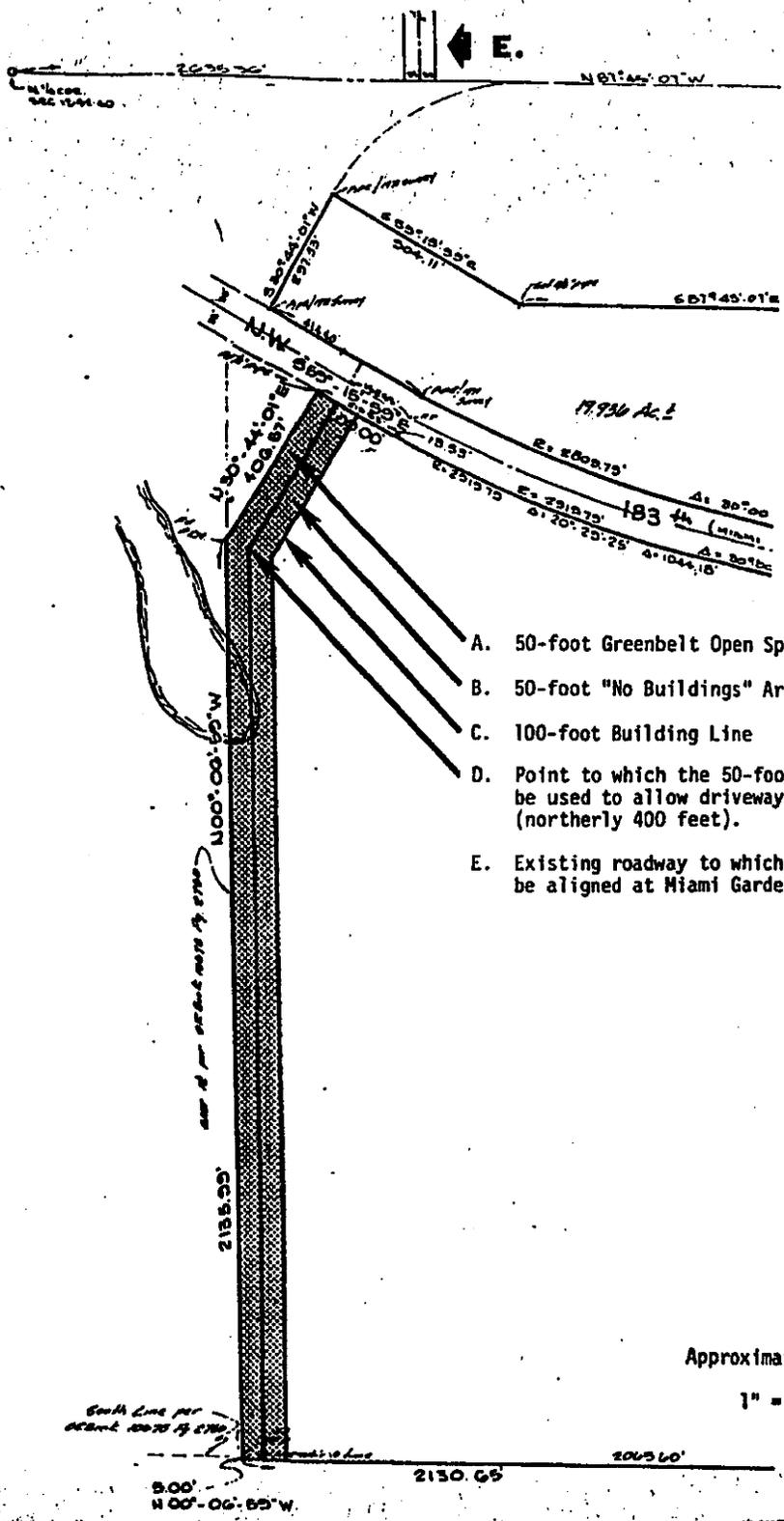
LEGAL DESCRIPTION

A portion of CHAMBER'S LAND COMPANY SUBDIVISION, Section 12, Township 52 South, Range 40 East, Dade County, Florida, as recorded in Plat Book 2 at page 27 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the Southeast corner of said Section 12; thence run North 00°06'59" West along the East line of said Section 12 for 2061.16 feet to the Point of Beginning of the hereinafter described parcel of land, said Point of Beginning being South 00°06'59" East 3215.34 feet from the Northeast corner of said Section 12; thence North 87°47'25" West for 2130.65 feet; thence North 00°06'59" West for 5.00 feet; the following two (2) courses being along the Easterly boundary of the property as described in the Warranty Deed recorded in Official Records Book 10678 at page 2760 of the Public Records of Dade County, Florida: (1) thence North 00°06'59" West for 2135.99 feet; (2) thence North 30°44'01" East for 406.57 feet to a point on the Southerly right of way line of Northwest 183rd Street (Miami Gardens Drive), the following three (3) courses being along said Southerly right of way line: (1) thence South 59°15'59" East for 213.53 feet to a Point of Curvature of a 2919.79 foot radius curve leading to the left; (2) thence run Southeasterly and Easterly along said curve through a central angle of 30°00'00" for an arc of 1528.80 feet to a Point of Tangency; (3) thence South 89°15'59" East for 218.20 feet to a point on the East line of said Section 12; thence run South 00°06'59" East along said East line for 2050.02 feet to the Point of Beginning; LESS the East 65.00 feet thereof previously dedicated for canal right of way; all lying and being in Dade County, Florida and containing 103.423 acres, more or less.



Exhibit A



- A. 50-foot Greenbelt Open Space
- B. 50-foot "No Buildings" Area
- C. 100-foot Building Line
- D. Point to which the 50-foot Greenbelt may be used to allow driveway alignment (northerly 400 feet).
- E. Existing roadway to which driveway may be aligned at Miami Gardens Drive.

Approximately to Scale

1" = 300'

Exhibit B

APPROVED BY COURT OFFICIAL
 OF THE COUNTY OF MIAMI
 RICHARD P. BRINKER
 CLERK, CIRCUIT COURT

RESOLUTION NO. Z-22-80

The following resolution was offered by Commissioner Clara Oesterle, seconded by Commissioner Beverly B. Phillips, and upon poll of members present, the vote was as follows:

Barbara M. Carey	aye	Harvey Ruvin	aye
Clara Oesterle	aye	Barry D. Schreiber	aye
William G. Oliver	aye	Ruth Shack	aye
Beverly B. Phillips	aye	Stephen P. Clark	aye
James F. Redford, Jr.	aye		

WHEREAS, 1000 Brickell, Inc., had applied for the following:

- (1) A district boundary change from BU-2 (Special Business) to IU-C (Industry-Controlled);
- (2) USE VARIANCE to permit those business uses such as: Theaters, Bars, Lounges, Drugs, Sundries and those business uses as enumerated in the applicant letter of intent in the IU-C zone as would be permitted in the BU-1, BU-1A and BU-2 zones.
- (3) USE VARIANCE to permit a State or Federal Savings and Loan Association in the IU-C zone as would be permitted in RU-5 zone.
- (4) USE VARIANCE to permit Hotels, Motels, Public Art Galleries, Libraries and Museums in the IU-C zone as would be permitted in the RU-4A zone.

SUBJECT PROPERTY: Commence at the Northeast corner of Section 12, Township 52 South, Range 40 East.

LOCATION: From N.W. 57 Avenue to theoretical N.W. 60 Avenue and between theoretical N.W. 177 Street and theoretical N.W. 185 Street, Dade County, Florida, and

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida, was advertised and held, as required by law, and all interested parties concerned in the matter were heard, at which time the applicant proffered an Agreement limiting the uses to be permitted on the subject property, and upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary change would be compatible with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida, and should be approved, subject to conditions, and that the requested variances would be in harmony with the general purpose and intent of the regulations and would conform with the requirements and intent of the Zoning Procedure Ordinance and should be approved and the proffered agreement should be accepted;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested district boundary change to IU-C be and the same is hereby approved and said property is hereby zoned accordingly, subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things but be not limited thereto, location of building or buildings, type and location of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
2. That the use be established and maintained in accordance with the approved plan.
3. That a Unity of Title agreement suitable for recording be submitted to and meet with the approval of the Zoning Director; said agreement to be to the effect that the property will be developed and maintained under one ownership.

BE IT FURTHER RESOLVED that the requested use variances be and the same are hereby approved;

BE IT FURTHER RESOLVED that, pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the County hereby accepts the proffered Agreement and does exercise its option to enforce the proffered restrictions wherein the same are more restrictive than applicable zoning regulations.

The Zoning Director is hereby directed to make the necessary changes and notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms and conditions of this resolution.

PASSED AND ADOPTED this 24th day of January, 1980.

Heard January, 1980
No. 80-1-CC-13
vp
3/4/80

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS
Richard P. Brinker, Clerk

By RAYMOND REED
Deputy Clerk

This resolution transmitted to the Clerk of the Board of County Commissioners on the 7th day of March, 1980.

STATE OF FLORIDA)
) SS:
COUNTY OF DADE)

I, RICHARD P. BRINKER, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 2-22-80 adopted by the said Board of County Commissioners at its meeting held on January 24, 19 80.

IN WITNESS WHEREOF, I have heretofore set my hand and official seal on this 18th day of March, A. D. 19 80.

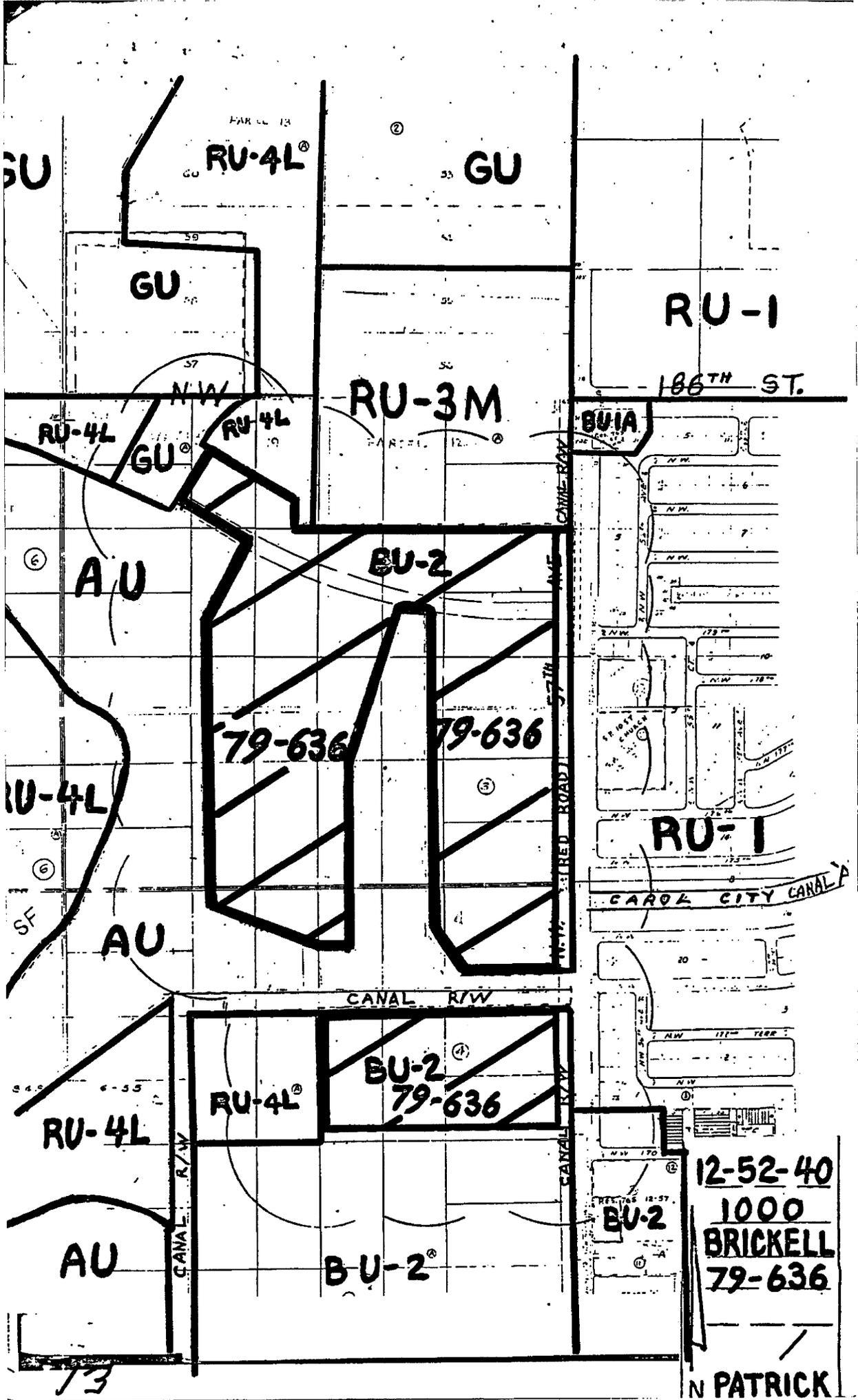
RICHARD P. BRINKER, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Elizabeth D'Elben
Deputy Clerk

SEAL



Board of County Commissioners
Dade County, Florida



RU-4L

GU

GU

RU-1

RU-3M

186TH ST.

