

APPLICATION FOR A SMALL-SCALE AMENDMENT TO THE  
LAND USE PLAN MAP OF THE MIAMI-DADE COUNTY  
COMPREHENSIVE DEVELOPMENT MASTER PLAN

2014 NOV 26 P 2: 42

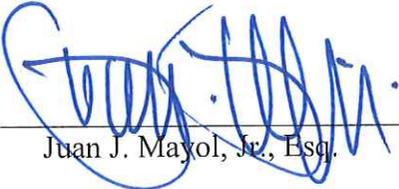
PLANNING & ZONING  
METROPOLITAN PLANNING SECT

1. APPLICANT

Village at Coral Reef, LLC  
18001 Old Cutler Road, 600  
Palmetto Bay, Florida 33157

2. APPLICANT'S REPRESENTATIVES

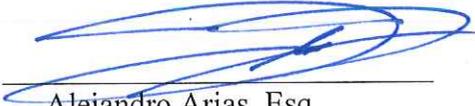
Juan J. Mayol, Jr., Esq.  
Hugo P. Arza, Esq.  
Alejandro Arias, Esq.  
Holland & Knight, LLP  
701 Brickell Avenue, Suite 3000  
Miami, Florida 33131-2847  
(305) 374-8500  
(305) 679-6305 (fax)

By:   
\_\_\_\_\_  
Juan J. Mayol, Jr., Esq.

11-26-14  
\_\_\_\_\_  
Date

By:   
\_\_\_\_\_  
Hugo P. Arza, Esq.

11/25/14  
\_\_\_\_\_  
Date

By:   
\_\_\_\_\_  
Alejandro Arias, Esq.

11/25/14  
\_\_\_\_\_  
Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. Changes to the Land Use Plan Map. Applicant requests changes to the Land Use Plan (LUP) map designation on the subject property from "Low Density Residential" to "Medium Density Residential With One Density Increase." In addition, the Applicant requests expedited processing and review of the application as a "small-scale" amendment, as defined in Section 163.3187(2) Florida Statutes.

B. Description of the Subject Property (the "Property").

The subject property contains approximately ±5.1 gross acres (±4.76 net acres) and is located on the north side of SW 152 Street, between SW 98 Avenue and SW 97 Avenue, in Section 20, Township 55 South, Range 40 East ("Property"). The Property is more specifically described in Exhibit "A" to this application.

C. Gross and Net Acreage.

Application area: ±5.1 gross acres (±4.76 net acres)  
Acreage Owned by Applicant: Same as above.

D. Requested Change.

- (1) Applicant requests that the Property be re-designated on the Land Use Plan map from LOW DENSITY RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL WITH ONE DENSITY INCREASE on +/-5.1 gross acres identified in Exhibit "A."
- (2) It is also requested that the application be processed as a small-scale amendment.

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Low Density Residential" to "Medium Density Residential With One Density Increase". The Property consists of ±5.1 gross acres (±4.76 net acres) and is located on the north side of SW 152 Street, between 98 Avenue and 97 Avenue. The purpose for this request is to address the need for additional residential uses in the community. The Applicant is seeking to develop the Property with multi-family units, which are intended to meet the needs of a growing population in the area. Additionally, the Applicant plans to incorporate urban design elements into the proposed development to provide for enhanced compatibility with the surrounding developed area.

Approval of the requested Amendment is consistent with the Goals, Objectives and Policies of all Elements of the CDMP and satisfies the respective requirements set forth in Land Use Policy LU-8E:

- i) **Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;**

The Property is located within the South-Central Tier of the County, east of the Turnpike. More specifically, it is located within Minor Statistical Area 5.8 ("MSA"). Table 1.1-3 of the 2010 Evaluation and Appraisal Report, Adopted March 23, 2011, indicates a population increase in MSA 5.8 of roughly 5,500 residents from the year 2010 to 2020. At the current rate of growth in Miami-Dade County, the existing available residential land supply for

single-family homes and multi-family homes in the South-Central Tier of the County is projected to be depleted in 2017. Thus, there is an immediate need for an additional supply of residential units in the MSA. As such, a re-designation of the Property to "Medium Density Residential with One Density Increase" would satisfy a deficiency in residential land supply and would promote economic growth within both the surrounding neighborhood and the County.

**ii) Enhance or impede provision of services at or above adopted LOS Standards;**

The Applicant intends to redevelop the Property, which fronts on the north side of SW 152 Street, a major roadway and section line road. Lying to the east of the Property is SW 97 Avenue, which is also a section line road. Because of its location in relation to two section line roads, the Property is ideally suited for residential development and will enhance accessibility to the Property. The Applicant believes that both water and sewer connections are available adjacent to the Property. As to potable water and sewer capacity, the Applicant believes that the County's treatment plants are currently operating within the LOS standards. Although the Applicant does not anticipate that the approval of this application will result in a deficiency, the Applicant will work with the County to address any potential concerns. All necessary public services and public facilities are available on the Property or can be made available at the Applicant's expense.

**iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;**

The parcels of land abutting the Property to the north and east were redesignated as a CDMP Standard Amendment in the April 2006 Cycle from "Low Density Residential" to "Office Residential" and "Business and Office". The parcels contain a privately owned educational institution and vacant land. Further east of the Property, are other institutional uses including Jackson South Hospital, Coral Reef Branch Library, Coral Reef Fire Station, and Coral Reef Medical Park. The parcels abutting the Property to the west are designated "Low Density Residential" but contain institutional uses including Coral Reef Nursing & Rehabilitation Center and a religious institution. Further west are additional institutional uses including Coral Reef High School and Richmond Heights Middle School. The parcels to the south, beyond SW 152 Street, are designated "Low Density Residential" and are improved with single family residences. To the southeast of the Property is an active golf course designated "Parks and Recreation", which encompasses significant open space. The Property is also less than half a mile from the major commercial uses along South Dixie Highway (US-1).

The multitude of commercial, educational, and employment opportunities located within close proximity of the Property will provide significant neighborhood-supporting services to current and future residents and will only help to spur the economic growth of the surrounding community and County as a whole. As such, the multifamily uses proposed on the Property will be a welcome addition for the residential uses nearby, will be compatible with nearby institutional uses, and will be complemented by the significant open space provided by Coral Reef Golf Course located across SW 152 Street. The Application will also

incorporate urban design elements into the proposed development to provide enhanced compatibility with the surrounding developed area. The proposed development will also positively contribute to the area's infrastructure, create much-needed jobs, preserve property values, and increase the County's ad valorem tax base.

**iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and**

There are no historically or archeologically significant structures on the Property. Therefore, this application will have no impact on the County's historical or environmental resources. Furthermore, the Property is the ideal location for infill development and the proposed multi-family residential development will promote and incorporate sound urban design principles.

**v) If located in a planned Urban Center, or within ¼ mile of an existing planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.**

The development of multi-family units on the Property is also supported by its location in an area served by transit. The Property is within close proximity to bus stops located on South Dixie Highway (US-1) and SW 152 Street, served by Miami-Dade Transit Metrobus Routes 52, 252, 34, 38, and 31. The availability of neighborhood-supporting services near the Property will encourage ridership along these routes.

Based on the foregoing, the Applicant believes that the approval of this application would be a timely improvement to the Land Use Plan map and will help to meet the CDMP directive to promote communities in developed, urbanized areas to utilize sound urban design principles.

Accordingly, approval of the requested Amendment would also further implementation of the following CDMP policies:

**LAND USE OBJECTIVE 1:** The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

**LAND USE POLICY LU-1A:** High intensity, well-designed urban centers shall be facilitated by Miami-Dade County at locations having high countywide multimodal accessibility.

**LAND USE POLICY LU-1C:** Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

LAND USE POLICY LU-1E: In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

LAND USE POLICY LU-1F: To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

LAND USE POLICY LU-4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE POLICY LU-7I: Miami-Dade County will continue to review development incentives to encourage higher density, mixed use and transit-oriented development at or near existing and future transit stations and corridors, and continue to update its land development regulations to remove impediments and promote transit-oriented development.

LAND USE OBJECTIVE 8: Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan Map, consistent with the adopted Goals, Objectives and Policies of this Plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

LAND USE POLICY LU-8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY LU-9H: Miami-Dade County shall reorient its special area planning program to emphasize preparation of physical land use and urban design plans for strategic and high growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.

LAND USE POLICY LU-9J: Miami-Dade County shall continue to use, but not be limited exclusively to the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.

LAND USE OBJECTIVE 10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems.

LAND USE POLICY LU-10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.

LAND USE POLICY LU-12D: The County shall consider developing strategies that promote infill development in specific areas.

5. ADDITIONAL MATERIAL SUBMITTED

- A. Proffered Declaration of Restrictions
- B. Warranty Deed
- C. Graphics Prepared by Chisholm Architects, Inc.

Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "C"

- Attachments: Legal Descriptions for the Property and Parcels - Exhibit "A"  
Location Map for Application - Exhibit "B"  
Disclosure of Interest Form - Exhibit "C"  
Aerial Photograph – Exhibit "D"

**EXHIBIT "A"**

**LEGAL DESCRIPTION FOR PROPERTY**

Folio No. 30-5020-000-0790

The West 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 55 South, Range 40 East, Less the South 55 Feet Thereof, Lying and Being in Miami-Dade County, Florida.

Folio No. 30-5020-000-0780

The East 1/2 of the West 1/2 of the Southeast 1/4 of the Southeast 1/4 of the Southeast 1/4 of Section 20, Township 55 South, Range 40 East, Less the South 55 Feet Thereof, Lying and Being in Miami-Dade County, Florida.

