

Note: The following case(s) is/are included in this ad.
Click on the process number or applicant's name to go directly to the ad.

Process No.	Applicant Name
<u>04-449</u>	<u>LAZARO BOMBALIER</u>
<u>05-091</u>	<u>MANUEL & BARBARA DIAZ</u>
<u>05-188</u>	<u>JV INVESTMENTS AT THREE M, LLC F/K/A THREE M DEVELOPMENT, INC.</u>
<u>05-245</u>	<u>SILVER PALM HOLDINGS OF HOMESTEAD L. L. C.</u>
<u>05-268</u>	<u>RICHARD MORTON, ET AL</u>
<u>05-357</u>	<u>PRINCETON PARK HOMES L. L. C.</u>

THE FOLLOWING HEARING WAS DEFERRED FROM 3/23/06 TO THIS DATE:

HEARING NO. 05-9-CZ14-3 (04-449)

2-56-39
BCC
Comm. Dist. 8

APPLICANT: LAZARO BOMBALIER

LAZARO BOMBALIER is appealing the decision of Community Zoning Appeals Board #14, which denied with prejudice the following:

- (1) AU to EU-M
- (2) Applicant is requesting to permit a single-family residence on proposed Lot 1, Block 2 setback 65' from the front (east) property line (50' maximum permitted).
- (3) Applicant is requesting to waive the zoning regulations requiring half section line rights-of-way to be 70' wide; to permit 25' (35' required) of dedication for the west half of S.W. 132 Avenue.
- (4) NON-USE VARIANCE OF SUBDIVISION REGULATIONS to permit a residential development without sidewalks and street lighting (sidewalks & street lights required).

Upon a demonstration that the applicable standards have been satisfied, approval of request #2 may be considered under §33-311(A)(14) (Alternative Site Development Option for Single-Family & Duplex Dwellings) & approval of requests #2-#4 may be considered under §33-311(A)(4)(b) (Non-Use Variance) or (c) (Alternative Non-Use Variance).

Plans are on file and may be examined in the Zoning Department entitled "Bombalier," as prepared by Kelley Engineers of Dade consisting of Sheet 1 dated stamped received 9/15/05 and Sheet A-1 dated stamped received 12/20/04. Plans may be modified at public hearing.

SUBJECT PROPERTY: The south ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57 AND: The north ½ of the east ½ of Tract 14, in the NW ¼ of Section 2, Township 56 South, Range 39 East of TROPICO, Plat book 2, Page 57.

LOCATION: The west side of S.W. 132 Avenue & approximately 660' north of S.W. 192 Street, Miami-Dade County, Florida.

SIZE OF PROPERTY: 4.97 Acres

AU (Agricultural – Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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APPLICANT: JV INVESTMENTS AT THREE M, LLC F/K/A THREE M DEVELOPMENT, INC.

THE DIRECTOR OF THE DEPARTMENT OF PLANNING & ZONING is appealing the decision of Community Zoning Appeals Board #14.

AU to RU-1 or in the alternative, EU-M

The purpose of this appeal is to allow this board either to approve the application or to remand the application with leave to amend in order to also advertise the EU-M (Single-Family Modified Estate district) as an alternative request to RU-1 (Single-Family Residential District).

SUBJECT PROPERTY: The north $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of the NE $\frac{1}{4}$ in Section 14, Township 57 South, Range 38 East.

LOCATION: Approximately 667' south of S.W. 312 Street, east of theoretical S.W. 190 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 2.54 Gross Acres

AU (Agricultural – Residential)
RU-1 (Single-Family Residential)
EU-M (Estates Modified 1 Family 15,000 sq. ft. net)

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APPLICANTS: RICHARD MORTON, ET AL

- (1) TO MAKE A SUBSTANTIAL DEVIATION DETERMINATION pursuant to §380.06(19) of the Florida Statutes with respect to the amendments and requests as contained within this application.
- (2) MODIFICATION of Condition #1(a) of Resolution Z-210-85, as last modified by Resolution Z-30-99, passed and adopted by the Board of County Commissioners only as it applies to the subject property and reading as follows:

FROM: "1. Make the following changes to the Dolphin Center DRI project, in addition to the changes required by other conditions of this DRI Development Order:

- a. Revise the project magnitude to the following maximum development totals, for the entire project site, as shown on Revised Figure 1 dated last revised December 2, 1996, which is hereby incorporated by reference into the terms of this development order:
73,000 seat stadium plus 1,916 additional seats in the stadium [as permitted by §380.06(24)(f) Florida Statutes]
7,350 paved parking spaces on the stadium site, and 850,000 sq. ft. of office development, including any fitness center and/or trademart.
465,000 sq. ft. of retail/commercial development.
750 hotel rooms."

TO: "1. Make the following changes to the Dolphin Center DRI project, in addition to the changes required by other conditions of this DRI Development Order:

- a. Revise the project magnitude to the following maximum development totals, for the entire project site, as shown on Revised Figure 1 dated last revised ~~December 2, 1996~~, 8/15/05, which is hereby incorporated by reference into the terms of this development order:
73,000 seat stadium plus 1,916 additional seats in the stadium [as permitted by §380.06(24)(f) Florida Statutes]
7,350 paved parking spaces on the stadium site, and ~~850,000~~ 420,000 sq. ft. of office development, including any fitness center and/or trademart.
~~465,000~~ 569,961 sq. ft. of retail/commercial development.
~~750~~ 450 hotel rooms
638 residential units (in a maximum of 64.7 acres).
Revised Figure 1, dated last revised 8/15/05, reflects a modification to the maximum development totals for only the Dolphin Center South portion of the Phase B lands as depicted on Figure 1. The revised maximum development levels for Dolphin Center South are as follows:
Retail = 429,961 square feet
Trademart = 20,000 square feet
Office = 25,000 square feet
Residential = 638 units."