RU-4L

RU-4L

BU-1A

AU

BU-2

79-636

79-636

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CAROL CITY CANAL

CANAL R/W

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BRICKELL

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OFF REC 10844 PG 1381

12-52 1-
1000 Bricks
2-22-80

A G R E E M E N T

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner of the property lying, being and situated in Dade County, Florida, as described in Exhibit "A" annexed hereto, having applied for the modification of the present zoning upon the said property to allow the uses permitted in an IU-C Zone, with certain restrictions as to the uses permitted therein, in order to assure the County Commission of Dade County, Florida, that if the present zoning is modified to allow the requested uses that the representations made to such County Commission by the owner will be abided by, voluntarily makes the following declaration of restrictions covering and running with the above-described real property:

1. PERMITTED USES: All uses permitted in an IU-C Zone (excluding IU-3 uses unless approved as per Paragraph 2 below) while reserving the present authorized uses of the BU-2 (Modified) Zone:

General Office Uses
Professional Offices
Banks and Financial Institutions
Research Laboratories
Technical Services
Computer Center
Personal Service Businesses
Medical Laboratories
Telephone Exchange
Utility Companies
Educational Institutions of a Business, Professional, Academic,
Technical, Trade or Scientific Nature
Theatre
Government Office
Hotel and Motel

PREPARED BY: BATHLOR, BRODNAX, GUTHRIE & PRIMM
SUITE 2550 - ONE S.E. 3RD AVE.
MIAMI, FL 33131

13

Allied Office Service Uses:

- a. Office Supplies
- b. Office Interior Design Studios
- c. Office Machine Sales and Service
- d. Duplication Service
- e. Art and Photographic Supplies
- f. Engineering Supplies and Blueprinting

Restaurants, Bars, Tea Rooms or Cafes, Lounges
Radio and Television Studios
Drugs and Sundries
Post Office
Art Galleries, Museums, Libraries
Telègraph Stations
Automobile Service Station

and other uses comparable to, or compatible with, the above.

2. EXCLUDED USES: All uses permitted in IU-3 Zone, unless such excluded uses are individually approved by the Director of Planning and the Director of Building and Zoning of Dade County, Florida.

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.

This Agreement on the part of the owner shall constitute a covenant running with the land and may be recorded in the public records of Dade County, Florida, and shall remain in full force and effect and be binding upon the undersigned and its successors and assigns until such time as the same is modified or released.

This declaration of restrictive covenants may be modified, amended or released by the Director of the Metropolitan Dade County Building and Zoning Department, or the executive officer of the successor of such department, or in the absence of such director or executive officer, by his assistant in charge in

his absence; provided, however, the provisions hereof shall in any event terminate upon the expiration of twenty-five (25) years from the date hereof.

Enforcement shall be by action at law or in equity against any parties or persons violating or attempting to violate any covenant; either to restrain violation or to recover damages. The party bringing the action or suit 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 its' attorney.

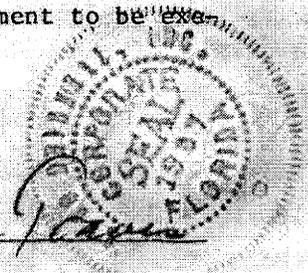
Invalidation of any one of the covenants contained herein by judgment of court shall in no wise affect any of the other provisions hereof which shall remain in full force and effect.

This Agreement supercedes the provisions of the Agreement entered into between the parties with respect to the property described on Exhibit "A" and dated February 9, 1972, except for those uses noted in Paragraph 1 above.

IN WITNESS WHEREOF, the owner has caused this instrument to be executed this 23rd day of January, 1980.

1000 BRICKELL, INC.

By: G. Emerson Travis
Title: Vice-President



ATTEST:

Eileen B. Roe
Asst. Secretary

THIS INSTRUMENT PREPARED BY:
DOUGLAS D. BATCHELOR
BATCHELOR, BRODNAX, GUTHRIE & KINDRED
2550 FIRST FEDERAL BLDG., MIAMI, FL 33131

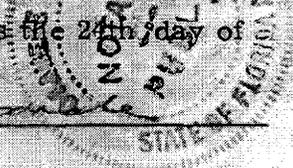
STATE OF FLORIDA)
COUNTY OF DADE)

I, the undersigned officer, hereby certify that before me personally appeared on this day G. Emerson Travis and Eileen B. Roe, as Vice President and as Assistant Secretary respectively of 1000 BRICKELL, INC., a corporation, to me known to be the officers who executed the foregoing instrument on behalf of said corporation, and severally acknowledged execution of said instrument to be their free act and deed as such officers for all the purposes expressed in said instrument, that said instrument is the free act and deed of said corporation and that they affixed to the signature of said corporation on said instrument the official seal of said corporation.

Witness my hand and official seal at Miami, said State and County, on this 24th day of January 1980.

NOTARY PUBLIC STATE OF FLORIDA AT LARGE
MY COMMISSION EXPIRES JUNE 20 1982
BOND & TRU GENERAL INS. UNDERWRITERS

Mione E. Zapata
Notary Public



RICHARD P. BRINKER
CLERK CIRCUIT COURTOFF
REC 10844 PG 1384

Commence at the Northeast corner of Section 12, Township 52 South, Range 40 East; Thence run North $87^{\circ}-45'-07''$ West along the North line of said Section 12 for a distance of 1431.63 feet to a point of curvature of a circular curve concave to the Southeast having for its elements a central angle of $61^{\circ}-30'-52''$ and a radius of 504.11 feet; Thence run Westerly and Southwesterly along the arc of said circular curve for a distance of 541.23 feet to a point of tangency; Thence run South $30^{\circ}-44'-01''$ West for a distance of 352.33 feet to a point; Thence run South $59^{\circ}-15'-59''$ East for a distance of 400.87 feet to a point; Thence run South $30^{\circ}-44'-01''$ West for a distance of 406.39 feet to a point; Thence run South $0^{\circ}-06'-59''$ East for a distance of 1650.00 feet to a point; Thence run South $70^{\circ}-06'-59''$ East for a distance of 638.51 feet to a point; Thence run South $87^{\circ}-47'-25''$ East for a distance of 150.00 feet to a point; Thence run North $0^{\circ}-06'-59''$ West for a distance of 962.56 feet to a point; Thence run North $16^{\circ}-17'-40''$ East for a distance of 879.41 feet to a point; Thence run South $89^{\circ}-15'-59''$ East for a distance of 165.79 feet to a point; Thence run South $0^{\circ}-06'-59''$ East for a distance of 435.12 feet to a point; Thence run South $0^{\circ}-09'-54''$ East for a distance of 635.52 feet to a point; Thence run South $0^{\circ}-06'-59''$ East for a distance of 690.00 feet to a point; Thence run South $34^{\circ}-51'-46''$ East for a distance of 262.96 feet to a point; Thence run South $87^{\circ}-47'-52''$ East for a distance of 615.00 feet to a point on the East line of said Section 12; Thence run South $0^{\circ}-06'-59''$ East for a distance of 200.00 feet to a point; Thence run North $87^{\circ}-47'-25''$ West for a distance of 1330.00 feet to a point; Thence run South $0^{\circ}-06'-59''$ East for a distance of 650.00 feet to a point; Thence run South $87^{\circ}-47'-25''$ East for a distance of 1330.00 feet to a point, said point lying on the East line of said Section 12; Thence run North $0^{\circ}-06'-59''$ West along the East line of said Section 12 for a distance of 3965.42 feet to the Point of Beginning. LESS the East 65 feet thereof previously dedicated for Canal Right of Way and LESS the following parcels for N.W. 183rd Street Right of Way described as follows:

Commence at the Northeast corner of Section 12, Township 52 South, Range 40 East; Thence run South $0^{\circ}-06'-59''$ East along the East line of said Section 12 for a distance of 1110.30 feet to the Point of Beginning of the centerline of a 110 foot wide Right of Way; Thence run North $89^{\circ}-15'-59''$ West for a distance of 282.38 feet to a point of curvature of a circular curve concave to the Northeast having for its elements a central angle of $39^{\circ}-00'-00''$ and a radius of 2864.79 feet;

Thence run along the arc of said circular curve in Northwesterly direction for a distance of 1500.00 feet to a point of tangency; said point being the point of termination of said centerline and the Point of Beginning of the following 55 foot wide Right of Way; Thence run North $59^{\circ}-15'-59''$ West for a distance of 414.40 feet to a point; Thence run North $30^{\circ}-44'-01''$ East for a distance of 55.00 feet to a point; Thence run South $59^{\circ}-15'-59''$ East for a distance of 414.40 feet to a point; Thence run South $30^{\circ}-44'-01''$ West for a distance of 55.00 feet to the Point of Beginning. And also LESS the following:

Commence at the Northeast corner of Section 12, Township 52 South, Range 40 East; Thence run North $87^{\circ}-45'-07''$ West along the North line of said Section 12 for a distance of 65.06 feet to the Point of Beginning of the parcel of land hereinafter to be described; Thence continue North $87^{\circ}-45'-07''$ West for a distance of 1366.57 feet to a point of curvature of a circular curve concave to the Southeast, having for its elements a central angle of $61^{\circ}-30'-52''$ and a radius of 504.11 feet; Thence run Northwesterly, Westerly and Southwesterly along the arc of said circular curve for a distance of 541.23 feet to a point of tangency; Thence run South $59^{\circ}-15'-59''$ East along the radial line of said circular curve, for a distance of 504.11 feet to a point; Thence run South $2^{\circ}-14'-53''$ West for a distance of 143.14 feet to a point; Thence run South $87^{\circ}-45'-07''$ East for a distance of 1393.30 feet to a point; Thence run North $0^{\circ}-06'-59''$ West along a line 65.00 feet West of as measured at right angles, and parallel to the East line of said Section 12, for a distance of 647.80 feet to the Point of Beginning.

All the described land lying and being in Dade County, Florida and containing 854 acres, more or less.

AGREEMENTS

SECTION 12 TOWNSHIP 52 RANGE 40

SUBDIVISION NAME ACREAGE P.B. — PG. —

DOCUMENT

LEGAL

ORD. PG.

- | | <u>DOCUMENT</u> | <u>LEGAL</u> | <u>ORD. PG.</u> |
|-----|------------------|------------------------------------|-------------------|
| 1. | <u>AGREEMENT</u> | <u>NE $\frac{1}{4}$</u> | <u>10844-1381</u> |
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RESOLUTION NO. 2-41-75

The following resolution was offered by Commissioner Clara Oesterle
 seconded by Commissioner Edward T. Stephenson, and upon poll of members present,
 the vote was as follows:

Harry P. Cain	aye	James F. Redford, Jr.	aye
Mrs. Stanley (Joyce) Goldberg	nay	Harvey Ruvin	absent
Edward T. Graham	aye	Edward T. Stephenson	aye
Clara Oesterle	aye	Stephen P. Clark	aye
Beverly B. Phillips	nay		

WHEREAS, United Resources, Inc. & G.B.B. Investments, Inc. has applied for
 the following:

(1) A district boundary change from GU (Interim) to RU-4 (Apartments) on Parcel #1.

PARCEL #1

Commence at the Southwest corner of Section 1, Township 52 South, Range 40 East; Thence run N0°-00'-44"W, along the West line of said Section 1, for a distance of 55.04 feet; Thence run S87°-45'-07"E, 2.28 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue S87°-45'-07"E, along a line parallel to and 55.00 feet Northerly of, as measured at right angle to, the South line of said Section 1, for a distance of 924.01 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 92°-19'-30" and a radius of 25.00 feet; Thence run Easterly and Northerly along the arc of said curve, 40.28 feet to the point of tangency; Thence run N0°-04'-37"W, 929.00 feet; Thence run S89°-55'-23"W, 970.30 feet; Thence run S02°-21'-38"W, 914.69 feet to the Point of Beginning.

(2) A district boundary change from GU to RU-TH (Townhouse) on Parcel #2.

PARCEL #2

Commence at the Southwest corner of Section 1, Township 52 South, Range 40 East; Thence run N0°-00'-44"W, along the West line of said Section 1, for a distance of 969.01 feet; Thence run N89°-55'-23"E, 40.16 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue N89°-55'-23"E, 970.30 feet; Thence run N0°-04'-37"W, 695.55 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 28°-16'-40" and a radius of 2809.79 feet; Thence run Northerly along the arc of said curve, 1286.74 feet to a point of compound curvature; Thence run Westerly along the arc of a circular curve, having for its elements a central angle of 61°-39'-28" and a radius of 25.00 feet, for an arc distance of 26.90 feet to the point of tangency; Thence run S89°-59'-16"W, 575.65 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 90°-00'-00" and a radius of 25.00 feet; Thence run Westerly and Southerly along the arc of said curve 39.27 feet to the point of tangency; Thence run S0°-00'-44"E, along a line parallel to and 50.00 feet Easterly of, as measured right angle to, the said West line of Section 1, for a distance of 1777.96 feet; Thence run S02°-21'-38"W, 237.76 feet to the Point of Beginning.

(3) A district boundary change from GU to RU-4 on Parcel #3.