# EXHIBIT "B"

## LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

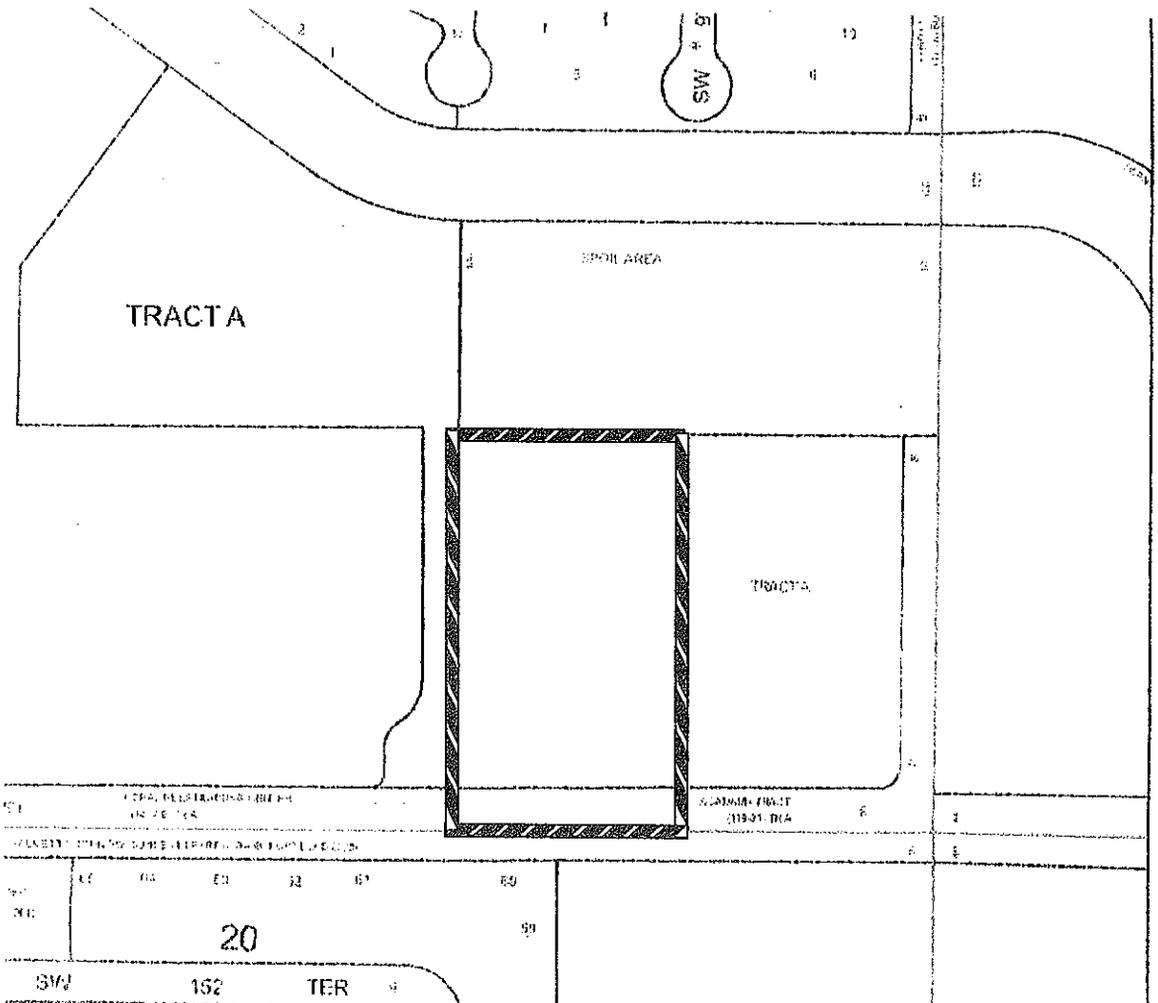
### APPLICANTS / REPRESENTATIVE

Village at Coral Reef, LLC / Juan J. Mayol, Jr., Esq.

### DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ±5.1 gross acres (±4.76 net acres) and is located on the north side of SW 152 Street, between SW 98 Avenue and SW 97 Avenue, in Section 20, Township 55 South, Range 40 East ("Property"). The Property is more specifically described in Exhibit "A" to this application.

### LOCATION MAP



**EXHIBIT "C"**

**DISCLOSURE OF INTEREST**

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

**1. APPLICANT (S) NAME AND ADDRESS:**

**APPLICANT:** Village at Coral Reef, LLC, a Florida limited liability company  
18001 Old Cutler Road., 600  
Palmetto Bay, FL 33157

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

**2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.**

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
Village at Coral Reef, LLC	Village at Coral Reef, LLC	30-5020-000-0790	+/- 2.38 net acres
		30-5020-000-0780	+/- 2.38 net acres
<b>TOTAL:</b>			<b>+/- 4.76 (net acres) / +/- 5.1 gross acres</b>

**3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2, above.**

APPLICANT	OWNER	CONTRACTOR FOR PURCHASE	LESSEE	OTHER (Attach Explanation)
	X			

**4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.**

**a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.**

INDIVIDUAL'S NAME AND ADDRESS PERCENTAGE OF INTEREST

- b. **If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]**

**CORPORATION NAME** Village at Coral Reef, LLC, a Florida limited liability company

NAME, ADDRESS, AND OFFICE ( if applicable) PERCENTAGE OF STOCK

\*\* See attached information \*\*

- c. **If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].**

**TRUSTEES NAME:** \_\_\_\_\_

BENEFICIARY'S NAME AND ADDRESS PERCENTAGE OF INTEREST

- d. **If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].**

**PARTNERSHIP NAME:** \_\_\_\_\_

NAME AND ADDRESS OF PARTNERS PERCENTAGE OF INTEREST

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

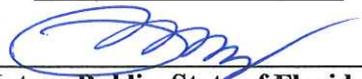
Village at Coral Reef, LLC, a Florida limited liability company