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APPLICANTS: RICHARD MORTON, ET AL

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- (3) MODIFICATION of Condition 20c of Resolution Z-210-85, as last modified by Resolution Z-40-93, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "20c. Prior to issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates as shown below) worth of Phase B retail, hotel, fitness, office or trademart development (Revised Table 1), construct the following recommended roadway improvements or, at the option of the public agencies, or at the Applicant's option, fund, bond or provide a letter of credit in the amount of \$700,000 (1992 dollars) for their construction:

Vehicle trip generation rates for Phase B land uses:

Retail	4.38/1,000 SF
Office	1.42/1,000 SF
Trademart	1.33/1,000 SF
Fitness Center	2.06/1,000 SF
Hotel	0.67/Room

<u>Improvement</u>	<u>Exhibit No.</u>
Pembroke Road/University Drive, Intersection	9-26"

TO: "20c. Prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown below) worth of Phase B retail, hotel, fitness, office, trademart or residential development (Revised ~~Table 1~~) Figure 1, dated last revised 7/19/05, construct the following recommended roadway improvement or, at the option of the applicable public agencies or at the applicant's option, fund, bond or provide a letter of credit in the amount of \$700,000 (1992 dollars) for their construction:

Vehicle trip generation rates for Phase B land uses:

Retail	4.38/1,000 SF
Office	1.42/1,000 SF
Trademart	1.33/1,000 SF
Fitness Center	2.06/1,000 SF
Hotel	0.67/Room
<u>Residential</u>	<u>0.52/Unit</u>

<u>Improvement</u>	<u>Exhibit No.</u>
Pembroke Road/University Drive, Intersection	9-26

[Note: This condition has been satisfied.]"

- (4) MODIFICATION of Condition #20e of Resolution Z-40-93, as last modified by Resolution Z-131-95, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "20e. After gaining FDOT District IV and VI approval based upon the submittal of a detailed operational analysis for the reversible land facility, and prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 20c herein) worth of Phase B retail, hotel, fitness, office or trademart development, construct the following recommended roadway improvement: or, at the option of the

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APPLICANTS: RICHARD MORTON, ET AL

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applicable public agencies, fund, bond or provide a letter of credit in the amount of \$750,000 (1992 dollars) for its construction:

Improvement

Exhibit No.

N.W. 27th Avenue from H. E. F. T. to N.W. 191 Street

None

Remove median.

Restripe to 8 lanes.

Operate as a reversible Roadway with 6 variable Message Signs during the AM and PM peak hours.

If for any reason this improvement is not deemed feasible by FDOT District IV and VI, the Applicant must recommend a comparable alternative improvement that resolves the projected capacity constraint of the roadway to be approved by the FDOT District IV and VI, the SFRPC and the Metro-Dade County Department of Public Works."

TO: "20e. After gaining FDOT District IV and VI approval based upon the submittal of a detailed operational analysis for the reversible land facility, and prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 20c herein) worth of Phase B retail, hotel, fitness, office, trademart or residential development, construct the following recommended roadway improvement: or, at the option of the applicable public agencies, fund, bond or provide a letter of credit in the amount of \$750,000 (1992 dollars) for its construction:

Improvement

Exhibit No.

N.W. 27th Avenue from H. E. F. T. to N.W. 191 Street

None

Remove median.

Restripe to 8 lanes.

Operate as a reversible Roadway with 6 variable Message Signs during the AM and PM peak hours.

If for any reason this improvement is not deemed feasible by FDOT District IV and VI, the Applicant must recommend a comparable alternative improvement that resolves the projected capacity constraint of the roadway to be approved by the FDOT District IV and VI, the SFRPC and the Miami-Dade County Department of Public Works."

(5) MODIFICATION of Condition #20g of Resolution Z-40-93, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "20g. Prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 20c herein) worth of Phase B retail, hotel, fitness, office or trademart development, or within twenty four months from the effective date of the amended development order (whichever occurs first), construct the following recommended roadway improvement, or at the option of the applicable public agencies, or at the Applicant's option, fund, bond or provide a Letter of Credit in the amount of \$300,000 (1992 dollars) for its construction:

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APPLICANTS: RICHARD MORTON, ET AL

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Improvement

Exhibit No.

Miramar Parkway/Douglas Road Intersection

9-23 (Revised)"

TO: "20g. Prior to the issuance of building permits for more than 555 PM peak hour trips (as estimated using the trip generation rates shown in Condition 20c herein) worth of Phase B retail, hotel, fitness, office, trademart or residential development, or within twenty four months from the effective date of the amended development order (whichever occurs first), construct the following recommended roadway improvement, or at the option of the applicable public agencies, or at the Applicant's option, fund, bond or provide a Letter of Credit in the amount of \$300,000 (1992 dollars) for its construction:

Improvement

Exhibit No.

Miramar Parkway/Douglas Road Intersection

9-23 (Revised)

[Note: This condition has been satisfied.]"

- (6) MODIFICATION of Condition #25 of Resolution Z-210-85, as last modified by Resolution Z-40-93, passed and adopted by the Board of County Commissioners and reading as follows:

FROM: "25. Approve no more than a stadium, 1,315,000 gross square feet of floor area, and 750 hotel rooms on the Dolphin Center site, with no building permits issued that would exceed the following by land use category; 465,000 gross square feet of retail; 850,000 gross square feet of office, including any fitness center and/or trademart; a 73,000 seat stadium; plus 1,916 additional seats in the stadium as permitted by §380.06(24)(f), Florida Statutes, and 750 hotel rooms."

TO: "~~25. Approve no more than a stadium, 1,315,000 gross square feet of floor area, and 750 hotel rooms on the Dolphin Center site, with no building permits issued that would exceed the following by land use category; 465,000 gross square feet of retail; 850,000 gross square feet of office, including any fitness center and/or trademart; a 73,000 seat stadium; plus 1,916 additional seats in the stadium as permitted by §380.06(24)(f), Florida Statutes, and 750 hotel rooms.~~ 73,000 seat stadium plus 1,916 additional seats in the stadium as permitted by §380.06(24)(f), Florida Statutes, 569,961 gross sq. ft. of retail area, 420,000 gross sq. ft. of office floor area, including any fitness center and/or trademart, 450 hotel rooms, and 638 residential units (in a maximum of 64.7 acres) on the Dolphin Center site, with no building permits issued that would exceed the permitted square feet or number of permitted units in each land use category."