PARCEL #3

Commence at the Southwest corner of Section 1, Township 52 South, Range 40 East; Thence run S87°-45'-07"E, along the South line of said Section 1, for a distance of 1444.18 feet; Thence run N02°-14'-53"E, 55.00 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run N87°-45'-07"W, along a line parallel to and 55.00 feet North of, as measured right angle to, the said South line of Section 1, for a distance of 299.93 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 87°-40'-30" and a radius of 25.00 feet; Thence run Westerly and Northerly along the arc of said curve, 38.25 feet to the point of

Parcel #3 continued:

tangency; Thence run $N0^{\circ}-04'-37''W$, 916.03 feet; Thence run $S87^{\circ}-30'-00''E$, 580.00 feet; Thence run $S65^{\circ}-00'-00''E$, 166.03 feet; Thence run $S19^{\circ}-30'-00''E$, 323.53 feet; Thence run $S19^{\circ}-00'-00''W$, 615.00 feet to a point on a curve being concave to the South and whose radius point bears $S08^{\circ}-24'-53''W$, for a radius distance of 2919.79 feet; Thence run Westerly along the arc of said curve, through a central angle of $6^{\circ}-10'-00''$, for an arc distance of 314.25 feet to the point of tangency, said point also being the Point of Beginning.

(4) A district boundary change from GU to RU-4L (Limited Apartment House) ON Parcel #4

PARCEL #4

Commence at the Southwest corner of Section 1, Township 52 South, Range 40 East; Thence run $S87^{\circ}-45'-07''E$, along the South line of said Section 1, 1067.43 feet; Thence run $N0^{\circ}-04'-37''W$ 1482.86 feet; Thence run $N89^{\circ}-55'-23''E$ 55.00 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run $N0^{\circ}-04'-37''W$ 225.00 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of $8^{\circ}-20'-36''$ and a radius of 2919.79 feet; Thence run Northerly along the arc of said curve, 425.17 feet to a point of reverse curvature; Thence run Northerly and Easterly along the arc of a circular curve, having for its elements a central angle of $88^{\circ}-03'-18''$ and a radius of 25.00 feet, for an arc distance of 38.42 feet to a point of reverse curvature; Thence run Easterly along the arc of a circular curve, having for its elements a central angle of $8^{\circ}-36'-00''$ and a radius of 5745.41 feet, for an arc distance of 862.39 feet; Thence run $S10^{\circ}-00'-00''E$ 309.12 feet; Thence run $S01^{\circ}-00'-00''E$ 320.00 feet; Thence run $S09^{\circ}-00'-00''W$ 149.66 feet; Thence run $S51^{\circ}-00'-00''W$ 164.79 feet; Thence run $S88^{\circ}-30'-00''W$, 730.00 feet to the Point of Beginning.

(5) A district boundary change from GU to RU-41 on Parcel #5

PARCEL #5

Commence at the Northwest corner of Section 1, Township 52 South, Range 40 East; Thence run $S87^{\circ}-50'-07''E$, along the North line of said Section 1, for a distance of 110.07 feet; Thence run $S0^{\circ}-00'-44''E$, along a line parallel to and 110.00 feet Easterly of, as measured right angle to, the West line of said Section 1, for a distance of 330.26 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of $30^{\circ}-00'-00''$ and a radius of 2809.79 feet; Thence run Southerly along the arc of said curve, 1471.20 feet to the point of tangency; Thence run $S30^{\circ}-00'-44''E$, 484.14 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of $01^{\circ}-10'-00''$ and a radius of 2919.79 feet; Thence run Southerly along the arc of said curve for an arc distance of 59.45 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue Southerly along the arc of said curve, through a central angle of $18^{\circ}-05'-24''$, for an arc distance of 921.87 feet to a point of reverse curvature; Thence run Southerly and Easterly along the arc of a circular curve, having for its elements a central angle of $89^{\circ}-37'-35''$ and a radius of 25.00 feet, for an arc distance of 39.11 feet to a point of compound curvature; Thence run Easterly along the arc of a circular curve, having for its elements a central angle of $8^{\circ}-41'-42''$ and a radius of 5675.41 feet, for an arc distance of 861.29 feet; Thence run $N10^{\circ}-00'-00''W$, 450.00 feet; Thence run $N40^{\circ}-00'-00''W$, 280.00 feet; Thence run $N75^{\circ}-00'-00''W$, 290.00 feet; Thence run $N85^{\circ}-30'-00''W$, 443.42 feet; Thence run $S61^{\circ}-09'-16''W$, 213.45 feet to the Point of Beginning.

(6) A district boundary change from GU to RU-TH on Parcel #6

PARCEL #6

Commence at the Northwest corner of Section 1, Township 52 South, Range 40 East; Thence run N37°-50'-07"E, along the North line of said Section 1, for a distance of 110.07 feet; Thence run S0°-00'-44"E, along a line parallel to and 110.00 feet Easterly of, as measured right angle to, the West line of said Section 1, for a distance of 330.26 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 28°-15'-00" and a radius of 2809.79 feet; Thence run Southerly along the arc of said curve, 1385.38 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run N61°-44'-16"E, 741.31 feet; Thence run N70°-00'-00"E, 166.93 feet; Thence run S39°-36'-00"E, 780.00 feet; Thence run N02°-09'-53"E, 589.39 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 93°-59'-30" and a radius of 25.00 feet; Thence run Northerly and Westerly along the arc of said curve, 41.01 feet to a point of compound curvature; Thence run Westerly along the arc of a circular curve, having for its elements a central angle of 34°-30'-30" and a radius of 1102.42 feet, for an arc distance of 663.97 feet to a point of reverse curvature; Thence run Westerly along the arc of a circular curve, having for its elements a central angle of 38°-30'-00" and a radius of 1188.42 feet, for an arc distance of 793.56 feet to the point of tangency; Thence run N37°-50'-07"W, 206.32 feet to a point of curvature of a circular curve, leading to the left, having for its elements a central angle of 12°-22'-13" and a radius of 990.66 feet; Thence run Westerly along the arc of said curve 213.83 feet to a point of compound curvature; Thence run Westerly and Southerly along the arc of a circular curve, having for its elements a central angle of 96°-16'-33" and a radius of 25.00 feet, for an arc distance of 42.01 feet to a point of compound curvature; Thence run Southerly along the arc of a circular curve, having for its elements a central angle of 11°-46'-51" and a radius of 2809.79 feet, for an arc distance of 577.74 feet to the Point of Beginning.

(7) A district boundary change from GU to remain GU on Parcel #7

PARCEL #7

Commence at the Northwest corner of Section 1, Township 52 South, Range 40 East; Thence run S87°-50'-07"E, along the North line of said Section 1, 1318.92 feet to the Northeast corner of Tract 32 of Florida Fruit Lands Company's Subdivision as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida; Thence run S0°-00'-07"W, along the East line of said Tract 32, 330.18 feet to the Southeast corner of said Tract 32, said point also being the Point of Beginning of the hereinafter described parcel of land; Thence run N87°-49'-47"W, along the South line of said Tract 32, 1208.78 feet; Thence run S0°-00'-44"E, along a line parallel to and 110.00 feet Easterly of, as measured right angle to, the West line of said Section 1, for a distance of 0.19 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 13°-39'-43" and a radius of 2809.79 feet; Thence run Southerly along the arc of said curve, 669.98 feet to a point of compound curvature; Thence run Southerly and Easterly along the arc of a circular curve, having for its elements a central angle of 87°-08'-03" and a radius of 25.00 feet, for an arc distance of 38.02 feet to a point of reverse curvature; Thence run Easterly along the arc of a circular curve, having for its elements a central angle of 12°-58'-23" and a radius of 1076.66 feet, for an arc distance of 243.78 feet to the point of tangency; Thence run S87°-50'-07"E, 206.32 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 38°-30'-00" and a radius of 1102.42 feet; Thence run Easterly along the arc of said curve for a distance of 740.78 feet to a point of reverse curvature; Thence run Easterly along the arc of a circular curve, having for its elements a central angle of 7°-41'-10" and a radius of 1188.42 feet, for an arc distance of 159.43 feet; Thence run N28°-38'-57"W 372.63 feet to the Point of Beginning.

(8) A district boundary change from GU to RU-1 (Single Family Residential) on Parcel #8

PARCEL #8

Commence at the Northeast corner of Section 1, Township 52 South, Range 40 East; Thence run N87°-50'-07"W, along the North line of said Section 1, 1437.67 feet; Thence run S02°-09'-53"W, 40.00 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue S02°-09'-53"W for a distance of 417.22 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 90°-00'-00" and a radius of 25.00 feet; Thence run Southerly and Westerly along the arc of said curve for a distance of 39.27 feet to the point of tangency; Thence run N87°-50'-07"W, 1632.00 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 30°-48'-50" and a radius of 1182.42 feet; Thence run Westerly along the arc of said curve, 639.14 feet; Thence run N28°-38'-57"W, 372.63 feet to the Southeast corner of Tract 32 of Florida Fruit Lands Company's Subdivision as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida; Thence run N0°-00'-07"E, along the East line of said Tract 32, 290.15 feet; Thence run S87°-50'-07"E, along a line parallel to and 40.00 feet Southerly of, as measured right angle to, the North line of said Section 1, for a distance of 2467.60 feet to the Point of Beginning.

(9) A district boundary change from GU to RU-1 on Parcel #9

PARCEL #9

Commence at the Southeast corner of Section 1, Township 52 South, Range 40 East; Thence run N0°-03'-40"W, along the East line of said Section 1, 4022.47 feet to the Northwest corner of Section 6, Township 52 South, Range 41 East; Thence run N0°-38'-45"E, along the East line of said Section 1, 43.05 feet; Thence run S88°-01'-53"W, 60.06 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue S88°-01'-53"W, 424.36 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 87°-54'-37" and a radius of 25.00 feet; Thence run Westerly and Northerly along the arc of said curve 38.36 feet to a point of reverse curvature; Thence run Northerly along the arc of a circular curve, having for its elements a central angle of 4°-00'-21" and a radius of 1639.83 feet, for an arc distance of 128.63 feet to a point of compound curvature; Thence run Northerly and Westerly along the arc of a circular curve, having for its elements a central angle of 79°-46'-16" and a radius of 760.96 feet, for an arc distance of 1059.46 feet to the point of tangency; Thence run N87°-50'-07"W, 132.00 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 90°-00'-00" and a radius of 25.00 feet; Thence run Westerly and Northerly along the arc of said curve, 39.27 feet to the point of tangency; Thence run N2°-09'-53"E, 417.22 feet; Thence run S87°-50'-07"E, along a line parallel to and 40.00 feet Southerly of, as measured right angle to, the North line of said Section 1, for a distance of 1342.71 feet; Thence run S0°-33'-45"W, along a line parallel to and 60.00 feet Westerly of, as measured right angle to, the East line of said Section 1, for a distance of 1187.39 feet to the Point of Beginning.

(10) A district boundary change from GU to RU-TH on Parcel #10

PARCEL #10

Commence at the Southeast corner of Section 1, Township 52 South, Range 40 East; Thence run N0°-08'-40"W, along the East line of said Section 1, 2137.87 feet; Thence run S89°-51'-20"W, 60.00 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue S89°-51'-20"W, 849.15 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 15°-49'-49" and a radius of 802.24 feet; Thence run Westerly, along the arc of said curve, 221.65 feet to a point of compound curvature; Thence run Westerly along the arc of a circular, having for its elements a central angle of 7°-43'-39" and a radius of 723.53 feet,

Parcel #10 continued:

for an arc distance of 97.58 feet to a point of compound curvature; Thence run Westerly and Northerly along the arc of a circular curve, having for its elements a central angle of $84^{\circ}-40'-42''$ and a radius of 25.00 feet, for an arc distance of 36.95 feet to a point of compound curvature; Thence run Northerly along the arc of a circular curve, having for its elements a central angle of $21^{\circ}-50'-39''$ and a radius of 1605.49 feet, for an arc distance of 612.10 feet to a point of reverse curvature; Thence run Northerly along the arc of a circular curve, having for its elements a central angle of $39^{\circ}-42'-53''$ and a radius of 1839.83 feet, for an arc distance of 1278.49 feet to a point of reverse curvature; Thence run Northerly and Easterly along the arc of a circular curve, having for its elements a central angle of $87^{\circ}-54'-37''$ and a radius of 25.00 feet, for an arc distance of 38.36 feet to the point of tangency; Thence run $N88^{\circ}-01'-53''E$, 421.06 feet; Thence run $S0^{\circ}-03'-40''E$, along a line parallel to and 60.00 feet Westerly of, as measured right angle to, the East line of said Section 1, for a distance of 1839.66 feet to the Point of Beginning.

(11) A district boundary change from GU to RU-4L on Parcel #11

PARCEL #11

Commence at the Southeast corner of Section 1, Township 52 South, Range 40 East; Thence run $N00^{\circ}-08'-40''W$, along the East line of said Section 1, 1652.37 feet; Thence run $N87^{\circ}-46'-41''W$, 60.05 feet to the Point of Beginning of the hereinafter described parcel of land, said point being on the North line of Tract 52 of Florida Fruit Lands Company's Subdivision, recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida; Thence continue $N87^{\circ}-46'-41''W$, along said North line, 1255.29 feet; Thence run $N0^{\circ}-03'-51''W$, 24.56 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of $13^{\circ}-46'-21''$ and a radius of 1605.49 feet; Thence run Northerly along the arc of said curve, 325.92 feet to a point of compound curvature; Thence run Easterly along the arc of a circular curve, having for its elements a central angle of $93^{\circ}-35'-55''$ and a radius of 25.00 feet, for an arc distance of 43.02 feet to a point of reverse curvature; Thence run Easterly along the arc of a circular curve, having for its elements a central angle of $6^{\circ}-37'-16''$ and a radius of 793.53 feet, for a distance of 91.70 feet to a point of compound curvature; Thence run Easterly along the arc of a circular curve, having for its elements a central angle of $15^{\circ}-49'-49''$ and a radius of 872.24 feet, for a distance of 240.99 feet to the point of tangency; Thence run $N89^{\circ}-51'-20''E$, 949.15 feet; Thence run $S0^{\circ}-03'-40''E$, along a line parallel to and 60.00 feet Westerly of, as measured right angle to, the East line of said Section 1, for a distance of 412.52 feet to the Point of Beginning.