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

Sworn to and subscribed before me

this 24<sup>th</sup> day of November, 2014

My Commission Expires: 04/17/2017



Notary Public, State of Florida at Large (SEAL)



DOMINGA RIVERA  
MY COMMISSION # FF 009524  
EXPIRES: April 17, 2017  
Bonded Thru Budget Notary Services

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

**Disclosure of Interest for Village at Coral Reef, LLC**



AHS Development Group, LLC

(100%)

- Rubens Menin 97%
- Leonardo Correa 3%

**EXHIBIT "D"**

**AERIAL PHOTOGRAPH**

This instrument was prepared by:

Name: Hugo P. Arza, Esq.  
Address: Holland & Knight LLP  
701 Brickell Avenue, Suite 3300  
Miami, FL 33131

(Space reserved for Clerk)

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**DECLARATION OF RESTRICTIONS**

*WHEREAS*, the undersigned Owner holds the fee simple title to land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the submitted attorney's opinion; and

*WHEREAS*, the Property is the Application Area of Comprehensive Development Master Plan ("CDMP") Amendment Application No. \_\_\_ of the November 2014 Amendment Cycle; and

*WHEREAS*, the Owner has sought to change the designation of the Application Area from "Low Density Residential" to "Medium Density Residential with a DI-1 Overlay."

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

1. **Project Design**. Any development application seeking to use the density increase provided by the "DI-1 Overlay" shall utilize the Miami-Dade County's Urban Design Manual endorsed by Resolution R-1360-98 as a guideline for the Property's development, and at a minimum, shall incorporate the following design principles:

a. Buildings shall be compatible with surrounding development or made compatible through the use of, among other methods: landscaping; buffers such as walls

and fences; architectural styles that complement surrounding development; and building height transitions.

b. Buildings shall be built close to the sidewalk to create a public space in the street corridor that is comfortable, interesting, and safe for pedestrians. The Owner shall seek, if necessary, variances of the County's zoning regulations to accommodate this requirement. If any variances necessary to meet this requirement are not approved by the County at the time the Property or any portion thereof is subject to a district boundary change to accommodate the density increase provided by the "DI-1 Overlay," the Owner shall develop buildings as reasonably close as possible to the minimum setback permitted by the County's zoning standards.

c. Buildings shall have abundant windows and doors at street level and incorporate a variety of architectural features and treatments on all facades such as, but not limited to: balconies; a variety of materials such as stone, metal, stucco, concrete and brick; modulation and articulation of building surfaces; and changes in roof levels. Large expanses of opaque or blank building walls shall be avoided.

d. Uniform street furniture and lighting standards shall be provided throughout the Property.

e. All on-site parking shall be to the rear or side of the buildings. No on-site parking shall be allowed between the street frontage and the front building line of any building(s). This shall not prevent parking within the right-of-way, if approved by the County.

## 2. Miscellaneous.

A. **Covenant Running with the Land.** This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the Owner's expense, if the designation change from "Low-Medium Density Residential" to "Low-Medium Density Residential with a DI-1 Overlay" is approved. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his/her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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

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

D. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be

deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

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

**F. Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions that shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion.

**G. Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida, at the cost of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his/her assistant in charge of the office in his/her absence, shall

forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

H. **Acceptance of Declaration.** The Owner acknowledges that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

I. **Owner.** The term Owner shall include all heirs, assigns, and successors in interest.

[Execution Page Follows]

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this \_\_\_\_\_

day of \_\_\_\_\_, 2014.

**WITNESSES:**

**Village at Coral Reef, LLC**  
a Florida limited liability company

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

By: \_\_\_\_\_

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

Title: \_\_\_\_\_

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Printed Name

STATE OF \_\_\_\_\_ )

) SS

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me by \_\_\_\_\_, as \_\_\_\_\_ of Village at Coral Reef, LLC, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced \_\_\_\_\_ as identification.

Witness my signature and official seal this \_\_\_\_\_ day of \_\_\_\_\_, 2014, in the County and State aforesaid.

**My Commission Expires:**

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
Printed Name



CFN 20140749586  
 OR Bk 29369 Pgs 1380 - 1383; (4pgs)  
 RECORDED 10/29/2014 12:26:26  
 DEED DOC TAX 9,300.00  
 SURTAX 6,975.00  
 HARVEY RUVIN, CLERK OF COURT  
 MIAMI-DADE COUNTY, FLORIDA

Prepared by and Return to:  
**Hayward Title Group**  
**2121-G Killarney Way**  
**Tallahassee, FL 32309**  
 Property No. 544-0742

PARCEL ID **30-5020-000-0780 & 30-5020-000-0790**  
 Grantee(s) S.S. #(s):

Space Above This Line for Recording Data

**SPECIAL WARRANTY DEED**  
**(Corporate)**

This SPECIAL WARRANTY DEED made this 25th day of September, 2014 between **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS**, a Utah corporation sole, whose post office address is 50 East North Temple, Salt Lake City, Utah 84150, hereinafter called the "Grantor", to **VILLAGE AT CORAL REEF, LLC**, whose post office address is 18001 Old Cutler Road, 3600, Palmetto Bay, FL 33157, hereinafter called the "Grantee(s)".

(Wherever used herein the terms "Grantor" and "Grantee(s)" include heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations.)