The purpose of these requests is to permit the applicant to revise the Development of Regional Impact development order to modify the maximum development totals for the office, trademart and hotel uses and add residential uses.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: A parcel of land being all of tracts 14, 15, 34, 35, 38, 39, 62, 63, 66, 67 and 94, and being a portion of Tracts 9 through 13, inclusive, 16, 33, 36, 37, 40, 61, 64, 65, 68,

APPLICANTS: RICHARD MORTON, ET AL

PAGE FIVE

93, 99 and 100 of plat of MIAMI GARDENS, Plat book 2, at Page 96, more particularly described as follows:

Commence at the northwest corner of Section 3, Township 52 South, Range 41 East; thence on an assumed bearing of N87°07'02"E, along the center line of N.W. 199th Street as shown on "DOLPHIN CENTER-STADIUM SITE" Plat book 129, Page 91, a distance of 19.58' to a Point of curvature of a tangent curve concave to the south and having a radius of 1,908.58'; thence SE/ly, 260.2', along the centerline of said N.W. 199th Street and along the arc of said curve to the right having a central angle of 07°48'40" to a point on a non-tangent line; thence S02°46'26"E along said non-tangent line 60.56' to a point on the south right-of-way line of said N.W. 199th Street, said point also lying on the arc of a non-tangent curve concave to the south and having a radius of 1,848.58' (a radial line of said curve through said point having a bearing of N05°10'48"E), said point also being the point of beginning; thence E/ly and SE/ly, 285.69' along the south right-of-way line of N.W. 199th Street as shown on said DOLPHIN CENTER-STADIUM site and along the arc of said curve through a central angle of 08°51'17" to a Point of tangency; thence continue S75°57'55"E, along said south right-of-way line, 450.54' to a Point of curvature of a tangent curve concave to the northeast and having a radius of 6,924.43'; thence SE/ly, 198.91' continuing along said south right-of-way line and along the arc of said curve through a central angle of 01°38'45" to a point on a non-tangent line, said point also being the northwest corner of Tract 'D', of said DOLPHIN CENTER-STADIUM SITE; thence S02°45'54"E along the west line of said tract 'D', 2,315.14'; thence continue S02°46'44"E along said west line 2,202.46' to the southwest corner of said Tract 'D'; thence S87°15'51"W along a line 440' north of and parallel with the south line of said tracts 99 and 100, MIAMI GARDENS, a distance of 520' to a point on the west line of said Tract 99; thence N02°46'44"W along the west line of said Tracts 94 and 99, MIAMI GARDENS, a distance of 880.66' to the southeast corner of said Tract 66, MIAMI GARDENS; thence S87°13'16"W along the south line of said Tracts 65 and 66, MIAMI GARDENS, a distance of 410.02'; thence N02°46'26"W, 200' to a point on a line 200' north of and parallel with the south line of said Tract 65; thence S87°12'55"W along said parallel line, 184' to a point on the east right-of-way line of N.W. 27th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE"; thence N02°46'26"W along said east right-of-way line, 660.27'; thence N01°21'25"E along the east line of additional right-of-way for N.W. 27th Avenue Official Records Book 13023, Page 3408, for a distance of 180.47'; thence continue N02°46'26"W along the east line of said additional right-of-way 180' to a Point of curvature of a tangent curve concave to the southeast and having a radius of 50'; thence continue N/ly and E/ly, 78.49' along the east line of said additional right-of-way and along the arc of said curve through a central angle of 89°56'25" to a point on a non-tangent line; thence continue N02°42'51"W along the east line of said additional right-of-way 100' to a Point of the arc of a non-tangent curve concave to the northeast and having a radius of 50' (a radial line of said curve through said point bears S02°50'02"E); thence continue W/ly and N/ly, 78.59' along said east right-of-way line and along the arc of said curve through a central angle of 90°03'35" to a point of tangency; thence continue N02°46'26"W along the east line of said additional right-of-way 275'; thence continue N22°37'45"W along the east line of said additional right-of-way 38.28'; thence N02°46'26"W along the east right-of-way line of N.W. 27th Avenue as shown on said DOLPHIN CENTER-STADIUM SITE, 1736.32'; thence continue N01°21'25"E along said east right-of-way line 180.47'; thence continue N02°46'26"W along said east right-of-way line 200' to a Point of curvature of a curve concave to the southeast, having a radius of 50'; thence NE/ly along the arc of said curve, through a central angle of 93°22'20", a distance of 81.48' to a Point of compound curvature of a curve concave to the south and having a radius of 1848.58', and to a point on aforesaid S/ly right-of-way line of N.W. 199th Street; thence E/ly along said S/ly right-of-way line and along the arc of said curve, through a central angle of 04°34'54", a distance of 147.82' to the Point of beginning.

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HEARING NO. 06-4-CC-1 (05-268)

3-52-41
BCC
Comm. Dist. 1

APPLICANTS: RICHARD MORTON, ET AL

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LOCATION: The Southeast corner of N.W. 199 Street & N.W. 27 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 98.8 Acres

PRESENT ZONING: BU-2 (Business – Special district)
RU-4A (Apartments 50 units/net acre; hotel/motel 75 units/net acre)
RU-TH (Townhouse – 8.5 units/net acre)
RU-1 (Single-Family Residential)

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APPLICANTS: MANUEL & BARBARA DIAZ

(1) AU to RU-3M

(2) Applicant is requesting to waive the zoning regulations requiring section line roads to be 80' in width; to permit dedication varying from 0' to 50' in width for a portion of S.W. 117 Avenue.

SUBJECT PROPERTY: PARCEL 50: The west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ less the north 35' thereof and subject to a dedication of the south 30' of the north 65' thereof for the east right-of-way, Section 25, Township 56 South, Range 39 East and: the SE $\frac{1}{4}$ of the NE $\frac{1}{4}$, of the NE $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East, and that portion of the east $\frac{1}{2}$ of the SE $\frac{1}{4}$ of said NE $\frac{1}{4}$ of Section 25, lying north of the N/ly right-of-way line of State Road 821; A/K/A: The west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ less the north 65' thereof; and the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$; and that portion of the east $\frac{1}{2}$ of the southeast $\frac{1}{4}$ of the northeast $\frac{1}{4}$ lying north of the right-of-way line of State Road 821 all in Section 25, Township 56 South, Range 39 East. And: PARCELS 21 AND 22: The east $\frac{3}{4}$ of the NW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 30, Township 56 South, Range 40 East and that part of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of said Section 30, lying N/ly of State Road 821 as shown on the State D.O.T. Section 87005-2304 Sheet 10 of 15. AND: PARCEL 46: The east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ less the north 65' for road right-of-way and less the south 132' and less the west 120' of Section 25, Township 56 South, Range 39 East. And: PARCEL 47: The west 120' of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$, less the north 65' for road and less the south 132' thereof, Section 25, Township 56 South, Range 39 East. And: PARCEL 49: The east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East less the north 65' thereof. AND: PARCEL 127: The south 132' of the east $\frac{1}{2}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of the NE $\frac{1}{4}$ of Section 25, Township 56 South, Range 39 East.