(12) A district boundary change from GU to RU-3M (Minimum Apartment House) on Parcel #12

PARCEL #12

Commence at the Southeast corner of Section 1, Township 52 South, Range 40 East; Thence run $N87^{\circ}-45'-07''W$, along the South line of said Section 1, 60.05 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run $N0^{\circ}-08'-40''W$, along a line parallel to and 60.00 feet Westerly of, as measured right angle to, the East line of said Section 1, 661.14 feet to a point on the South line of Tract 54 of Florida Fruit Lands Company's Subdivision as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida; Thence run $N87^{\circ}-45'-34''W$, along said South line of Tract 54, 1256.69 feet; Thence run $S0^{\circ}-03'-51''E$, 1308.65 feet; Thence run $S87^{\circ}-45'-07''E$, 1258.22 feet; Thence run $N0^{\circ}-06'-59''W$, along a line parallel to and 60.00 feet Westerly of, as measured right angle to, the East line of Section 12, Township 52 South, Range 40 East, 645.31 feet; Thence run $N0^{\circ}-08'-40''W$, along a line parallel to and 60.00 feet Westerly of, as measured right angle to, the East line of said Section 1, 2.49 feet to the Point of Beginning.

(13) A district boundary change From GU to RU-4L on Parcel #13

PARCEL #13

Commence at the Southeast corner of Section 1, Township 52 South, Range 40 East; Thence run $N87^{\circ}-59'-07''W$, along the South line of said Section 1, 1714.67 feet to a point on the East line of the West 920.00 feet of Tract 57 of Florida Fruit Lands Company's Subdivision as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida; Thence run $N00^{\circ}-00'-59''E$, along said East line, 50.04 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue $N00^{\circ}-00'-59''E$, along the East line of the West 920.00 feet of Tracts 57, 58 and 59 of said Florida Fruit Lands Company's Subdivision, 790.86 feet; Thence run $N87^{\circ}-45'-44''W$, along a line parallel to and 180.00 feet Northerly of, as measured right angle to, the South line of said Tract 59, 660.69 feet; Thence run $N02^{\circ}-14'-16''E$, 390.00 feet; Thence run $N29^{\circ}-00'-00''E$, 455.15 feet; Thence run $N51^{\circ}-30'-00''E$, 868.60 feet to a point on a curve being concave to the Northeast and whose radius bears $N40^{\circ}-55'-23''E$ for a radius distance of 793.53 feet; Thence run Southeasterly along the arc of said curve, through a central angle of $8^{\circ}-50'-12''$, for an arc distance of 122.39 feet to a point of reverse curvature; Thence run Southerly along the arc of a circular curve, said curve having for its elements a central angle of $72^{\circ}-42'-30''$ and a radius of 25.00 feet, for an arc distance of 31.72 feet to a point of reverse curvature; Thence run Southerly along the arc of a circular curve, having for its elements a central angle of $14^{\circ}-51'-32''$ and a radius of 1691.49 feet, for an arc distance of 438.65 feet to the point of tangency; Thence run $S0^{\circ}-03'-51''E$, 1597.19 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of $92^{\circ}-18'-44''$ and a radius of 25.00 feet; Thence run Southwesterly along the arc of said curve, 40.28 feet to the point of tangency; Thence run $N87^{\circ}-45'-07''W$, 284.82 feet to the Point of Beginning.

(14) A district boundary change from GU to RU-TH on Parcel #14

PARCEL #14

Commence at the Southeast corner of Section 1, Township 52 South, Range 40 East; Thence run $N0^{\circ}-03'-40''W$, along the East line of said Section 1, for a distance of 2067.27 feet; Thence run $S89^{\circ}-51'-20''W$, 909.15 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of $15^{\circ}-49'-49''$ and a radius of 872.24 feet; Thence run Westerly along the arc of said curve, 240.99 feet to a point of compound curvature; Thence run Westerly and Northerly along the arc of a circular curve, having for its elements a central angle of $52^{\circ}-14'-14''$ and a radius of 793.53 feet, for an arc distance of 723.47 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue Northerly along the arc of said curve, through a central angle of $2^{\circ}-30'-00''$, for an arc distance of 34.62 feet to a point of reverse curvature; Thence run Northerly and Westerly along the arc of a circular curve, having for its elements a central angle of $98^{\circ}-30'-00''$ and a radius of 568.16 feet, for an arc distance of 976.75 feet to a point of reverse curvature; Thence run Westerly along the arc of a circular curve, having for its elements a central angle of $5^{\circ}-16'-23''$ and a radius of 5745.41 feet, for an arc distance of 528.76 feet; Thence run $S14^{\circ}-15'-00''E$, 469.23 feet; Thence run $S72^{\circ}-00'-00''E$, 199.70 feet; Thence run $N67^{\circ}-55'-23''E$, 1065.00 feet to the Point of Beginning.

(15) A district boundary change from GU to RU-TH on Parcel #15.

PARCEL #15

Commence at the Southeast corner of Section 1, Township 52 South, Range 40 East; Thence run $N0^{\circ}-03'-40''W$, along the East line of said Section 1, for a distance of 2137.97 feet; Thence run $S89^{\circ}-51'-20''W$, 809.15 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of $15^{\circ}-49'-49''$ and a radius of 802.24 feet; Thence run Westerly along the arc of said curve, 221.65 feet to a point of compound curvature; Thence run Westerly and Northerly along the arc of a circular curve, having for its elements a central angle of $54^{\circ}-44'-14''$ and a radius of 723.53 feet, for a distance of 691.22 feet to a point of reverse curvature;

PARCEL #15 continued

Thence run Northerly along the arc of a circular curve, having for its elements a central angle of $6^{\circ}-30'-00''$ and a radius of 633.16 feet, for an arc distance of 72.40 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue Northerly and Westerly along the arc of said curve, through a central angle of $92^{\circ}-00'-00''$, for an arc distance of 1024.69 feet to a point of reverse curvature; Thence run Westerly along the arc of a circular curve, having for its elements a central angle of $5^{\circ}-10'-00''$ and a radius of 5675.41 feet, for an arc distance of 511.78 feet; Thence run $N4^{\circ}-00'-00''E$, 260.00 feet; Thence run $N12^{\circ}-00'-00''E$, 320.00 feet; Thence run $N36^{\circ}-00'-00''E$, 170.00 feet; Thence run $N78^{\circ}-30'-00''E$, 430.00 feet; Thence run $N61^{\circ}-00'-00''E$, 130.00 feet; Thence run $N75^{\circ}-30'-00''E$, 320.00 feet; Thence run $S50^{\circ}-00'-00''E$, 198.13 feet; Thence run $S39^{\circ}-00'-00''E$, 423.47 feet; Thence run $S11^{\circ}-00'-00''E$, 210.00 feet; Thence run $S30^{\circ}-00'-00''W$, 400.00 feet to the Point of Beginning.

(16) A district boundary change from GU to RU-1 (Single Family Residential) on Parcel #16

PARCEL #16

Commence at the Northeast corner of Section 1, Township 52 South, Range 40 East; Thence run $N87^{\circ}-50'-07''W$, along the North line of said Section 1, for a distance of 3144.67 feet; Thence run $S02^{\circ}-09'-53''W$, 1275.22 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run $N37^{\circ}-50'-07''W$, 50.00 feet; Thence run $S35^{\circ}-00'-00''W$, 210.00 feet; Thence run $S30^{\circ}-00'-00''W$, 225.00 feet; Thence run $S68^{\circ}-30'-00''W$, 330.00 feet; Thence run $S18^{\circ}-00'-00''W$, 135.00 feet; Thence run $S05^{\circ}-00'-00''E$, 220.00 feet; Thence run $S38^{\circ}-00'-00''E$, 145.94 feet; Thence run $N85^{\circ}-00'-00''E$, 714.27 feet; Thence run $N35^{\circ}-00'-00''E$, 183.21 feet; Thence run $N63^{\circ}-30'-00''E$, 215.71 feet; Thence run $N82^{\circ}-00'-00''E$, 355.56 feet; Thence run $N38^{\circ}-00'-00''E$, 121.97 feet; Thence run $N00^{\circ}-30'-00''E$, 140.58 feet; Thence run $N53^{\circ}-30'-00''W$, 93.74 feet; Thence run $N89^{\circ}-30'-00''W$, 649.94 feet to the Point of Beginning.

(17) A district boundary change from GU to RU-1 on Parcel #17

PARCEL #17

Commence at the Northeast corner of Section 1, Township 52 South, Range 40 East; Thence run $N87^{\circ}-50'-07''W$, along the North line of said Section 1, 1244.67 feet; Thence run $S02^{\circ}-09'-53''W$, 568.22 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run $N87^{\circ}-50'-07''W$, 1875.00 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of $90^{\circ}-00'-00''$ and a radius of 25.00 feet; Thence run Westerly and Southerly along the arc of said curve 39.27 feet to the point of tangency; Thence run $S02^{\circ}-09'-53''W$, 402.00 feet; Thence run $S89^{\circ}-30'-00''E$, 210.00 feet; Thence run $S76^{\circ}-00'-00''E$, 610.00 feet; Thence run $S89^{\circ}-30'-00''E$, 490.00 feet; Thence run $S76^{\circ}-00'-00''E$, 330.00 feet; Thence run $N36^{\circ}-00'-00''E$, 160.00 feet; Thence run $N71^{\circ}-30'-00''E$, 566.51 feet; Thence run $N60^{\circ}-30'-00''E$, 137.09 feet to a point on a curve being concave to the West and whose radius point bears $S60^{\circ}-30'-00''W$ for a radius distance of 674.96 feet; Thence run Northwesterly along the arc of said curve, through a central angle of $59^{\circ}-20'-07''$, for a distance of 637.21 feet to the point of tangency, said point also being the Point of Beginning.

(18) A district boundary change from GU to RU-4L (Limited Apartment House) on Parcel #18

PARCEL #18

Commence at the Southeast corner of Section 1, Township 52 South, Range 40 East; Thence run N87°-45'-07"W, along the South line of said Section 1, for a distance of 1403.75 feet; Thence run N0°-03'-51"W, 1673.26 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 40°-00'-00" and a radius of 1691.49 feet; Thence run Northerly along the arc of said curve, 1180.88 feet to a point of reverse curvature; Thence run Northeastorly along the arc of a circular curve, having for its elements a central angle of 9°-55'-09" and a radius of 1753.83 feet, for an arc distance of 304.14 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue Northerly along the arc of said curve, through a central angle of 29°-00'-00", for a distance of 827.59 feet; Thence run N89°-00'-00"W, 187.45 feet; Thence run S50°-00'-00"W, 289.16 feet; Thence run S20°-00'-00"W, 170.00 feet; Thence run S08°-00'-00"E, 285.00 feet; Thence run S27°-00'-00"E, 175.67 feet; Thence run S60°-00'-00"E, 130.43 feet to the Point of Beginning.

(19) A district boundary change from GU to RU-4L on Parcel #19

PARCEL #19

Commence at the Northeast corner of Section 12, Township 52 South, Range 40 East; Thence run N87°-45'-07"W, along the North line of said Section 12, 1427.36 feet; Thence run S02°-14'-53"W, 10.00 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run N87°-45'-07"W, along a line parallel to and 10.00 feet Southerly of, as measured right angle to, the said North line of Section 12, 110.63 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 61°-30'-52" and a radius of 277.16 feet; Thence run Westerly along the arc of said curve, 297.57 feet to the point of tangency; Thence run S30°-44'-01"W, 139.96 feet; Thence run S59°-15'-59"E, 474.11 feet; Thence run S02°-14'-53"W, 143.14 feet; Thence run S87°-45'-07"E, 54.01 feet; Thence run N0°-03'-51"W, 613.76 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 87°-41'-16" and a radius of 25.00 feet; Thence run Northerly along the arc of said curve, 38.26 feet to the Point of Beginning.

(20) A district boundary change from GU to remain GU on Parcel #20.

(21) A district boundary change GU to RU-4L on Parcel #21

PARCEL #21 - Being a portion of Chambers Land Subdivision as recorded in PB 2 at Page 27 of the Public Records of Dade County, Florida, lying and being in Section 12, Twp. 52 S., Rge. 40 E., Dade County, Florida, and being more particularly described as follows: Begin at the North 1/4 corner of said Section 12; thence run S. 87 deg. 45'07" E. along the North line of said Section 12, 637.53'; thence run S. 30 deg. 44'01" West, 470.36'; thence run N. 59 deg. 15' 59" W. 241.00' to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 5 deg. 54'28" and a radius of 2919.79'; thence run NW/ly along the arc of said curve, 301.06'; thence run N. 24 deg. 49'33" E., 182.78' to the Point of Beginning.

All in accordance to engineered plans submitted with the application entitled "Country Club of Miami - Sec. 1, Twp. 52, Rge. 40, "Proposed Master Zoning Plan for United Resources, Inc." as prepared by Donald W. McIntosh & Associates, Inc. and dated revised August 12, 1974.

(22) UNUSUAL USE to permit an 18 hole golf course on Sec. 1-52-40 to include a club house and 2 observation decks, pro-shop, golf cart storage, locker rooms, exercise room, sauna & whirlpool baths, game room, meeting & instructional rooms, snack bar and dining room, two (2) cocktail lounges, nursery, 14 tennis courts, 4 paddle tennis courts, tots play area and swimming pool.