**WITNESSETH**, That Grantor, for and in consideration of the sum of Ten and No/100 (\$10.00) Dollars and other good and valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the Grantee(s), all that certain land situated in the County of , State of Florida, to-wit:

See Attached Exhibit "A"

**Subject to easements, rights, rights-of-way, reservations, conditions, restrictions, covenants and taxes and assessments of record or enforceable in law or equity.**

The Grantor specifically reserves, excepts and retains unto itself all minerals, coal, carbons, hydrocarbons, oil, gas, chemical elements and compounds whether in solid, liquid, or gaseous form, and all steam and other forms of thermal energy on, in, or under the above-described land provided that Grantor does not reserve the right to use the subject property or extract minerals or other substances from the subject property above a depth of 500 feet, nor does Grantor reserve the right to use the surface of the subject property in connection with the rights reserved herein.

By, through and under, but not otherwise the following limitation of warranties shall be deemed superior and override any others contained herein:

Warrantees contained herein extend only to Grantee(s) herein and pertain only to those defects placed or caused to be placed on the above property by the within captioned Grantor.

4

**TOGETHER** with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

**TO HAVE AND TO HOLD**, the same in fee simple forever.

**AND THE GRANTOR** hereby covenants with said Grantee(s) that it is lawfully seized of said land in fee simple; that it has good right and lawful authority to sell and convey said land; that it hereby special warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under the said Grantor.

**IN WITNESS WHEREOF**, Grantor has signed and sealed theses presents the date set forth above.

**Signed in the presence of the following WITNESSES:**

**CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**

Lori Guerrero  
Print Name: Lori Guerrero

By: [Signature]  
Authorized Agent

Tom F. Rudd  
Print Name: Tom F. Rudd

Print Name: Gleason A. Mink



STATE OF UTAH )  
 :ss  
SALT LAKE COUNTY )

Glenn McKay

On this 25th day of September, 2014, personally appeared before me ~~Ferry F. Rudd~~ personally known to me to be the Authorized Agent of the **CORPORATION OF THE PRESIDING BISHOP OF THE CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS, a Utah corporation sole**, who acknowledged to me that he signed the foregoing instrument in his official capacity as an Authorized Agent for said Corporation, that the seal impressed on the within instrument is the seal of said Corporation, and the said acknowledged to me that the said Corporation executed the same.

Cindy Growcock  
Notary Public in and for the State of Utah

Cindy Growcock  
Print or type name

My Commission Expires 1-4-16

This Deed Prepared By:

LDS Church Real Estate Division  
50 East North Temple, 12<sup>th</sup> Floor  
Salt Lake City, Utah 84150



Exhibit "A"

THE WEST ½ OF THE WEST ½ OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE SOUTH 55 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA, together with

THE EAST ½ OF THE WEST ½ OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 55 SOUTH, RANGE 40 EAST, LESS THE SOUTH 55 FEET THEREOF, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.



