

KITS

12-30-2009 Version # 1



BOARD OF COUNTY COMMISSIONERS
ZONING HEARINGS

COUNTY COMMISSIONERS CHAMBERS OF THE STEPHEN P. CLARK CENTER -
2ND FLOOR

111 NW 1 Street, Miami

Thursday, February 4, 2010 at 9:30 a.m.

CURRENT

DISTRICT

1. 10-2-CC-1	<u>PRINCETON LAND INVESTMENTS LLC & COUNTY PALM HOLDINGS, LLC</u>	(DEVELOPMENTAL IMPACT COMMITTEE)	<u>09-6</u>	24-56-39	N	8
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Official Zoning Agenda

BOARD OF COUNTY COMMISSIONERS

COUNTY COMMISSION MEETING OF THURSDAY, FEBRUARY 4, 2010

NOTICE: THE FOLLOWING HEARING IS SCHEDULED FOR 9:30 A.M., AND

ALL PARTIES SHOULD BE PRESENT AT THAT TIME

ANY PERSON MAKING IMPERTINENT OR SLANDEROUS REMARKS OR WHO BECOMES BOISTEROUS WHILE ADDRESSING THE COMMISSION SHALL BE BARRED FROM FURTHER AUDIENCE BEFORE THE COMMISSION BY THE PRESIDING OFFICER, UNLESS PERMISSION TO CONTINUE OR AGAIN ADDRESS THE COMMISSION BE GRANTED BY THE MAJORITY VOTE OF THE COMMISSION MEMBERS PRESENT.

NO CLAPPING, APPLAUDING, HECKLING OR VERBAL OUTBURSTS IN SUPPORT OR OPPOSITION TO A SPEAKER OR HIS OR HER REMARKS SHALL BE PERMITTED. NO SIGNS OR PLACARDS SHALL BE ALLOWED IN THE COMMISSION CHAMBER. PERSONS EXITING THE COMMISSION CHAMBER SHALL DO SO QUIETLY.

THE USE OF CELL PHONES IN THE COMMISSION CHAMBERS IS NOT PERMITTED. RINGERS MUST BE SET TO SILENT MODE TO AVOID DISRUPTION OF PROCEEDINGS. INDIVIDUALS, INCLUDING THOSE ON THE DAIS, MUST EXIT THE CHAMBERS TO ANSWER INCOMING CELL PHONE CALLS. COUNTY EMPLOYEES MAY NOT USE CELL PHONE CAMERAS OR TAKE DIGITAL PICTURES FROM THEIR POSITIONS ON THE DAIS.

THE NUMBER OF FILED PROTESTS AND WAIVERS ON EACH APPLICATION WILL BE READ INTO THE RECORD AT THE TIME OF HEARING AS EACH APPLICATION IS READ.

THOSE ITEMS NOT HEARD PRIOR TO THE ENDING TIME FOR THIS MEETING, WILL BE DEFERRED TO THE NEXT AVAILABLE ZONING HEARING MEETING DATE FOR THIS BOARD.

SWEARING IN OF WITNESSES

1. PRINCETON LAND INVESTMENTS LLC & (10-1-CC-1/09-006)
COUNTY PALM HOLDINGS, LLC

24-56-39
BCC/District 8

- (1) RU-1M(a) and AU to RU-4

REQUEST #1 ON PARCELS "A," "B" AND "E"

- (2) MODIFICATION of Conditions #5 and #13 of Resolution Z-15-05, passed and adopted by the Board of County Commissioners, reading as follows:

FROM: "5. That in the approval of the plan, the same be substantially in accordance with that submitted for hearing entitled 'Somerset Academy at Country Palms,' by Civica, dated stamped received 2/10/05, except as modified herein to provide the 7' wide landscape strip along the rights-of-way."

TO: "5. That in the approval of the plan, the same be substantially in accordance with that submitted for hearing entitled 'Somerset Academy at Country Palms', as prepared by Civica, dated stamped received 9/24/09, consisting of 15 sheets."

FROM: "13. That the charter school use shall be limited to grades K-8 for a maximum of 1,440 students."

TO: "13. That the charter school use shall be limited to grades K-12 for a maximum of 1,440 students."

The purpose of request #2 is to permit the applicant to submit revised plans for the charter school showing an increase in grade levels.