TRACT 1 - Describing NORTHEAST GOLF COURSE

Being a portion of Florida Fruit Lands Company's Subdivision No. 1 as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida, lying and being in Section 1, Township 52 South, Range 40 East, Dade County, Florida, described as follows:

Commence at the South 1/4 corner of said Section 1; Thence run N87°-45'-07"W, along the South line of said Section 1, 1512.89 feet; Thence run N00°-04'-37"W, 1710.08 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 28°-46'-07" and a radius of 2919.79 feet; Thence run Northwesterly along the arc of said curve, 1466.05 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue Northwesterly along the arc of said curve, through a central angle of 1°-10'-00", for a distance of 59.45 feet to the point of tangency; Thence run N30°-00'-44"W, 484.14 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 1°-45'-00" and a radius of 2809.79 feet; Thence run Northwesterly along the arc of said curve, 85.82 feet; Thence run N61°-44'-16"E, 741.31 feet; Thence run N70°-00'-00"E, 166.93 feet; Thence run S89°-30'-00"E, 780.00 feet; Thence run S02°-09'-53"W, 90.00 feet; Thence run S85°-00'-00"W, 210.00 feet; Thence run S80°-00'-00"W, 225.00 feet; Thence run S68°-30'-00"W, 330.00 feet; Thence run S18°-00'-00"W, 135.00 feet; Thence run S05°-00'-00"E, 220.00 feet; Thence run S38°-00'-00"E, 145.94 feet; Thence run N85°-00'-00"E, 714.27 feet; Thence run N35°-00'-00"E, 183.21 feet; Thence run N68°-30'-00"E, 215.71 feet; Thence run N82°-00'-00"E, 355.56 feet; Thence run N38°-00'-00"E, 121.97 feet; Thence run N00°-30'-00"E, 140.58 feet; Thence run N53°-30'-00"W, 93.74 feet; Thence run N89°-30'-00"W, 649.94 feet; Thence run N02°-09'-53"E, 280.00 feet; Thence run S89°-30'-00"E, 210.00 feet; Thence run S76°-00'-00"E, 610.00 feet; Thence run S89°-30'-00"E, 490.00 feet; Thence run S76°-00'-00"E, 380.00 feet; Thence run N86°-00'-00"E, 160.00 feet; Thence run N71°-30'-00"E, 566.51 feet; Thence run N60°-30'-00"E, 137.09 feet to a point on a circular curve being concave to the Southwest and whose radius point bears S60°-30'-00"W for a distance of 674.96 feet; Thence run Southeasterly along the arc of said curve, through a central angle of 21°-26'-09", for a distance of 252.52 feet to a point of compound curvature; Thence run Southerly along the arc of a circular curve leading to the right, having for its elements a central angle of 9°-03'-51" and a radius of 1753.83 feet, for a distance of 277.46 feet; Thence run N89°-00'-00"W, 187.45 feet; Thence run S50°-00'-00"W, 289.16 feet; Thence run S20°-00'-00"W, 170.00 feet; Thence run S08°-00'-00"E, 285.00 feet; Thence run S27°-00'-00"E, 175.67 feet; Thence run S60°-00'-00"E, 130.43 feet to a point on a circular curve being concave to the Northwest and whose radius point bears N60°-00'-00"W for a distance of 1753.83 feet; Thence run Southwesterly along the arc of said curve through a central angle of 9°-56'-09" for a distance of 304.14 feet to a point of reverse curvature; Thence run Southerly along the arc of a circular curve leading to the left, having for its elements a central angle of 20°-57'-46" and a radius of 1691.49 feet, for a distance of 618.86 feet to a point of reverse curvature; Thence run Southwesterly and Northwesterly along the arc of a circular curve leading to the right, having for its elements a central angle of 105°-48'-22" and a radius of 25.00 feet, for a distance of 46.17 feet to a point of compound curvature; Thence run Northwesterly along the arc of a circular curve leading to the right, having for its elements a central angle of 35°-38'-38" and a radius of 723.53 feet, for a distance of 450.11 feet to a point of reverse curvature; Thence run Northwesterly along the arc of a circular curve leading to the left, having for its elements a central angle of 6°-30'-00" and a radius of 638.16 feet, for a distance of 72.40 feet; Thence run N30°-00'-00"E, 400.00 feet; Thence run N11°-00'-00"W, 210.00 feet; Thence run N39°-00'-00"W, 423.47 feet; Thence run N50°-00'-00"W, 198.18 feet; Thence run S78°-30'-00"W, 320.00 feet; Thence run S61°-00'-00"W, 180.00 feet; Thence run S78°-30'-00"W, 430.00 feet; Thence run S36°-00'-00"W, 170.00 feet; Thence run S12°-00'-00"W, 320.00 feet; Thence run S04°-00'-00"W, 260.00 feet to a point on a circular curve being concave to the Northwest and whose radius point bears N22°-54'-37"W, for a distance of 5675.41 feet; Thence run Southwesterly along the arc of said curve, through a central angle of 3°-50'-00" for a distance of 379.71 feet; Thence run N10°-00'-00"W, 450.00 feet; Thence run N40°-00'-00"W, 280.00 feet; Thence run N75°-00'-00"W, 290.00 feet; Thence run N85°-30'-00"W, 448.42 feet; Thence run S61°-09'-16"W, 213.45 feet to the Point of Beginning.

TRACT 2 - Describing NORTHEAST GOLF COURSE

Being a portion of Chambers Land Subdivision as recorded in Plat Book 2 at Page 27 of the Public Records of Dade County, Florida, AND ALSO a portion of Florida Fruit Lands Company's Subdivision No. 1 as recorded in Plat Book 2 at Page 17 of the Public Records of Dade County, Florida, said property lying and being in Sections 1 and 12, Township 52 South, Range 40 East, Dade County, Florida, described as follows:

Commence at the Northeast corner of said Section 12; Thence run N87°-45'-07"W, along the North line of said Section 12, 2635.36 feet to the Point of Beginning of the hereinafter described parcel of land, said Point

Tract 2 - Northeast Golf Course Legal continued:

of Beginning also being the North 1/4 corner of said Section 12; Thence run N00°-00'-59"E, along the West line of Tracts 57, 58 and 59 of said Florida Fruit Lands Company's Subdivision No. 1, 840.73 feet; Thence run S87°-45'-44"E, along a line parallel to and 180.00 feet Northerly of, as measured right angle to, the South line of said Tract 59, 260.00 feet; Thence run N02°-14'-16"E, 390.00 feet; Thence run N29°-00'-00"E, 455.15 feet; Thence run N51°-30'-00"E, 868.60 feet to a point on a circular curve being concave to the Northeast and whose radius point bears N40°-55'-23"E for a distance of 793.53 feet; Thence run Northwesterly along the arc of said curve, through a central angle of 27°-00'-00", for a distance of 373.94 feet; Thence run S67°-55'-23"W, 1065.00 feet; Thence run N72°-00'-00"W, 199.70 feet; Thence run N14°-15'-00"W, 469.23 feet to a point on a circular curve being concave to the Northwest and whose radius point bears N22°-48'-14"W for a distance of 5745.41 feet; Thence run Southwesterly along the arc of said curve, through a central angle of 3°-50'-19", for a distance of 384.91 feet; Thence run S10°-00'-00"E, 309.12 feet; Thence run S01°-00'-00"E, 320.00 feet; Thence run S09°-00'-00"W, 149.66 feet; Thence run S51°-00'-00"W, 164.79 feet; Thence run S88°-30'-00"W, 730.00 feet; Thence run S00°-04'-37"E, 490.00 feet; Thence run S87°-30'-00"E, 580.00 feet; Thence run S65°-00'-00"E, 166.03 feet; Thence run S19°-30'-00"E, 323.53 feet; Thence run S19°-00'-00"W, 615.00 feet to a point on a curve being concave to the Southwest and whose radius bears S08°-24'-53"W for a distance of 2919.79 feet; Thence run Southeasterly along the arc of said curve, through a central angle of 16°-24'-40", for a distance of 836.31 feet; Thence run N24°-49'-32"E, 182.78 feet to the Point of Beginning.

(23) SPECIAL EXCEPTION to permit night lighting on tennis courts, paddle tennis courts and parking lot.

(24) VARIANCE of height requirements as applied to light poles to permit the aforementioned light poles 36' and 38'2" (20' permitted) installed on all tennis courts, paddle tennis courts and parking lots.

(25) VARIANCE of setback and height requirements to permit the proposed construction of a 10' (6' permitted) chain link fence, 4 tennis courts and 5 light poles setback 25' (50' required) from the front (S) property line.

Plans of the proposed golf course and club house may be examined and are on file in the Zoning Department entitled "Country Club of Miami Racquet Club and Golf Clubhouse for United Resources" as prepared by Walsh, Snyder & Associates, and dated revised 5-2-74.

(26) A district boundary change from AU (Agriculture) to RU-4 (Apartments) on Parcel A

PARCEL "A"

Commencing at the N.W. corner of section 12, Township 52 south, range 40 east, thence S0°-04'-37"E along the west line of said section 12 for a distance of 55.045 feet; thence S87°-45'-07"E along a line of 55 feet southerly of and parallel to the north line of said section 12 for a distance of 1174.57 feet and the Point of Beginning; thence continue S87°-45'-07"E for a distance of 267.37 feet to a point of curvature; thence southeasterly along the arc of a circular curve to the right, having a radius of 2809.79 feet and a central angle of 8°-40'-07" for a distance of 425.11 feet; thence S10°-55'-00"W along a line radial to the last mentioned curve for a distance of 400.00 feet to a point of curvature; thence southerly along the arc of a circular curve to the left, having a radius of 300 feet and a central angle of 18°-55'-00" for a distance of 99.05 feet to a point of tangency; thence S8°-00'-00"E for a distance of 172.00 feet to a point of curvature; thence southerly along the arc of a circular curve to the right, having a radius of 200 feet and a central angle of 34°-00'-00" for a distance of 118.68 feet to a point of tangency; thence S26°-00'-00"W for a distance of 292.01 feet to a point of curvature; thence southwesterly along the arc of a circular curve to the left, having a radius of 454.29 feet and a central angle of 20°-30'-00", for a distance of 162.54 feet to a point of tangency; thence S5°-30'-00"W for a distance of 170.00 feet; thence N79°-52'-03"W for a distance of 533.05 feet; thence northeasterly along the arc of a circular curve to the

Legal for PARCEL "A" continued:

left, having a radius of 2919.79', a central angle of 10 deg. 12'34" and a chord bearing of North 5 deg. 01'40" E., for a distance of 520.27' to a point of tangency; thence North 0 deg. 04'37" W. for a distance of 762.23' to a point of curvature; thence NE/ly along the arc of a circular curve to the right, having a radius of 50' and a central angle of 92 deg. 19'30" for a distance of 80.58' to a point of tangency and the Point of Beginning.

(27) A district boundary change from AU to RU-4L (Limited Apartment House) on Parcel "B"

PARCEL "B"

Commencing at the N.W. corner of Section 12, Township 52 South, range 40 East, thence $S0^{\circ}-04'-37''E$ along the west line of said section 12 for a distance of 55.045 feet; thence $S87^{\circ}-45'-07''E$ along a line 55 feet Southerly of and parallel to the North line of said Section 12 for a distance of 1122.50 feet; thence $S0^{\circ}-04'-37''E$ for a distance of 814.30 feet to a point of curvature; thence Southwesterly along the arc of a circular curve to the right, having a radius of 2919.79 feet and a central angle of $10^{\circ}-12'-34''$, for a distance of 520.27 feet to the Point of Beginning; thence continue southwesterly along the arc of said circular curve to the right, having a radius of 2919.79 feet and a central angle of $15^{\circ}-31'-22''$, for a distance of 791.04 feet to a point of reverse curvature; thence southerly and southeasterly along the arc of a circular curve to the left, having a radius of 25 feet and a central angle of $85^{\circ}-09'-19''$, for a distance of 37.16 feet to a point of tangency; thence $S59^{\circ}-30'-00''E$ for a distance of 824.49 feet; thence $N1^{\circ}-00'-00''E$ for a distance of 759.25 feet; thence $N5^{\circ}-30'-00''E$ for a distance of 350.00 feet; thence $N79^{\circ}-52'-03''W$ for a distance of 533.05 feet to the Point of Beginning; containing 13.84 acres, more or less.

(28) A district boundary change from AU to RU-TH (Townhouse) on Parcel "C"

PARCEL "C"

Commencing at the N.W. corner of section 12, Township 52 South, Range 40 East, thence $S0^{\circ}-04'-37''E$ along the West line of said Section 12 for a distance of 55.045 feet; thence $S87^{\circ}-45'-07''E$ along a line 55 feet Southerly of and parallel to the North line of said Section 12 for a distance of 1122.50 feet; thence $S0^{\circ}-04'-37''E$ for a distance of 814.30 feet to a point of curvature; thence southwesterly along the arc of a circular curve to the right, having a radius of 2919.79 feet and a central angle of $29^{\circ}-00'-00''$ for a distance of 1477.84 feet to a point of tangency and the Point of Beginning; thence $S28^{\circ}-55'-23''W$ for a distance of 520.00 feet; thence $S77^{\circ}-00'-00''E$ for a distance of 650.92 feet to a point of curvature; thence Easterly and Northeasterly along the arc of a circular curve to the left, having a radius of 185.28 feet and a central angle of $56^{\circ}-00'-00''$, for a distance of 182.07 feet to a point of tangency; thence $N47^{\circ}-00'-00''E$ for a distance of 294.80 feet; thence $N59^{\circ}-30'-00''W$ for a distance of 818.58 feet to a point of curvature; thence Northwesterly, Westerly and Southwesterly along the arc of a circular curve to the left, having a radius of 25 feet and a central angle of $92^{\circ}-41'-58''$, for a distance of 40.45 feet to a point of reverse curvature; thence southwesterly along the arc of a circular curve to the right, having a radius of 2919.79 feet and a central angle of $1^{\circ}-07'-21''$ for a distance of 57.21 feet to a point of tangency and the Point of Beginning, containing 8.62 acres, more or less.