**CORAL REEF PROPERTY AT SW 152ND STREET AND 98TH AVENUE**





**LEGEND**

- SINGLE FAMILY
- COMM, SHOPN CTR
- PARKS/PRESERVES
- CANAL R.O.W.
- VACANT
- STREETS/ROADS
- INLAND WATERS

**EXISTING LAND USE**

CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE



**SINGLE FAMILY**

**SINGLE FAMILY**

**GOLF COURSE**

**SINGLE FAMILY**

**SW 152 ST**

**FAI RWAY HGTS BLVD**

**C-100 CANAL**

**PROJECT SITE**

**SW 92 AVE**

**PINELAND PRESERVE**

**ROCKDALE PARK**

**VILLAGE PINES SCH**  
**CORAL REEF MEDICAL PARK**  
**VACANT LAND**

**JACKSON SOUTH HOSP.**

**SMALL FRY EDUC. DAY CARE**

**CORAL REEF BRANCH LIBRARY**  
**CORAL REEF FIRE STATION**

**LAKE**

**BUS/BIKE WAY**

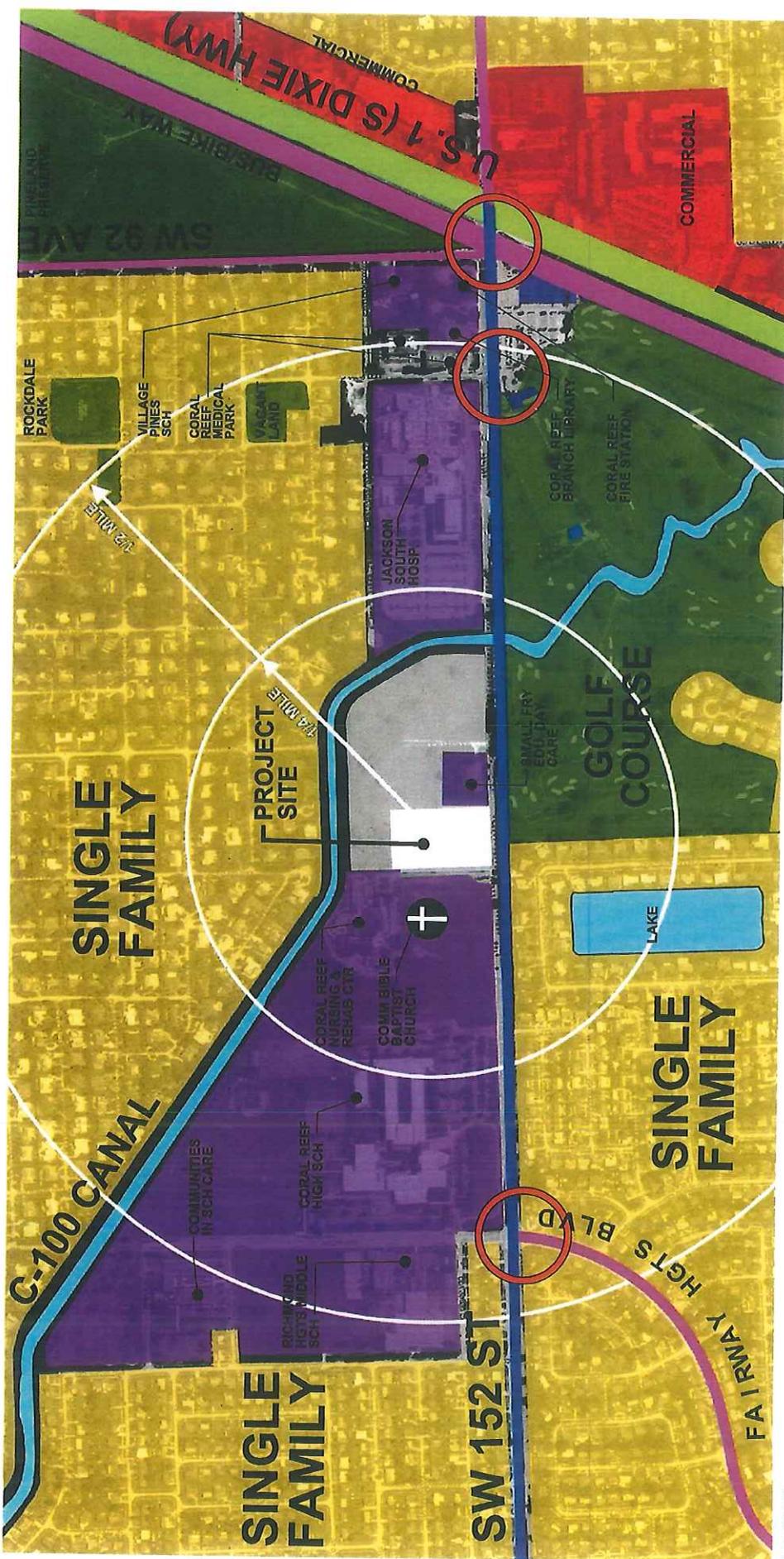
**U.S. 1 (S DIXIE HWY)**

**COMMERCIAL**

**COMMERCIAL**

**VILLAGE OF PALMETTO BAY**





LEGEND

PUBLIC

INST/GOV

GREEN AREA

COMMERCIAL

SINGLE FAMILY

SINGLE FAMILY

COMMERCIAL

SINGLE FAMILY

## NEIGHBORHOOD CONTEXT

CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE



CHISHOLM

11.19.2014

VILLAGE OF PALMETTO BAY



**LEGEND**

- LIMITED ACCESS EXPRESSWAY
- DIVORCED HIGHWAY MAJOR ROAD
- OTHER DIVIDED HIGHWAY MAJOR ROAD
- COLLECTOR ROAD
- FEEDER ROAD
- BUSBIKWAY PUBLIC TRANSIT BIKEWAY ONLY
- WATER BODY
- GATEWAY

**EXISTING STREET DESIGNATIONS**  
 CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE



VILLAGE OF PALMETTO BAY

SW 92 AVE  
 BUS/BIKE WAY  
 U.S. 1 (S DIXIE HWY)  
 COMMERCIAL

ROCKDALE PARK  
 VILLAGE PINES SCH  
 CORAL REEF MEDICAL PARK  
 VACANT LAND

JACKSON SOUTH HOSP.