LOCATION: Lying south of S.W. 248 Street & lying on both sides of theoretical S.W. 117 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 82.64 Acres

AU (Agricultural – Residential)
RU-3M (Minimum Apartment House 12.9 units/net acre)

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APPLICANT: SILVER PALM HOLDINGS OF HOMESTEAD L. L. C.

- (1) MODIFICATION of Paragraph #8 of Declaration of Restrictions recorded in Official Records Book 22662, Pages 3984-4007, reading as follows:

FROM: "8. Contribution in Lieu of Road Impact Fees: The owners have determined that the Silver Palm Community meets traffic concurrency. Nonetheless, in order to increase road capacity at the intersections of S.W. 112 Ave and 220, 224, and 232 Streets, the Owners shall apply for and enter into an agreement with the County, pursuant to Section 33E-10 of the Miami Dade County Code and in accordance with the Impact Fee Manual, to have or cause to have all the off-site roadway improvements contained within Exhibit 'B' attached hereto open to traffic prior to the issuance of the certificate of occupancy for the 250th residential unit. The improvements listed on Exhibit 'B' shall be subject to credit for contribution in lieu of impact fees or roadway improvements at actual construction costs, if authorized and approved pursuant to County code. Those improvements to be constructed or caused to be constructed by the Owners will be subject to review by the County and the Florida Department of Transportation ('FDOT'). The cost of the improvements listed on Exhibit 'B' will not exceed 50% of the Owners' proportionate share, as calculated based on the impact fee formula in Section 33E-7 of the Miami Dade County Code, of roadway improvement impact fees. In addition, the Owners will provide a contribution in lieu of road improvement impact fees in an amount not to exceed the remaining 50% balance owed for road improvement impact fees. This additional 50% balance shall be used for capacity improvements at the intersection of S.W. 112 Avenue and 248 Street or along the SW 112 Avenue corridor between the Homestead Extension of Florida's Turnpike (HEFT) and U.S. 1. This additional contribution in lieu of road impact fees shall be provided at the time required by the County code for payment of road impact fee. The total contribution in lieu of roadway improvement impact fees will not exceed the Owners' proportionate share as determined by the impact fee formula in Section 33E-7 of the county code. Construction of any improvement is subject to permitting by the appropriate governmental agencies. Any contribution in lieu of impact fees shall be subject to authorization and approval pursuant to the county code."

TO: "8. Contribution in Lieu of Road Impact Fees: The owners have determined that the Silver Palm Community meets traffic concurrency. Nonetheless, in order to increase road capacity at the intersections of S.W. 112 Avenue and S.W. 220 and 232 Streets, the owners shall apply for and enter into an agreement with the county, pursuant to Section 33E-10 of the Miami-Dade County Code and in accordance with the Impact Fee Manual, to have or cause to have all the off-site roadway improvements contained within Exhibit 'B' attached hereto open to traffic prior to the issuance of the certificate of occupancy for the 250th residential unit. The improvements listed on Exhibit 'B' shall be subject to credit for contribution in lieu of impact fees or roadway improvements at actual construction costs, if authorized and approved pursuant to county code. Those improvements to be constructed or caused to be constructed by the owners will be subject to review by the county and the Florida Department of

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APPLICANT: SILVER PALM HOLDINGS OF HOMESTEAD L. L. C. PAGE TWO

Transportation ('FDOT'). The cost of the improvements listed on Exhibit 'B' will not exceed 50% of the owners' proportionate share, as calculated based on the impact fee formula in Section 33E-7 of the Miami-Dade County Code, of roadway improvement impact fees. In addition, the owners will provide a contribution in lieu of road improvement impact fees in an amount not to exceed the remaining 50% balance owed for road improvement impact fees. This additional 50% balance shall be used for capacity improvements at the intersection of S.W. 112 Avenue and S.W. 248 Street or along the SW 112 Avenue corridor between the Homestead Extension of Florida's Turnpike (HEFT) and U.S. 1. This additional contribution in lieu of road impact fees shall be provided at the time required by the county code for payment of road impact fee. The total contribution in lieu of roadway improvement impact fees will not exceed the owners' proportionate share as determined by the impact fee formula in Section 33E-7 of the county code. Construction of any improvement is subject to permitting by the appropriate governmental agencies. Any contribution in lieu of impact fees shall be subject to authorization and approval pursuant to the county code."

- (2) MODIFICATION of Paragraph #10(D) of Declaration of Restrictions recorded in Official Records Books, recorded in Official Records Book 22662, Pages 3984-4007, reading as follows:

FROM: "10(D). Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, Owner(s) of the Property covered by the proposed modification, amendment or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of the County, or in the event of the incorporation of the area where the Property is located, by such successor municipal corporation, whichever by law has jurisdiction over such matters, after public hearing. However, any modification, amendment, or release pertaining to the School Site and the common spaces of the Property, including but not limited to the public and non-public park parcels and the clubhouse, shall require a written instrument executed by all the, then, Owners(s) of the Property, including joinders of all mortgagees, if any."

TO: "10(D) Modification, Amendment, Release of Declaration. This Declaration may be modified, amended or released as to the property as described in the attached Exhibit 'A', or any portion thereof, by a written instrument executed by the, then, owner(s) of any such property covered by the proposed modification, amendment or release, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of the County, or in the event of the incorporation of the area where the property is located, by such successor municipal corporation, whichever by law has jurisdiction over such matters, after public hearing. However, any modification, amendment, or release pertaining to the common spaces of the property, described in the attached Exhibit 'A,' including but not limited to the public and non-public park parcels and the clubhouse, shall require a written instrument executed by all the, then, owners(s) of the property,

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APPLICANT: SILVER PALM HOLDINGS OF HOMESTEAD L. L. C. PAGE THREE

described in the attached Exhibit 'A,' including joinders of all mortgagees, if any."