(29) A district boundary change from AU to RU-TH on Parcel "D"

PARCEL "D"

Commencing at the S.W. corner of section 12, Township 52 south, range 40 east, thence $S87^{\circ}-45'-25''E$ along the south line of said section 12 for a distance of 55.04 feet; thence $N0^{\circ}-04'-37''W$ along a line 55 feet easterly of and parallel to the west line of said section 12 for a distance of 944.26 feet to the Point of Beginning; thence continue $N0^{\circ}-04'-37''W$ for a distance of 17.00 feet to a point of curvature; thence northeasterly along the arc of a circular curve to the right, having a radius of 2809.79 feet and a central angle of $26^{\circ}-37'-08''$, for a distance of 1305.39 feet; thence $S57^{\circ}-00'-00''E$ for a distance of 500.00 feet to a point of curvature; thence southeasterly along the arc of a circular curve to the right, having a radius of 254.56 feet and a central angle of $42^{\circ}-00'-00''$, for a distance of 186.60 feet to a point of tan-

PARCEL "D" continued:

gency; thence S15°-00'-00"E for a distance of 713.56 feet; thence S60°-00'-00"W for a distance of 70.00 feet to a point of curvature; thence southwesterly along the arc of a circular curve to the right, having a radius of 1357 feet and a central angle of 29°-55'-23", for a distance of 708.70 feet to a point of tangency; thence S89°-55'-23"W for a distance of 220.00 feet to a point of curvature; thence northwesterly along the arc of a circular curve to the right, having a radius of 50 feet and a central angle of 90°-00'-00", for a distance of 78.54 feet to a point of tangency and the Point of Beginning, containing 21.32 acres, more or less.

(30) A district boundary change from AU to RU-4L on Parcel "E"

PARCEL "E"

Commencing at the S 1/4 corner of section 12, Township 52 south, Range 40 east, thence S87°-47'-25"E along the south line of said section 12 for a distance of 485.22 feet; thence N0°-06'-59"W for a distance of 385.01 feet to the Point of Beginning; thence continue N0°-06'-59"W for a distance of 340.00 feet; thence N87°-47'-25"W for a distance of 93.48 feet to a point of curvature; thence westerly along the arc of a circular curve to the right, having a radius of 4512.29 feet and a central angle of 4°-47'-25", for a distance of 377.25 feet to a point of tangency; thence N83°-00'-00"W for a distance of 780.00 feet to a point of curvature; thence westerly along the arc of a circular curve to the left, having a radius of 1,057 feet and a central angle of 24°-04'-43", for a distance of 444.20 feet; thence southeasterly along the arc of a circular curve to the left, having a radius of 110 feet, a central angle of 50°-00'-00" and a chord bearing of S28°-00'-00"E. for a distance of 95.99 feet to a point of tangency; thence S53°-00'-00"E for a distance of 375.00 feet to a point of curvature; thence southeasterly and easterly along the arc of a circular curve to the left, having a radius of 325 feet and a central angle of 45°-00'-00", for a distance of 255.25 feet to a point of tangency; thence N22°-00'-00"E for a distance of 613.03 feet to a point of curvature; thence easterly and southeasterly along the arc of a circular curve to the right, having a radius of 370.15 feet and a central angle of 30°-00'-00", for a distance of 193.81 feet to a point of tangency; thence S68°-00'-00"E for a distance of 326.00 feet to the Point of Beginning, containing 11.11 acres, more or less.

(31) A district boundary change from AU to RU-4L on Parcel "F"

PARCEL "F"

Commence at the South 1/4 corner of Section 12, Township 52 South, Range 40 East; Thence run S87°-47'-25"E, along the South line of said Section 12, 485.22 feet; Thence run N0°-06'-59"W, 1311.08 feet; Thence run N87°-47'-25"W, 89.99 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 4°-47'-25" and a radius of 4426.29 feet; Thence run Westerly along the arc of said curve, 370.06 feet to the point of tangency; Thence run N83°-00'-00"W, 730.00 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run N07°-00'-00"E, 170.00 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 28°-00'-00" and a radius of 200.00 feet; Thence run Northerly along the arc of said curve, 97.74 feet to the point of tangency; Thence run N35°-00'-00"E, 650.00 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 16°-00'-00" and a radius of 890.00 feet; Thence run Northerly along the arc of said curve, 248.53 feet to a point of reverse curvature of a circular curve leading to the left, having for its elements a central angle of 28°-00'-00" and a radius of 640.00 feet; Thence run Northerly along the arc of said curve, 312.76 feet to the point of tangency; Thence run N23°-00'-00"E, 540.00 feet; Thence run N08°-00'-00"E, 200.00 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 44°-45'-00" and a radius of 243.06 feet; Thence run Northerly along the arc of said curve, 189.83 feet to the point of tangency; Thence run N36°-45'-00"W, 871.55 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 72°-00'-00" and a radius of 123.00 feet; Thence run Westerly along the arc of said curve, 154.57 feet to a point of compound curvature of a circular curve leading to the left, having for its elements a central angle of 67°-15'-00" and a radius of 173.43 feet; Thence run Southerly along the arc of said curve, 203.56 feet; Thence run S04°-00'-00"W,

Parcel "F" continued

960.36 feet; Thence run S21°-30'-00"W, 612.70 feet to a point on a curve whose radius point bears S38°-09'-21"W and a radius distance of 600.00 feet; Thence run Southeasterly along the arc of a circular curve, through a central angle of 28°-50'-39", for a distance of 302.06 feet to a point of compound curvature of a circular curve leading to the right, having for its elements a central angle of 65°-30'-00" and a radius of 209.76 feet; Thence run Southerly along the arc of said curve, 239.79 feet to the point of tangency; Thence run S42°-30'-00"W, 232.21 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 46°-30'-00" and a radius of 540.00 feet; Thence run Southerly along the arc of said curve, 438.25 feet to the point of tangency; Thence run S04°-00'-00"E, 83.29 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 87°-18'-04" and a radius of 25.00 feet; Thence run Southerly and Easterly along the arc of said curve, 38.09 feet to a point of reverse curvature of a circular curve leading to the right, having for its elements a central angle of 8°-18'-04" and a radius of 1143.00 feet; Thence run Easterly along the arc of said curve, 165.60 feet to the point of tangency; Thence run S83°-00'-00"E, 50.00 feet to the Point of Beginning.

(32) A district boundary change from AU to RU-4L on Parcel "G"

PARCEL "G"

Commencing at the S 1/4 corner of section 12, Township 52 south, range 40 east, thence S87°-47'-25"E along the south line of said section 12 for a distance of 485.22 feet; thence No°-06'-59"W for a distance of 1311.08 feet to the Point of Beginning; thence continue No°-06'-59"W for a distance of 755.09 feet; thence S54°-00'-00"W for a distance of 988.89 feet to a point of curvature; thence southwest-erly along the arc of a circular curve to the left, having a radius of 133.76 feet and a central angle of 47°-00'-00", for a distance of 109.72 feet; thence S83°-00'-00"E for a distance of 400.00 feet to a point of curvature; thence easterly along the arc of a circular curve to the left, having a radius of 4426.29 feet and a central angle of 4°-47'-25", for a distance of 370.06 feet to a point of tangency; thence S87°-47'-25"E for a distance of 89.99 feet to the Point of Beginning, containing 8.06 acres, more or less.

(33) A district boundary change from AU to RU-4 on Parcel "H"

PARCEL "H"

Commencing at the S.W. corner of section 12, Township 52 south, Range 40 east, thence S87°-47'-25"E along the south line of said section 12 for a distance of 55.04 feet; thence No°-04'-37"W along a line 55 feet easterly of and parallel to the west line of said section 12 for a distance of 60.05 feet to the Point of Beginning; thence continue No°-04'37"W for a distance of 698.22 feet to a point of curvature; thence northeasterly along the arc of a circular curve to the right, having a radius of 50 feet and a central angle of 90°-00'-00", for a distance of 78.54 feet to a point of tangency; thence N89°-55'-23"E for a distance of 220.00 feet to a point of curvature; thence northeasterly along the arc of a circular curve to the left, having a radius of 1443 feet and a central angle of 19°-35'-19", for a distance of 493.34 feet; thence S2°-12'-35"W for a distance of 861.14 feet to a point 60 feet northerly of the south line of aforesaid section 12; thence N87°-47'-25"W along a line 60 feet northerly of and parallel to the south line of aforesaid section 12 for a distance of 720.00 feet to the Point of Beginning, containing 13.16 acres, more or less.

(34) A district boundary change from AU to RU-4L on Parcel "I"

PARCEL "I"

Commencing at the S.W. corner of section 12, Township 52 south, Range 40 east, thence No°-04'-37"W along the west line of said section 12 for a distance of 60.05 feet; thence S87°-47'-25"E along a line 60 feet northerly of and parallel to the south line of said section 12 for a distance of 775.04 feet to the Point of Beginning; thence continue S87°-47'-25"E for a distance of 1862.23 feet; thence No°-06'-59"W for a distance of 375.02 feet; thence N30°00'-00"W for a distance of 58.00 feet to a point of curvature; thence northwest-erly along the arc of a circular curve to the left, having a radius of 89.25 feet and a central angle of 64°-00'-00" for a distance of 99.69 feet to a point of tangency; thence S86°-00'-00"W for a distance of 1143.00 feet to the Point of Beginning.

Parcel "I" continued

tance of 717.79 feet to a point of curvature; thence westerly and northwesterly along the arc of a circular curve to the right, having a radius of 270 feet and a central angle of $41^{\circ}-00'-00''$ for a distance of 193.21 feet to a point of tangency; thence $N53^{\circ}-00'-00''W$ for a distance of 520.00 feet to a point of curvature; thence northwesterly along the arc of a circular curve to the right, having a radius of 230 feet and a central angle of $38^{\circ}-00'-00''$, for a distance 152.54 feet to a point of tangency; thence $N15^{\circ}-00'-00''W$ for a distance of 160.00 feet; thence $S60^{\circ}-00'-00''W$ for a distance of 46.96 feet to a point of curvature; thence southwesterly along the arc of a circular curve to the right, having a radius of 1443 feet and a central angle of $10^{\circ}-20'-04''$, for a distance of 260.27 feet; thence $S2^{\circ}-12'-35''W$ for a distance of 861.14 feet to the Point of Beginning, containing 23.96 acres, more or less.

(35) A district boundary change from AU to RU-4L on Parcel "J"

PARCEL "J"

Commence at the South 1/4 corner of Section 12, Township 52 South, Range 40 East; Thence run $S87^{\circ}-47'-25''E$, along the South line of said Section 12, 565.28 feet; Thence run $N0^{\circ}-06'-59''W$, 1311.08 feet to the Point of Beginning of the hereinafter described parcel of land; Thence continue $N0^{\circ}-06'-59''W$, 675.03 feet; Thence run $S87^{\circ}-47'-25''E$, 655.75 feet; Thence run $S0^{\circ}-06'-59''E$, 648.99 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of $92^{\circ}-19'-34''$ and a radius of 25.00 feet; Thence run Southerly and Westerly along the arc of said curve, 40.28 feet to the point of tangency; Thence run $N87^{\circ}-47'-25''W$, 629.71 feet to the Point of Beginning.

(36) A district boundary change from AU to remain AU on Parcel "K"

PARCEL "K"

Commencing at the N.W. corner of Section 12, Township 52 South, Range 40 East; thence run $S0^{\circ}-04'-37''E$ along the West line of said Section 12 for a distance of 644.73 feet to the Point of Beginning; thence run $N89^{\circ}-55'23''E$ for a distance of 1011.58 feet; thence run $S0^{\circ}-04'-37''E$ for a distance of 270.15 feet to a point of curvature; thence run Southwesterly along the arc of a circular curve to the right, having a radius of 2809.79 feet and a central angle of $12^{\circ}-24'-57''$, for a distance 608.87 feet; thence run $S89^{\circ}-55'-23''W$ for a distance of 945.87 feet to the West line of aforesaid Section 12; thence run $N0^{\circ}04'-37''W$ along the West line of aforesaid Section 12 for a distance of 874.27 feet to the Point of Beginning, containing 20.00 acres, more or less.