CORAL REEF BRANCH LIBRARY  
 CORAL REEF FIRE STATION

SMALL FRY EDU. DAY CARE

GOLF COURSE

LAKE

SINGLE FAMILY

SINGLE FAMILY

PROJECT SITE

CORAL REEF NURSING & REHAB CTR  
 COMM BIBLE BAPTIST CHURCH

COMMUNITIES IN SCH CARE

CORAL REEF HIGH SCH

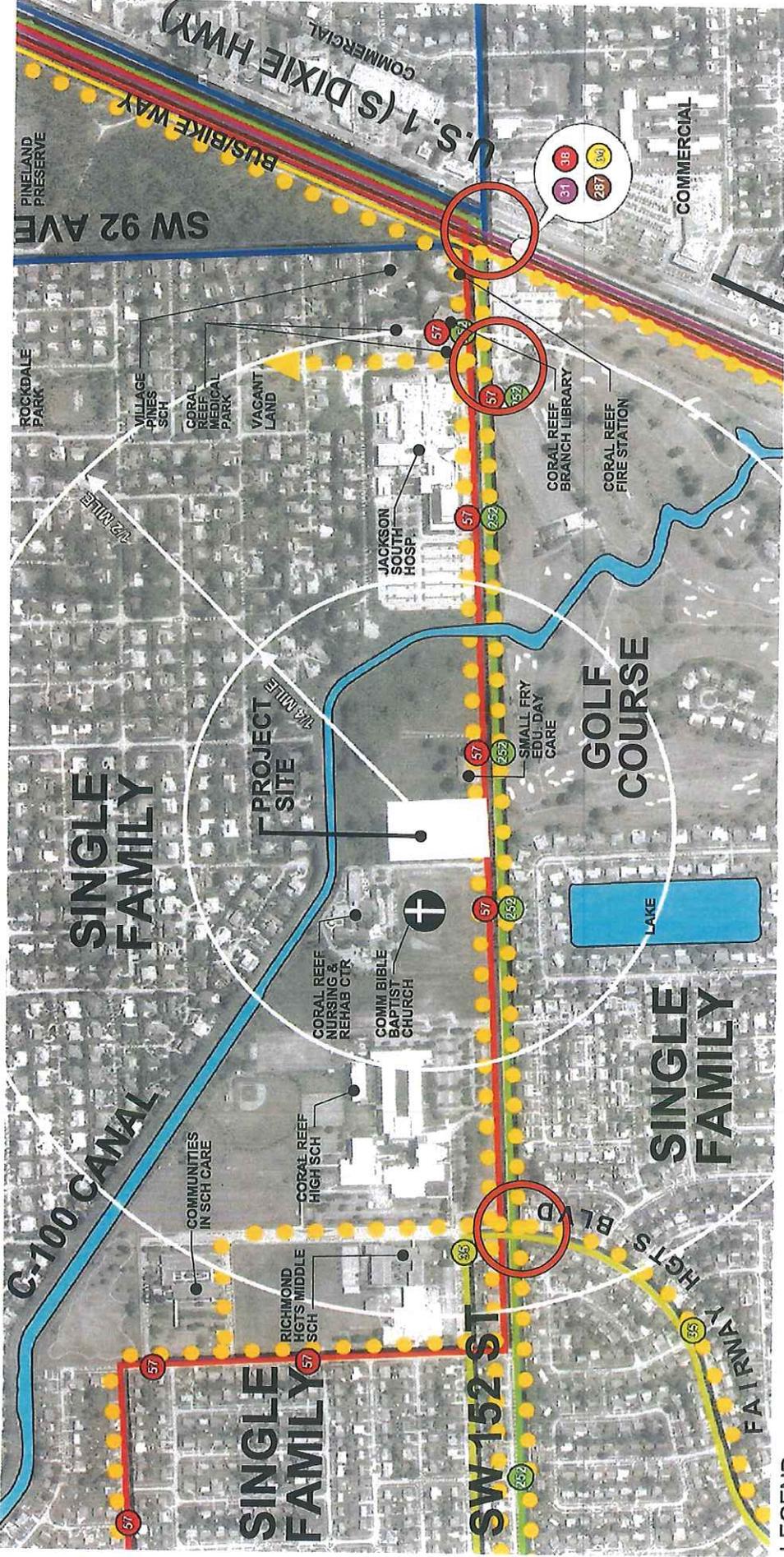
RICHMOND HGTS MIDDLE SCH

SINGLE FAMILY

SW 152 ST

HGTS. BLVD

FAIRWAY



**LEGEND**

- ROUTE 57
- ROUTE 252
- ROUTE 52
- ROUTE 35
- ROUTE 287
- ROUTE 34
- ROUTE 38
- ROUTE 31
- PEDESTRIAN CIRCULATION
- BUS STOP
- GATEWAY