(3) MODIFICATION of Paragraphs 6(D) & 6(E) of the Declaration of Restrictions recorded in Official Records Book 22662, Pages 3984-4007, reading as follows:

FROM: "6(D) Charter School. Prior to seeking the issuance of a certificate of occupancy for the 400th residential unit, the Owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of 400 student stations for at least a minimum K-5 program. Proof of compliance with this provision shall be in the form of monthly reports submitted by the Owners to the Director, Department of Planning and Zoning, and the School Board specifying the number of certificates of occupancy obtained monthly and the number of certificates of occupancy anticipated to be issued in the following month for residential dwelling units. Monthly reports shall be based upon personal knowledge and shall be sworn and notarized."

TO: "6(D) Charter School. The owners shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of 800 student stations for grades K-12 no later than the beginning of the 2007-08 school year."

FROM: "6(E) Prior to seeking the issuance of a certificate of occupancy for the 800th residential unit, the Owners shall have obtained certificates of use and occupancy for a charter school(s) providing a minimum of an additional 400 student stations for K-12 program. Prior to seeking the issuance of a certificate of occupancy for the 1,000th residential unit, the Owners shall have obtained certificates of use and occupancy for a charter school(s) providing an aggregate total of 1,100 student stations. Proof of compliance with this provision shall be as set forth in Section 6(d) above. The Owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. Owners shall be deemed to have complied with Paragraph 6(a) - (e) herein upon completing and opening an 1,100 student station charter school."

TO: "6(E) The owner shall obtain a certificate(s) of use and occupancy for a charter school(s) providing a minimum of an additional 300 student stations for grades K-12, providing an aggregate total of 1,100 student stations no later than the beginning of the 2008-09 school year. The owner shall apply for the creation of a special taxing district, create a homeowners association, and/or similar entity approved by Miami-Dade County to maintain and operate the charter school(s) in the event that such maintenance or operation would become necessary. owners shall be deemed to have complied with Paragraph 6(a) - (e) herein upon completing and opening an 1,100 student station charter school."

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The purpose of these requests is to remove the requirement that roadway improvements be made by the applicant for S.W. 224th Street at S.W. 112th Avenue, to delete the requirement that the homeowners within the community and their mortgagees be required to join in any modification, amendment or release of a covenant pertaining to the school site subject to public hearing approval, and to require the opening of the charter school for 800 students prior to the first school year after the completion of the 400th residence and for the additional 300 students prior to the 800th residence.

Upon a demonstration that the applicable standards have been satisfied, approval of these requests may be considered under §33-311(A)(7) (Generalized Modification Standards) or §33-311(A)(17) (Modification or Elimination of Conditions or Covenants After Public Hearing).

SUBJECT PROPERTY: PARCEL 3 (#44): The east ½ of the NE ¼ of Section 24, Township 56 South, Range 39 East, less the east 35' thereof; PARCEL 4 (#45): The north 902.55' of the NE ¼ of the SE ¼ in Section 24, Township 56 South, Range 39 East, less the east 35' thereof; SILVER PALM EAST SECTION ONE: Portions of the north ½ of the SW ¼ of Section 19, Township 56 South, Range 40 East; Tract 5 of AMENDED PLAT OF SOUTH MIAMI GARDENS, Plat book 31, at Page 58; Tract 1 of FLORENCE B HOLFERTY'S FARM, Plat book 51, at Page 24,; and portions of the dedicated, but unimproved, Right-of-Way of S.W. 242nd Street, as said street is shown on the said plats of AMENDED PLAT OF SOUTH MIAMI GARDENS and FLORENCE B. HOLFERTY'S FARM, all being more particularly described as follows:

Commence at the southeast corner of the north ½ of the SW ¼ of said Section 19; thence S89°21'42"W along the south line of the said north ½ of the SW ¼ of Section 19 for 50' to a point on the west Right-of-Way line of S.W. 112th Avenue (Allapattah Road), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning continue S89°21'42"W along the said south line of the north ½ of the SW ¼ of Section 19 for 1,945.11' to the southwest corner of the east ½ of the NW ¼ of the SW ¼ of said Section 19; thence N00°32'22"W along the west line of the said east ½ of the NW ¼ of the SW ¼ of Section 19 for 529.75' to the southwest corner of said Tract 5 of AMENDED PLAT OF SOUTH MIAMI GARDENS; thence N89°24'20"E along the south line of the said Tract 5 of AMENDED PLAT OF SOUTH MIAMI GARDENS for 502.36'; thence S00°17'33"E for 75.13' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the Point of tangency; thence N89°24'20"E for 250' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the Point of tangency; thence N00°17'33"W for 235.64 feet; thence S89°42'27"W for 100'; thence N00°17'33"W for 210.91' to a point on the south Right-of-Way line of said S.W. 241st Street; thence N89°26'18"E along the said south Right-of-Way line of S.W. 241st Street for 150'; thence S00°17'33"E for 32.65'; thence N89°42'27"E for 100'; thence S00°17'33"E for 160.52'; thence N89°24'29"E for 175.13' to a Point of curvature of a circular curve concave to the northeast, said point bearing S00°35'31"E from the center of said curve; thence SW/y, W/y and NW/y, along said curve to the right, having for its elements a radius of 25' and a central angle of 90°17'58" for an arc distance of 39.4' to the Point of tangency; thence N00°17'33"W for 74.87'; thence N89°24'29"E for 470.01'; thence S00°17'33"E for 75.13' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 89°42'02" for an arc distance of 39.14' to the Point of tangency; thence N89°24'29"E for 174.87'; thence N00°17'33"E for 160.52'; thence N89°42'27"E for 100'; thence N00°17'33"W for 33.18' to

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a point on the said south Right-of-Way line of S.W. 241st Street; thence N89°26'18"E along the said south Right-of-Way line of S.W. 241st Street for 50'; thence S00°17'33"E for 32.63'; thence N89°42'27"E for 125' to a point on the aforesaid west Right-of-Way line of S.W. 112th Avenue (Allapattah Road); thence S00°17'33"E along the said west right Right-of-Way line of S.W. 112th Avenue (Allapattah Road) for 866.25' to the Point of beginning. SILVER PALM EAST, SECTION TWO: Portions of the SW ¼ of Section 18, Township 56 South, Range 40 East; and the NW ¼ of Section 19, Township 56 South, Range 40 East, all being more particularly described as follows:

Commence at the southeast corner of the said NW ¼ of Section 19; thence N00°19'47"W along the east line of the said NW ¼ of Section 19 for 371.76'; thence S89°40'13"W for 50' to a point on the west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run N31°45'48"W for 289.49'; thence S89°23'47"W for 1,167.83' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 170' and a central angle of 33°06'09" for an arc distance of 98.22' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a point; thence N89°33'25"W for 50' to a point on a circular curve concave to the southwest, said point bears N89°40'49"E from the center of said curve; thence NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 170' and a central angle of 32°32'04" for an arc distance of 96.53' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' to the Point of tangency; thence S89°23'47"W for 369.95' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 25°50'31" for an arc distance of 11.28' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 50' and a central angle of 25°54'24" for an arc distance of 22.61' to its intersection with the east line of the SW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence S00°32'20"E along the said east line of the SW ¼ of the SW ¼ of the NW ¼ of Section 19 for 59.61'; thence S86°50'49"W for 436.69'; thence S89°28'16"W for 196.35' to a point on the east Right-of-Way line of S.W. 117th Avenue (Colonial Drive), said point is 35' east of, as measured at right angles to, the west line of the said NW ¼ of Section 19; thence N00°36'32"W along the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive) and along a line that is 35' east of, and parallel with, the said west line of the NW ¼ of Section 19 for 293.48' to its intersection with the north line of the south ¼ of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence N89°22'40"E along the said north line of the South ¼ of the NW ¼ of the SW ¼ of the NW ¼ of Section 19 for 632.94' to a point on the west line of the NE ¼ of the SW ¼ of the said NW ¼ of Section 19; thence N00°32'20"W along the east line of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19 for 494.71' to the northeast corner of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19; thence S89°19'19"W along the north line of the NW ¼ of the SW ¼ of the said NW ¼ of Section 19 for 633.55' to a point on the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive), said point lying 35' east of, as measured at right angles to, the said west line of the NW ¼ of Section 19; thence N00°36'32"W along the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive) and along a line that is 35' east, and parallel with, the said west line of the NW ¼ of Section 19 for 1,317.77' to a point that is 35' east of, as measured at right

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angles to the west line of the said SW $\frac{1}{4}$ of Section 18, said point lying on the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive); thence N01°39'08"W along the said east Right-of-Way line of S.W. 117th Avenue (Colonial Drive) and along a line that is 35' east of, and parallel with the said west line of the SW $\frac{1}{4}$ of Section 18 for 420.52' to a point on the south edge of pavement of Bailes Road; thence S75°03'37"E along the said south edge of pavement of Bailes Road for 313.73' to a point on the east line of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 18; thence S01°32'45"E along the said east line of the west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18 for 335.44' to the southeast corner of the said west $\frac{1}{2}$ of the west $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18; thence N89°10'24"E along the south line of the said SW $\frac{1}{4}$ of Section 18 for 335.08' to the southwest corner of the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18; thence N01°26'23"W along the west line of the said SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 18 for 224.72' to a point on the south Right-of-Way line of Bailes Road; thence run the following courses and distances along the said south Right-of-Way line of Bailes Road: S75°03'37"E for 114.61' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 2,316.64' and a central angle of 05°24'56" for an arc distance of 218.97' to a Point of compound curvature; thence to the right along said curve, having for its elements a radius of 762.22' and a central angle of 07°15'11" for an arc distance of 96.49' to the Point of tangency; thence S62°23'30"E for 175.89' to a point on the said south line of the SW $\frac{1}{4}$ of Section 18, the same also being the north line of the said NW $\frac{1}{4}$ of Section 19; thence departing the said south Right-of-Way line of Bailes Road run N89°10'24"E along the said north line of the NW $\frac{1}{4}$ of Section 19 for 792.77' to a point that is 660' west of, as measured at right angles to, the said east line of the NW $\frac{1}{4}$ of Section 19; thence S00°19'47"E along a line that is 660' west of, and parallel with the said east line of the NW $\frac{1}{4}$ of Section 19 for 40' to a point 40' south of, as measured at right angles to, the said north line of the NW $\frac{1}{4}$ of Section 19; thence S89°10'24"W along a line that is 40' south of, and parallel with, the said north line of the NW $\frac{1}{4}$ of Section 19 for 890.26'; thence S00°30'14"E for 556.99'; thence S89°02'51"W for 74.81' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 90°26'55" for an arc distance of 39.47' to the Point of tangency; thence S00°30'14"E for 125' to a Point of curvature of a circular curve concave to the southeast; thence NW/ly, N/ly and NE/ly, along said curve to the right, having for its elements a radius of 25' and a central angle of 89°33'05" for an arc distance of 39.07' to the Point of tangency; thence N89°02'51"E for 75.2'; thence S00°30'14"E for 715.78'; thence N89°29'46"E for 226.81' to a point on a circular curve concave to the northwest, said point bearing S83°57'49"E from the center of said curve; thence SW/ly, along said curve to the right, having for its elements a radius of 25' and a central angle of 45°32'07" for an arc distance of 19.87' to a point on a circular curve concave to the southeast, said point bearing N38°25'42"W from the center of said curve; thence NE/ly, along said curve to the right, having for its elements a radius of 525' and a central angle of 32°51'40" for an arc distance of 301.1' to a point; thence N85°08'42"E for 95.8'; thence N85°08'45"E for 205.64'; thence N89°20'49"E for 109.69'; thence N89°19'19"E for 567.62' to a Point of curvature of a circular curve to the left; thence to the left along said curve to the left, having for its elements a radius of 25' and a central angle of 89°39'06" for an arc distance of 39.12' feet to the Point of tangency, said point lying on the aforesaid west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive); thence S00°19'47"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 1,022.24' to the Point of beginning. SILVER PALM EAST

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SECTION THREE: Portions of the NW $\frac{1}{4}$ of Section 19, Township 56 South, Range 40 East, Miami-Dade County, Florida, all being more particularly described as follows:

Commence at the northeast corner of the said NW $\frac{1}{4}$ of Section 19; thence S00°19'47"E along the east line of the said NW $\frac{1}{4}$ of Section 19 for 660.02'; thence S89°10'24"W for 50' to a point on the west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive), said point being the Point of beginning of the parcel herein described; thence from the above established Point of beginning run S00°19'47"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 594.46' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 89°39'06" for an arc distance of 39.12' to the Point of tangency; thence S89°19'19"W for 567.62 feet; thence S89°20'49"W for 109.69'; thence S85°08'45"W for 205.64'; thence S85°08'42"W for 95.87' to a point on a circular curve concave to the southeast, said point bearing N05°34'02"W from the center of said curve; thence SW/ly, along said curve to the left, having for its elements a radius of 525' and a central angle of 32°51'40" for an arc distance of 301.1' to a point on a circular curve concave to the northwest, said point bearing S38°25'42"E from the center of said curve; thence NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 45°32'07" for an arc distance of 19.87' to a point; thence S89°29'46"W for 226.81'; thence N00°30'14"W for 715.78'; thence S89°02'51"W for 75.2' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 89°33'05" for an arc distance of 39.07' to the Point of tangency; thence N00°30'14"W for 125' to a Point of curvature of a circular curve, said point bearing S89°29'46"W from the center of said curve; thence SE/ly, E/ly and NE/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 90°26'55" for an arc distance of 39.47' to the Point of tangency; thence N89°02'51"E for 74.81'; thence N00°30'14"W for 556.99' to a point that is 40' south of, as measured at right angles to, the north line of the said NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along a line that is 40' south of, as measured at right angles to, and parallel with, the said north line of the NW $\frac{1}{4}$ of Section 19 for 890.26' to a point that is 660' west of, as measured at right angle to, the said east line of the NW $\frac{1}{4}$ of Section 19; thence S00°19'47"E along a line that is 660' west of, as measured at right angles to, and parallel with, the said east line of the NW $\frac{1}{4}$ of Section 19 for 620.02' to a point that is 660' south of, as measured at right angles to, the said north line of the NW $\frac{1}{4}$ of Section 19; thence N89°10'24"E along a line that is 660' south of, as measured at right angles to, and parallel with, the said north line of the NW $\frac{1}{4}$ of Section 19 for 610.02' to the Point of beginning. SILVER PALM EAST,

SECTION FOUR: Portions of the west $\frac{1}{2}$ of Section 19, Township 56 South, Range 40 East; AND: Tracts 1 and 5 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat Book 31, at Page 58, AND: all of Tract 6 and portions of Tract 7 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, Plat Book 48, at Page 28, AND: a portion of Tract 1 of the FLORENCE B. HOLFERTY'S FARM, Plat Book 51, at Page 24, AND: all of the dedicated right-of-way of S.W. 239th Terrace and portions of the dedicated rights-of-way of S.W. 241st and 242nd Streets, as said streets and terrace are shown on the said plats of AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS and FLORENCE B. HOLFERTY'S FARM, All being particularly described as follows:

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Commence at the Northeast corner of the SW $\frac{1}{4}$ of said Section 19; thence S89°28'16"E along the North line of the said SW $\frac{1}{4}$ of Section 19 for 50' to a point on the west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive), said point being the Point of beginning of the parcel herein described; thence from the above established Point of Beginning run S00°17'33"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 454.42 feet; thence S89°42'27"W for 125'; thence N00°17'33"W for 32.63'; thence S89°26'18"W for 50'; thence S00°17'33"E for 33.18'; thence S89°42'27"W for 100'; thence S00°17'33"E for 160.52'; thence S89°24'29"W for 174.87' to a Point of curvature of a circular curve concave to the northwest, said point bearing S00°35'31"E from the center of said curve; thence NE/ly, N/ly and NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 89°42'02" for an arc distance of 39.14' to the point of tangency; thence N00°17'33"W for 75.13'; thence S89°24'29"W for 470.01'; thence S00°17'33"E for 74.87' to a Point of curvature of a circular curve to the left; thence to the left along said curve, having for its elements a radius of 25' and a central angle of 90°17'58" for an arc distance of 39.4' to the Point of tangency; thence S89°24'29"W for 175.13' feet; thence N00°17'33"W for 160.52'; thence S89°42'27"W for 100'; thence N00°17'33"W for 82.65' to a point on the north Right-of-Way line of said S.W. 241st Street; thence S89°26'18"W along the said north Right-of-Way line of S.W. 241st Street for 804.18' to the southwest corner of said Tract 1 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N00°32'22"W along the West line of said Tract 1 of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 110.31' to a point that is 262' south of, as measured at right angles to, the said north line of the SW $\frac{1}{4}$ of Section 19; thence S89°28'16"W along a line that is 262' south of, and parallel with, the said north line of the SW $\frac{1}{4}$ of Section 19 for 333.28' to a point on the west line of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the said SW $\frac{1}{4}$ of Section 19; thence N00°34'50"W along the said west line of the east $\frac{1}{2}$ of the west $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the said SW $\frac{1}{4}$ of Section 19 for 262' to the northwest corner of the said East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the said SW $\frac{1}{4}$ of Section 19; thence N89°28'16"E along the north line of the said SW $\frac{1}{4}$ of Section 19 for 666.93' to the southwest corner of said Tract 7 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N00°30'14"W along the west line of the said Tract 7 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS and its extension for 157.01' to the southwest corner of said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N89°27'22"E along the south line of the said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS for 103'; thence N00°30'14"W for 107.04' to a point on the north line of the said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence S89°26'28"W for 103' to the northwest corner of the said Tract 6 of the SECOND AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS; thence N00°30'14"W along the west line of the east $\frac{1}{2}$ of the east $\frac{1}{2}$ of the SW $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 19 for 315.98'; thence S89°28'16"W for 333.82' to a point on the east line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said NW $\frac{1}{4}$ of Section 19; thence N00°32'20"W along the said east line of the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of the said NW $\frac{1}{4}$ of Section 19 and radial to the next described curve for 29.61' to a point on a circular curve concave to the northwest, said point bearing S00°32'20"E from the center of said curve; thence NE/ly, along said curve to the left, having for its elements a radius of 50' and a central angle of 25°54'24" for an arc distance of 22.61' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 25°50'31" for an arc distance of 11.28' to the Point of tangency; thence N89°23'47"E for 369.95' to a Point of curvature of a circular curve to the right; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 170' and a central angle of