(37) A district boundary change from AU to BU-1A (Limited Business) on Parcel "L"

PARCEL "L"

Commencing at the N.W. corner of section 12, Township 52 south, Range 40 east, thence $S0^{\circ}-04'-37''E$ along the west line of said section 12 for a distance of 55.045 feet to the Point of Beginning; thence $S87^{\circ}-45'-07''E$ along a line 55 feet southerly of and parallel to the north line of said section 12 for a distance of 964.40 feet to a point of curvature; thence southeasterly along the arc of a circular curve to the right, having a radius of 50 feet and a central angle of $87^{\circ}-40'-30''$, for a distance of 76.51 feet to a point of tangency; thence $S0^{\circ}-04'-37''E$ for a distance of 500.61 feet; thence $S89^{\circ}-55'-23''W$ for a distance of 1011.58 feet to the west line of aforesaid 12; thence $N0^{\circ}04'-37''W$ along the west line of aforesaid section 12 for a distance of 589.69 feet to the Point of Beginning, containing 13.206 acres, more or less.

(38) A district boundary change from AU to RU-4L on Parcel "M"

PARCEL "M"

Commencing at the N.W. corner of Section 12, Township 52 South, Range 40 East; thence run $S0^{\circ}-04'-37''E$ along the West line of said Section 12 for a distance of 2017.01 feet to the Point of Beginning; thence continue $S0^{\circ}-04'-37''E$ along the West line of said Section 12 for a distance of 622.95 feet to the West 1/4 corner of said Section 12; thence run $S87^{\circ}-46'-17''E$ along the South line of the N.W. 1/4 of said Section 12 for a distance of 448.51 feet; thence run $N28^{\circ}-55'-23''E$ for a distance of 435.52 feet to a point of curvature; thence run Northeasterly along the arc of a circular curve to the left, having a radius of 2809.79 feet and a central angle of $5^{\circ}-54'-20''$, for a distance of 289.61 feet; thence run $S89^{\circ}-55'-23''W$ for a distance of 786.40 feet to the Point of Beginning, containing 9.08 Acres, more or less.

(39) A district boundary change from AU to RU-TH on Parcel "N"

PARCEL "N"

Beginning at the W 1/4 corner of section 12, Township 52 south, Range 40 east; thence $S87^{\circ}-46'-17''E$ along the north line of the S.W. 1/4 of said section 12 for a distance of 448.51 feet; thence $S28^{\circ}-55'-23''W$ for a distance of 282.71 feet to a point of curvature; thence southwesterly along the arc of a circular curve to the left, having a radius of 2919.79 feet and a central angle of $12^{\circ}-51'-44''$, for a distance of 655.46 feet to a point of reverse curvature; thence southwesterly and westerly along the arc of a circular curve to the right, having a radius of 25 feet and a central angle of $89^{\circ}-57'-29''$, for a distance of 39.25 feet to a point of compound curvature; thence northwesterly along the arc of a circular curve to the right, having a radius of 904.93 feet and a central angle of $73^{\circ}-54'-31''$, for a distance of 1167.31 feet to a point of tangency; thence $N0^{\circ}-04'-21''W$ for a distance of 37.93 feet to the North line of the S.E. 1/4 of section 11, Township 52 south, Range 40 east; thence $S88^{\circ}-03'-42''E$ along the north line of the S.E. 1/4 of said section 11 for a distance of 625.29 feet to the W. 1/4 corner of aforesaid section 12 and the Point of Beginning, containing 14.09 acres more or less.

(40) A district boundary change from AU to RU-4L on Parcel "O"

PARCEL "O"

Commencing at the Southwest corner of Section 12, Township 52 South, Range 40 East; Thence $N0^{\circ}-04'-37''W$, along the West line of said Section 12, for a distance of 924.11 feet; Thence run $S89^{\circ}-55'-23''W$ for a distance of 55 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run $N0^{\circ}-04'-37''W$, along a line 55 feet Westerly of and parallel to the West line of said Section 12, for a distance of 35.00 feet to a point of curvature; Thence run Northeasterly along the arc of a circular curve to the right, having a radius of 2919.79 feet and a central angle of $13^{\circ}-13'-05''$, for a distance of 673.59 feet to a point of reverse curvature; Thence run Northerly and Northwesterly along the arc of a circular curve to the left, having a radius of 25 feet and a central angle of $87^{\circ}-19'-43''$, for a distance of 38.10 feet to a point of reverse curvature; Thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1004.93 feet and a central angle of $39^{\circ}-58'-58''$, for a distance of 701.27 feet to a point of reverse curvature; Thence run Northwesterly, Westerly and Southwesterly along the arc of a circular curve to the left, having a radius of 40 feet and a central angle of $145^{\circ}-52'-04''$, for a distance of 101.83 feet to a point of tangency; Thence run $S0^{\circ}-04'-21''E$ for a distance of 531.29 feet to a point of curvature; Thence run Southeasterly along the arc of a circular curve to the left, having a radius of 955.00 feet and a central angle of $32^{\circ}-05'-11''$, for a distance of 560.41 feet to a point of compound curvature; Thence run Southeasterly and Easterly along the arc of a circular curve to the left, having a radius of 200.00 feet and a central angle of $57^{\circ}-55'-05''$, for a

Parcel "O" continued

distance of 202.17 feet to a point of tangency; Thence run N89°-55'-23"E for a distance of 223.20 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 93°-00'-00" and a radius of 25.00 feet; Thence run Easterly and Northerly along the arc of said curve, for a distance of 39.27 feet to the Point of Beginning.

(41) A district boundary change from AU to remain AU on Parcel "P"

PARCEL "P"

Commencing at the N.W. corner of Section 12, Township 52 South, Range 40 East; thence run S0°-04'-37"E along the West Line of said Section 12 for a distance of 1519.00 feet to the Point of Beginning; thence run N89°-55'-23"E for a distance of 945.87 feet to a point on a curve, being concave to the West and whose radius point bears N77°-39'-40"W for a radius distance of 2809.79 feet; thence run Southerly along the arc of said curve, through a central angle of 10°-40'-43" for an arc distance of 523.68 feet; thence run S89°-55'-23"W for a distance of 786.40 feet to the West line of aforesaid Section 12; thence run N0°-04'-37"W along the West line of aforesaid Section 12 for a distance of 498.01 feet to the Point of Beginning, containing 10.00 acres, more or less.

(42) A district boundary change from AU to RU-4L on Parcel "Q"

PARCEL "Q"

Commence at the Southwest corner of Section 12, Township 52 South, Range 40 East; Thence run N0°-04'-37"W, along the West line of said Section 12, 892.11 feet; Thence run N89°-55'-23"E, 325.00 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 29°-55'-23" and a radius of 1357.00 feet; Thence run Easterly along the arc of said curve 708.70 feet to the point of tangency; Thence run N60°-00'-00"E, 200.00 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 14°-00'-00" and a radius of 1143.00 feet; Thence run Easterly along the arc of said curve, 279.29 feet to the Point of Beginning of the hereinafter described parcel of land; Thence run N03°-00'-00"W, 272.59 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 33°-10'-00" and a radius of 500.00 feet; Thence run Northerly along the arc of said curve, 289.43 feet to the point of tangency; Thence run N30°-10'-00"E, 667.80 feet to a point on a curve whose radius point bears S39°-59'-05"W and a radius distance of 540.00 feet; Thence run Easterly along the arc of a circular curve leading to the right, through a central angle of 27°-00'-55", for an arc distance of 254.61 feet to a point of compound curvature of a circular curve leading to the right, having for its elements a central angle of 65°-30'-00" and a radius of 149.76 feet; Thence run Southerly along the arc of said curve, 171.20 feet to the point of tangency; Thence run S42°-30'-00"W, 232.21 feet to a point of curvature of a circular curve leading to the left, having for its elements a central angle of 46°-30'-00" and a radius of 600.00 feet; Thence run Southerly along the arc of said curve, 486.95 feet to the point of tangency; Thence run S04°-00'-00"E, 83.29 feet to a point of curvature of a circular curve leading to the right, having for its elements a central angle of 87°-18'-04" and a radius of 25.00 feet; Thence run Southerly and Westerly along the arc of said curve, 38.09 feet to a point of reverse curvature of a circular curve leading to the left, having for its elements a central angle of 9°-18'-03" and a radius of 1143.00 feet; Thence run Westerly along the arc of said curve, 185.54 feet to the Point of Beginning.

All in accordance with engineered plans submitted with the application entitled "Country Club of Miami Section 12-52-40, Proposed Master Plan for United Resources Inc." as prepared by Donald W. McIntosh and Associates, Inc. & dated revised August 12, 1974.

(43) UNUSUAL USE to permit an 18 hole golf course on Section 12-52-40 to include a club house & cart storage, with 2 cocktail lounges, pro-shop, locker rooms, sauna bath and steam room, dining rooms, snack bar, manager & accounting offices, golf driving range with approximately 30 tees, and a swimming pool with cabanas.

(44) SPECIAL EXCEPTION to permit night lighting on the golf driving range and the parking lot.

(45) VARIANCE of height requirements as applied to light poles to permit the aforementioned light poles 36' (20' permitted) high on the parking lot.

LEGAL DESCRIPTION FOR GOLF COURSE REQUESTED IN REQUESTS 43,44, & 45 as follows:

Commencing at the Southeast corner of Section 12, Township 52 South, Range 40 East; Thence $N0^{\circ}-06'-59''W$, along the East line of said Section 12, for a distance of 2066.17 feet; Thence $N87^{\circ}-47'-25''W$, along a line parallel to the South line of said Section 12, for a distance of 1416.07 feet to the Point of Beginning of the parcel of land hereinafter to be described; Thence continue $N87^{\circ}-47'-25''W$ for a distance of 735.81 feet; Thence $S54^{\circ}-00'-00''W$ for a distance of 988.89 feet to a point of curvature; Thence Southwesterly along the arc of a circular curve to the left, having a radius of 133.76 feet and a central angle of $47^{\circ}-00'-00''$, for a distance of 109.72 feet; Thence $N83^{\circ}-00'-00''W$ for a distance of 330.00 feet; Thence $N7^{\circ}-00'-00''E$ for a distance of 170.00 feet to a point of curvature; Thence Northeasterly along the arc of a circular curve to the right, having a radius of 200.00 feet and a central angle of $28^{\circ}-00'-00''$, for a distance of 97.74 feet to a point of tangency; Thence $N35^{\circ}-00'-00''E$ for a distance of 650.00 feet to a point of curvature; Thence Northeasterly along the arc of a circular curve to the right, having a radius of 890.00 feet and a central angle of $16^{\circ}-00'-00''$, for a distance of 248.54 feet to a point of reverse curvature; Thence Northeasterly along the arc of a circular curve to the left, having a radius of 640.00 feet and a central angle of $28^{\circ}-00'-00''$, for a distance of 312.76 feet to a point of tangency; Thence $N23^{\circ}-00'-00''E$ for a distance of 540.00 feet; Thence $N8^{\circ}-00'-00''E$ for a distance of 200.00 feet to a point of curvature; Thence Northerly and Northwesterly along the arc of a circular curve to the left, having a radius of 243.05 feet and a central angle of $44^{\circ}-45'-00''$, for a distance of 189.83 feet to a point of tangency; Thence $N36^{\circ}-45'-00''W$ for a distance of 871.55 feet to a point of curvature; Thence Northwesterly and Westerly along the arc of a circular curve to the left, having a radius of 123.00 feet and a central angle of $72^{\circ}-00'-00''$, for a distance of 154.57 feet to a point of compound curvature; Thence Southwesterly along the arc of a circular curve to the left, having a radius of 173.43 feet and a central angle of $67^{\circ}-15'-00''$, for a distance of 203.56 feet to a point of tangency; Thence $S4^{\circ}-00'-00''W$ for a distance of 960.36 feet; Thence $S21^{\circ}-30'-00''W$ for a distance of 612.70 feet; Thence Northwesterly along the arc of a circular curve to the left, having a radius of 600.00 feet, a central angle of $7^{\circ}-39'-21''$ and a chord bearing of $N55^{\circ}-40'-19''W$, for a distance of 80.17 feet to a point of tangency; Thence $N59^{\circ}-30'-00''W$ for a distance of 264.48 feet; Thence $N1^{\circ}-00'-00''E$ for a distance of 759.25 feet; Thence $N5^{\circ}-30'-00''E$ for a distance of 520.00 feet to a point of curvature; Thence Northeasterly along the arc of a circular curve to the right, having a radius of 454.29 feet and a central angle of $20^{\circ}-30'-00''$, for a distance of 162.54 feet to a point of tangency; Thence $N26^{\circ}-00'-00''E$ for a distance of 292.01 feet to a point of curvature; Thence Northerly along the arc of a circular curve to the left, having a radius of 200.00 feet and a central angle of $34^{\circ}-00'-00''$, for a distance of 118.68 feet to a point of tangency; Thence $N8^{\circ}-00'-00''W$ for a distance of 172.00 feet to a point of curvature; Thence Northerly along the arc of a circular curve to the right, having a radius of 300.00 feet and a central angle of $18^{\circ}-55'-00''$, for a distance of 99.05 feet to a point of tangency; Thence $N10^{\circ}-55'-00''E$ for a distance of 400.00 feet; Thence Southeasterly along the arc of a circular curve to the right, having a radius of 2809.79 feet, a central angle of $19^{\circ}-49'-01''$ and a chord bearing of $S69^{\circ}-10'-29.5''E$, for a distance of 971.83 feet to a point of tangency; Thence $S59^{\circ}-15'-59''E$ for a distance of 875.85 feet; Thence $S30^{\circ}-44'-01''W$ for a distance of 351.39 feet; Thence $S0^{\circ}-06'-59''E$ for a distance of 1650.00 feet; Thence $S70^{\circ}-06'-59''E$ for a distance of 547.10 feet; Thence $S0^{\circ}-06'-59''E$ for a distance of 272.70 feet to the Point of Beginning.