**BUS AND PEDESTRIAN CIRCULATION**

CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE





- LEGEND**
- ▬ 36,001 - 70,000 DAILY
  - ▬ 15,001 - 36,000 DAILY
  - ▬ LESS THAN 15,000 DAILY

SOURCE: <http://www2.dot.state.fl.us/>

## EXISTING TRAFFIC VOLUME AND FLOW

CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE



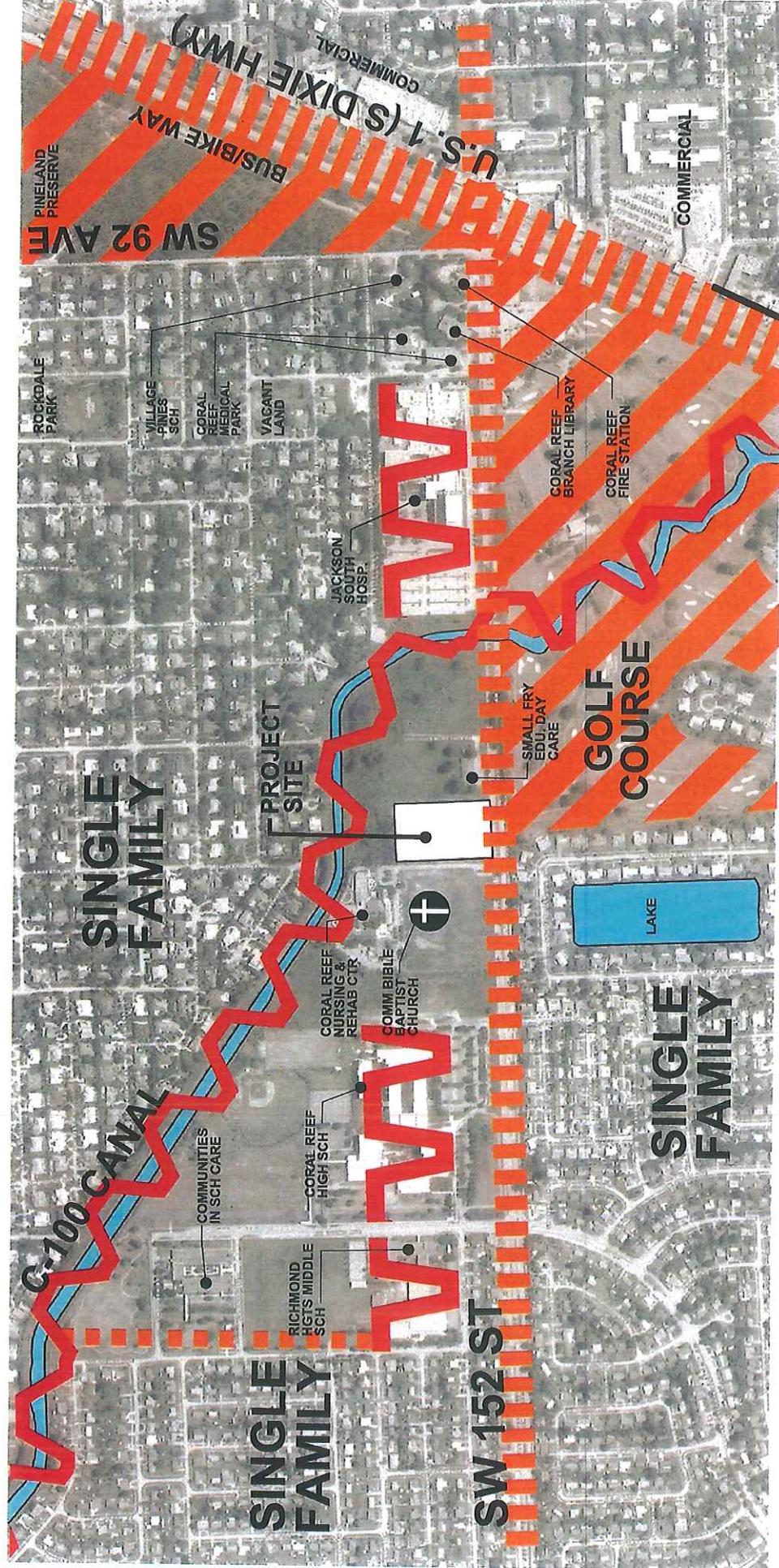
PINELAND PRESERVE  
SW 92 AVE  
10,000/DAY  
BUS/BIKE WAY (91,500/DAY)  
US 1 (S DIXIE HWY) (60,000/DAY)  
VILLAGE OF PALMETTO BAY

ROCKDALE PARK  
VILLAGE PINES SCH  
CORAL REEF MEDICAL PARK  
VACANT LAND  
JACKSON SOUTH HOSP.  
CORAL REEF BRANCH LIBRARY  
CORAL REEF FIRE STATION

SINGLE FAMILY  
PROJECT SITE  
SMALL FRY EDUC/DAY CARE  
GOLF COURSE  
LAKE

C-100 CANAL  
COMMUNITIES IN SCH CARE  
CORAL REEF NURSING & REHAB CTR  
COMM BIBLE BAPTIST CHURCH

SINGLE FAMILY  
RICHMOND HGT'S MIDDLE SCH  
CORAL REEF HIGH SCH  
SW 152 ST (31,500/DAY)  
FA 1 Rwy Hgts Blvd  
SINGLE FAMILY



**EXISTING BARRIERS**  
 CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE





- LEGEND**
- SINGLE FAMILY
  - COMM SHOPN CTR
  - OFFICE
  - INST
  - VACANT
  - PARKS/PRESERVES
  - GATEWAYS
  - INLAND WATERS

**FUNCTIONAL AREAS**

CORAL REEF PROPERTY AT SW 152ND STREET & 98TH AVENUE



CHISHOLM

11.19.2014

VILLAGE OF PALMETTO BAY

SW 92 AVENUE  
 PINELAND PRESERVE  
 BUS/BIKE WAY  
 U.S. 1 (S DIXIE HWY)  
 COMMERCIAL  
 COMMERCIAL

ROCKDALE PARK  
 VILLAGE PINES SCH  
 CORAL REEF MEDICAL PARK  
 VACANT LAND  
 JACKSON SOUTH HOSP  
 CORAL REEF BRANCH LIBRARY  
 CORAL REEF FIRE STATION  
 SMALL FRY EDU DAY CARE  
 GOLF COURSE  
 LAKE

C-100 CANAL  
 SINGLE FAMILY  
 PROJECT SITE  
 CORAL REEF NURSING & REHAB CTR  
 COMMUNITY CHURCH  
 CORAL REEF HIGH SCH  
 COMMUNITIES IN SCH CARE  
 RICHMOND HGT'S MIDDLE SCH  
 SW 152 ST  
 SINGLE FAMILY  
 FA 1 Rwy Hgts Blvd