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32°32'04" for an arc distance of 96.53' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a point; thence S89°33'25"E for 50' to a point on a circular curve concave to the southeast, said point bearing S89°40'49"W from the center of said curve; thence NW/ly, N/ly and NE/ly, along said curve to the right, having for its elements a radius of 25' and a central angle of 53°04'15" for an arc distance of 23.16' to a Point of reverse curvature; thence to the left along said curve, having for its elements a radius of 170' and a central angle of 33°06'09" for an arc distance of 98.22' to a Point of reverse curvature; thence to the right along said curve, having for its elements a radius of 25' and a central angle of 69°44'52" for an arc distance of 30.43' feet to the Point of tangency; thence N89°23'47"E for 1,167.83'; thence S31°45'48"E for 289.49' to a point on the aforesaid west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive); thence S00°19'47"E along the said west Right-of-Way line of S.W. 112th Avenue (Allapattah Drive) for 264.51' to a point on the north line of Lot 1, Block 8, SOUTH MIAMI GARDENS, Plat book 23, at Page 22; thence S89°27'22"W along the north line of said Lot 1, Block 8 for 75' to the northwest corner of said Lot 1, Block 8, said point also being the northeast corner of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS; thence S00°19'47"E along the east line of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS for 107.41' to the southeast corner of said Tract 7 of the SECOND AMENDED PLAT OF SOUTH MIAMI GARDENS and Southwest corner of Lot 2, Block 8, SOUTH MIAMI GARDENS; thence N89°28'16"E along the south line of the said NW ¼ of Section 19 and along the south line of said Lot 2, Block 8 for 75' to the Point of beginning, AND: Begin at the northwest corner of said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence N89°26'18"E along the north line of said Tract 1 of FLORENCE B. HOLFERTY'S FARM and along the south Right-of-Way line of the said S.W. 241st Street for 25'; thence S00°32'22"E for 107'; thence N89°26'18" E for 107.65'; thence N00°32'22"W for 107' to a point on the said north line of Tract 1 of FLORENCE B. HOLFERTY'S FARM and south Right-of-Way line of S.W. 241st Street; thence N89°26'18"E along the said north line of Tract 1 of FLORENCE B. HOLFERTY'S FARM and south Right-of-Way line of S.W. 241st Street for 521.32'; thence S00°17'33"E for 210.91'; thence N89°42'27"E for 100'; thence S00°17'33"E for 235.64' to a Point of curvature of a circular curve to the right; thence to the right along said curve having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the point of tangency; thence S89°24'20"W for 250' to a point on a circular curve concave to the northwest, said point bearing S00°35'40"E from the center of said curve; thence NE/ly, N/ly and NW/ly, along said curve to the left, having for its elements a radius of 25' and a central angle of 89°41'53" for an arc distance of 39.14' to the Point of tangency; thence N00°17'33"W for 75.13'; thence S89°24'20"W for 370.36'; thence N00°32'22"W for 107.25' to a point on the north line of said Tract 5, of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, and south Right-of-Way line of said S.W. 242nd Street; thence N89°24'29"E along the north line of said Tract 5, of the AMENDED PLAT OF PORTIONS OF SOUTH MIAMI GARDENS, and south Right-of-Way line of S.W. 242nd Street for 420.82'; thence N00°17'33"W for 50' to a point on the north Right-of-Way line of S.W. 242nd Street, said point also lying on the south line of the said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence S89°24'29"W along the said north Right-of-Way line of S.W. 242nd Street and along the said south line of the Tract 1 of FLORENCE B. HOLFERTY'S FARM for 553.04' to the southwest corner of the said Tract 1 of FLORENCE B. HOLFERTY'S FARM; thence N00°32'22"W along the west line of Tract 1 of FLORENCE B. HOLFERTY'S FARM for 215.06' to the Point of Beginning.

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APPLICANT: SILVER PALM HOLDINGS OF HOMESTEAD L. L. C. PAGE TEN

LOCATION: Lying between S.W. 232 Street & S.W. 248 Street & between S.W. 112 Avenue & S.W. 119 Avenue, Miami-Dade County, Florida.

SIZE OF PROPERTY: 291.8 Acres

PRESENT ZONING: RU-1M(a) (Modified Single-Family 5,000 sq. ft. net)
RU-3M (Minimum Apartment House 12.9 units/net acre)
RU-TH (Townhouse – 8.5 units/net acre)

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APPLICANT: PRINCETON PARK HOMES L. L. C.

DELETION of a Declaration of Restrictions recorded in Official Records Book 13340 at Pages 1013 through 1018 as accepted pursuant to Resolution Z-154-87.

The purpose of the request is to remove an agreement restricting the property to development as a restaurant, mini warehouse and recreational vehicle storage in order to develop the property within regulations of the newly adopted Princeton Urban Center District.

SUBJECT PROPERTY: A portion of the SW ¼ of Section 23, Township 56 South, Range 39 East, being more particularly described as follows:

Commence at the southeast corner of SW ¼ of said Section 23; thence S89°06'29"W along the south line of said Section 23 for 120' to a Point of intersection with E/ly right-of-way line of the Central and Southern Flood Control Canal C-102 and being the Point of beginning of the following described parcel of land; thence N00°29'25"W for 35'; thence N89°06'29"E for 15'; thence N0°29'25"W for 511.11' to a Point of curvature; thence NW/ly along a circular curve to the left having a radius of 235' and a central angle of 46°11'46" for an arc distance of 189.47' to a Point of tangency; thence N46°41'11"W for 841.82'; thence S43°18'49"W for 15'; thence N46°41'11"W for 35' (said last mentioned seven courses being coincident with the W/ly right-of-way line of said Canal C-102); thence S41°18'49"W along the E/ly right-of-way line of U. S. Highway No. 1 (State Road No. 5) for 60.3' to the Point of intersection with the E/ly line of a Florida Power & Light Company Transmission Easement; thence run along the E/ly line of said Florida Power and Light Company Easement; S25°52'58"E a distance of 877.15' to a point; thence run S28°24'59"E a distance of 537.9' to the intersection of the E/ly line of said Florida Power and Light Company Transmission Easement and the south line of said Section 23, Township 56 South, Range 39 East; thence N89°06'29"E along the south line of said Section 23 for 112.65' to the Point of beginning.

LOCATION: Lying north of S.W. 248 Street & west of Canal C-102, Miami-Dade County, Florida.

SIZE OF PROPERTY: 8.02 Acres

PRESENT ZONING: PCUC (Princeton Community Urban Center)

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