TRACT 2 - GOLF COURSE

Commencing at the South 1/4 corner of Section 12, Township 52 South, Range 40 East; Thence S87°-47'-25"E along the South line of said Section 12 for a distance of 485.02 feet; Thence N0°-06'-59"W for a distance of 435.07 feet to the Point of Beginning of the parcel of land hereinafter to be described; Thence N87°-47'-25"W for a distance of 485.02 feet; Thence N30°-00'-00"W for a distance of 58.00 feet to a point of curvature; Thence Northwesterly along the arc of a circular curve to the left, having a radius of 89.25 feet and a central angle of 64°-00'-00", for a distance of 99.69 feet to a point of tangency; Thence S86°-00'-00"W for a distance of 717.79 feet to a point of curvature; Thence Westerly and Northwesterly along the arc of a circular curve to the right, having a radius of 270.00 feet and a central angle of 41°-00'-00", for a distance of 193.21 feet to a point of tangency; Thence N53°-00'-00"W for a distance of 520.00 feet to a point of curvature; Thence Northwesterly along the arc of a circular curve to the right, having a radius of 230.00 feet and a central angle of 38°-00'-00", for a distance of 152.54 feet to a point of tangency; Thence N15°-00'-00"W for a distance of 160.00 feet; Thence N60°-00'-00"E for a distance of 153.04 feet to a point of curvature; Thence Northeasterly along the arc of a circular curve to the right, having a radius of 1057.00 feet and a central angle of 12°-55'-17", for a distance of 238.38 feet; Thence Southeasterly along the arc of a circular curve to the left, having a radius of 110.00 feet, a central angle of 50°-00'-00" and a chord bearing of S28°-00'-00"E, for a distance of 95.99 feet to a point of tangency; Thence S53°-00'-00"E for a distance of 375.00 feet to a point of curvature; Thence Southeasterly and Easterly along the arc of a circular curve to the left, having a radius of 325.00 feet and a central angle of 45°-00'-00", for a distance of 255.25 feet to a point of tangency; Thence N82°-00'-00"E for a distance of 613.03 feet to a point of curvature; Thence Easterly and Southeasterly along the arc of a circular curve to the right, having a radius of 370.15 feet and a central angle of 30°-00'-00", for a distance of 193.81 feet to a point of tangency; Thence S68°-00'-00"E for a distance of 326.00 feet; Thence S0°-06'-59"E for a distance of 449.94 feet to the Point of Beginning.

TRACT 3 - GOLF COURSE

Commencing at the Northwest corner of Section 12, Township 52 South, Range 40 East; Thence S0°-04'-37"E, along the West line of said Section 12, for a distance of 55.045 feet; Thence S87°-45'-07"E, along a line 55 feet Southerly of and parallel to the North line of said Section 12, for a distance of 1122.50 feet; Thence S0°-04'-37"E for a distance of 814.30 feet to a point of curvature; Thence Southwesterly along the arc of a circular curve to the right, having a radius of 2919.79 feet and a central angle of 29°-00'-00", for a distance of 1477.84 feet to a point of tangency; Thence S28°-55'-23"W for a distance of 520.00 feet to the Point of Beginning of the parcel of land hereinafter to be described; Thence S77°-00'-00"E for a distance of 650.92 feet to a point of curvature; Thence Easterly and Northeasterly along the arc of a circular curve to the left, having a radius of 186.28 feet and a central angle of 56°-00'-00", for a distance of 182.07 feet to a point of tangency; Thence N47°-00'-00"E for a distance of 294.80 feet; Thence S59°-30'-00"E for a distance of 263.13 feet to a point of curvature; Thence Southeasterly along the arc of a circular curve to the right, having a radius of 540.00 feet and a central angle of 9°-29'-05", for a distance of 89.39 feet; Thence S30°-10'-00"W for a distance of 667.80 feet to a point of curvature; Thence Southwesterly along the arc of a circular curve to the left, having a radius of 500.00 feet and a central angle of 33°-10'-00"E, for a distance of 289.43 feet to a point of tangency; Thence S3°-00'-00"E for a distance of 272.59 feet; Thence Southwesterly along the arc of a circular curve to the left, having a radius of 1143.00 feet, a central angle of 14°-00'-00" and a chord bearing of S67°-00'-00"W, for a distance of 279.29 feet to a point of tangency; Thence S60°-00'-00"W for a distance of 130.00 feet; Thence N15°-00'-00"W for a distance of 713.56 feet to a point of curvature; Thence Northwesterly along the arc of a circular curve to the left, having a radius of 254.56 feet and a central angle of 42°-00'-00", for a distance of 186.60 feet to a point of tangency; Thence N57°-00'-00"W for a distance of 500.00 feet; Thence Northeasterly along the arc of a circular curve to the right, having a radius of 2809.79 feet, a central angle of 2°-22'-52" and a chord bearing of N27°-43'-57"E, for a distance of 116.77 feet to a point of tangency; Thence N28°-55'-23"E for a distance of 198.23 feet to the Point of Beginning.

TRACT 4 - GOLF COURSE

Commencing at the Southeast corner of Section 12, Township 52 South, Range 40 East; Thence $N0^{\circ}-06'-59''W$, along the East line of said Section 12, for a distance of 2066.17 feet to the Point of Beginning of the parcel of land hereinafter to be described; Thence $N87^{\circ}-47'-25''W$, along a line parallel to the South line of said Section 12, for a distance of 1330.00 feet; Thence $N0^{\circ}-06'-59''W$ for a distance of 244.92 feet; Thence $S87^{\circ}-47'-25''E$ for a distance of 149.89 feet; Thence $N0^{\circ}-06'-59''W$ for a distance of 962.56 feet; Thence $N16^{\circ}-17'-40''E$ for a distance of 879.41 feet; Thence $S89^{\circ}-15'-59''E$ for a distance of 165.79 feet; Thence $S0^{\circ}-06'-59''E$ for a distance of 435.12 feet; Thence $S0^{\circ}-09'-54''E$ for a distance of 635.52 feet; Thence $S0^{\circ}-06'-59''E$ for a distance of 690.00 feet; Thence $S34^{\circ}-51'-46''E$ for a distance of 262.96 feet; Thence $S87^{\circ}-47'-52''E$ for a distance of 615.00 feet to the East line of aforesaid Section 12; Thence $S0^{\circ}-06'-59''E$, along the said East line of Section 12, for a distance of 94.91 feet to the Point of Beginning.

Plans of the proposed golf course and clubhouse may be examined and are on file in the Zoning Department entitled "Country Club of Miami Southeast Golf Course for United Resources, Inc." and dated revised 5-2-74.

LOCATION: From NW 170 Street to NW 202 Street; between NW 57 Ave. and NW 67 Ave.

WHEREAS, a public hearing of the Board of County Commissioners, Dade County, Florida was advertised and held, as required by law, and all interested parties concerned in the matter were heard, at which time the applicant modified the request on Parcel "L" from BU-1A to RU-3M (Minimum Apartment House), and preferred a recordable agreement limiting the density in the RU-4 (Apartments) districts to 30 units per acre and reserving the school sites and to dedicate the park sites as shown on the plan, and

WHEREAS, upon due and proper consideration having been given to the matter, it is the opinion of this Board that the requested district boundary changes, Unusual Use, Special Exception and Variances would be compatible, on a modified basis, with the neighborhood and area concerned and would not be in conflict with the principles and intent of the plan for the development of Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that in lieu of the requested change to RU-4L on Parcel 5 the property be and the same is hereby zoned RU-TH and that all of the balance of the requested district boundary changes, including the RU-3M on Parcel "L", be in the same are hereby approved as requested.

BE IT FURTHER RESOLVED by the Board of County Commissioners, Dade County, Florida, that the requested Unusual Use, Variances and Special Exceptions be and the same are hereby approved subject to the following conditions:

1. That a plot use plan be submitted to and meet with the approval of the Zoning Director; said plan to include among other things, but not be limited thereto, location of building or buildings, type and location

of signs, light standards, parking areas, exits and entrances, drainage, walls, fences, landscaping, water hazards, layout of golf course, etc.

2. That the plan be basically in accordance with that submitted for the hearing, said plan being entitled "Country Club of Miami Southeast Golf Course for United Resources, Inc." prepared by Donald W. McIntosh & Associates, Inc. Architects and dated revised 5-2-74.
3. That the use be established and maintained in accordance with the approved plan.
4. That a declaration of restrictions and covenants running with the land in proper covenant form, meeting with the approval of the Zoning Director, be recorded to insure that the golf course be maintained as such.
5. That the property be platted and plat restricted in proper restriction form, meeting with the approval of the Zoning Director, against any use other than a golf course,
6. That the dedication of rights-of-way shall be made in accordance with Sec. 33-133 of the Code of Metropolitan Dade County unless the Director of Public Works deems such are not necessary or requires a lesser amount. Improvements shall be made of such rights-of-way in order to comply with and in accordance with the requirements of the manual of Public Works construction, as may be deemed lacking, desirable, and necessary by the Public Works Director.

BE IT FURTHER RESOLVED by the Board of County Commissioners, Dade County, Florida, that pursuant to Section 33-6 of the Code of Metropolitan Dade County, Florida, the county hereby accepts the proffered agreement and does exercise its option to enforce the proffered restrictions, wherein the same are more restrictive than applicable zoning regulations.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Building and Zoning Department, and to issue all permits in accordance with the terms of this resolution.

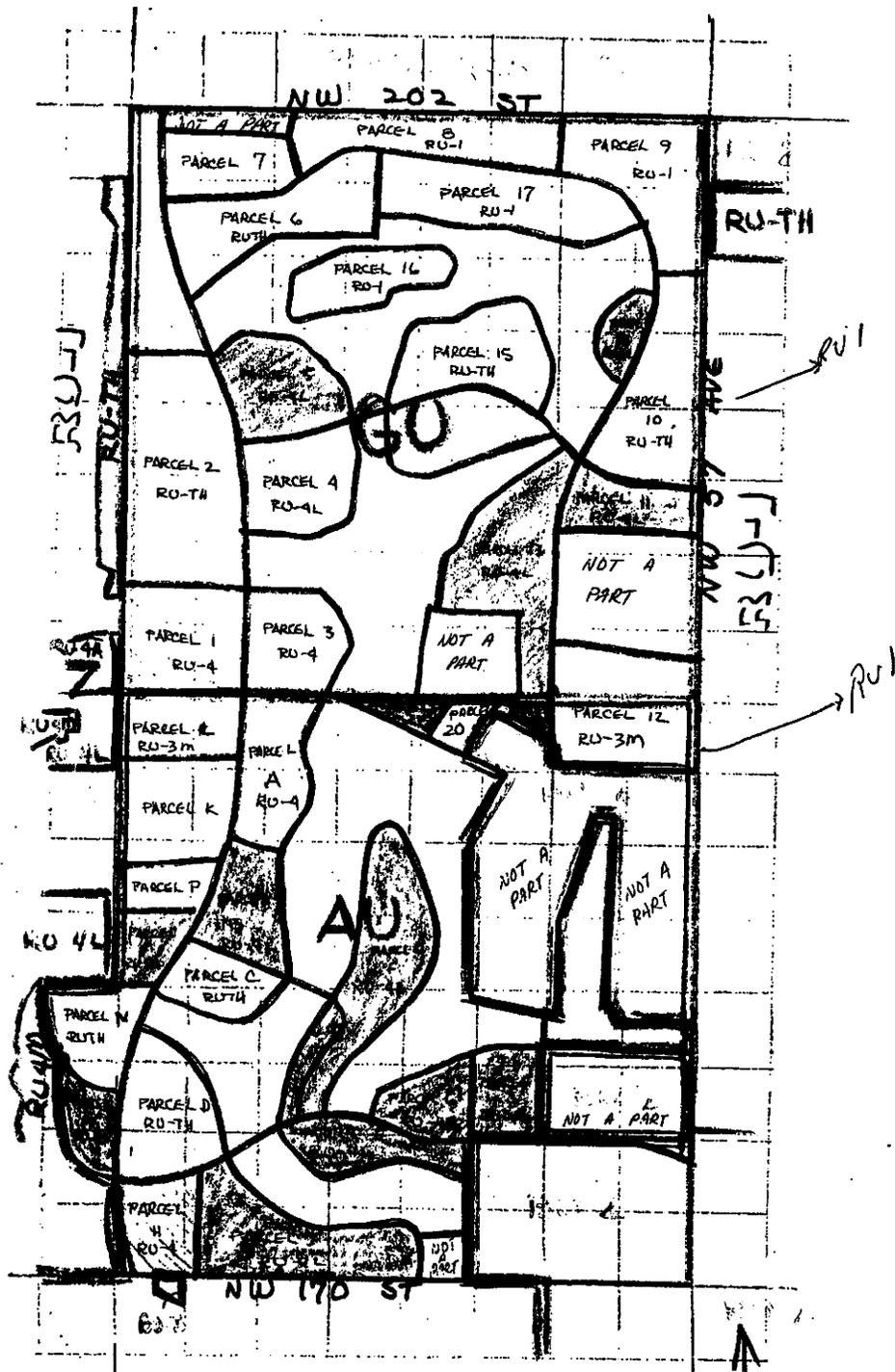
PASSED AND ADOPTED this 11th day of February, 1975.

Heard 2-11-75
No. 74-10-CC-8
3-12-75
as

DADE COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

Richard P. Brinker, Clerk

By _____
Deputy Clerk



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UNITED RESOURCES
 73-767
 74-10-CC-8