- (3) DELETION of the Declaration of Restrictive Covenants recorded at Official Record Book 23798, Pages 4449-4466.

The purpose of request #3 is to permit the applicant to delete a covenant tying the site to specific plans and charter school requirements in order to proffer two separate covenants governing the residential and charter school developments which will provide both additional flexibility in phasing the development of their tracts separately.

REQUESTS #2 AND #3 ON PARCELS "A" THROUGH "D"

- (4) Applicant is requesting to permit apartments buildings with a Floor Area Ratio (FAR) of .85 (.80 permitted).
- (5) Applicant is requesting to permit apartment buildings with a 24% landscape open space (40% required).
- (6) Applicant is requesting to permit a minimum setback 2' (25' required) on the front, rear and side street property lines.
- (7) Applicant is requesting to permit 2,208 parking spaces (2,559 required).
- (8) Applicant is requesting to permit on-street parking (not permitted).
- (9) Applicant is requesting to permit a two-way drive 19' wide (20' required).
- (10) Applicant is requesting to permit a parking back-up aisle width of 18' (22' required).

REQUESTS #4 - #10 ON PARCELS "A," "B" AND "E"

- (11) Applicant is requesting to permit rowhouses with 4% common open space (12% required) and to permit garden apartments with 18.7% common open space (40% required).

REQUESTS #4 - #11 ON PARCELS "A," "B" AND "E"

Plans are on file and may be examined in the Department of Planning and Zoning entitled "Princeton Commons", as prepared by Chisholm Architects-Planners-Interior Designers, date stamped received Oct. 9, 2009, consisting of 28 sheets and plans entitled 'Somerset Academy at Country Palms', as prepared by Civica, dated stamped received 9/24/09, consisting of 15 sheets. Plans may be modified at public hearing.

LOCATION: Lying between S.W. 124 Avenue and S.W. 129 Avenue and between S.W. 248 Street and U.S. Highway #1, Miami-Dade County, Florida.

SIZE OF PROPERTY: 94.43 Acres

Development Impact Committee
Recommendation:

Approval with conditions, subject to the Board's acceptance of the proffered covenants as set forth in the Department of Planning and Zoning's recommendation.

Protests: _____ 0 _____

Waivers: _____ 0 _____

APPROVED: _____

DENIED WITH PREJUDICE: _____

DENIED WITHOUT PREJUDICE: _____

DEFERRED: _____

T H E E N D

NOTICE OF APPEAL RIGHTS

Decisions of the Community Zoning Appeals Board (CZAB) are appealed either to Circuit Court or to the Board of County Commissioners (BCC) depending upon the items requested in the Zoning Application. Appeals to Circuit Court must be filed within 30 days of the transmittal of the CZAB resolution. Appeals to BCC must be filed with the Zoning Hearings Section of the Department of Planning and Zoning within 14 days of the posting of the results in the department.

Further information and assistance may be obtained by contacting the Legal Counsel's office for the Department of Planning and Zoning at (305) 375-3075, or the Zoning Hearings Section at (305) 375-2640. For filing or status of Appeals to Circuit Court, you may call the Clerk of the Circuit Court at (305) 349-7409.

**1. PRINCETON LAND INVESTMENTS LLC
& COUNTY PALM HOLDINGS, LLC.**
(Applicant)

10-2-CC-1 (09-6)
BCC/District 8
Hearing Date: 02/4/10

Property Owner (if different from applicant) **Same.**

Is there an option to purchase /lease the property predicated on the approval of the zoning request? Yes No

Disclosure of interest form attached? Yes No

Previous Zoning Hearings on the Property:

<u>Year</u>	<u>Applicant</u>	<u>Request</u>	<u>Board</u>	<u>Decision</u>
1965	Harry E. Engstrom	- Unusual use for outdoor paint testing facility.	ZAB	Approved w/conds.
1990	John Dimitriou	- Modified prior plans for paint testing facility.	ZAB	Approved
2005	Gary Trewick, ET AL	- Zone change from AU to RU-1MA & RUTH	BCC	Approved w/conds

Action taken today does not constitute a final development order, and one or more concurrency determinations will subsequently be required. Provisional determinations or listings of needed facilities made in association with this Initial Development Order shall not be binding with regard to future decisions to approve or deny an Intermediate or Final Development Order on any grounds.

Memorandum



Date: February 4, 2010
To: The Board of County Commissioners
From: Developmental Impact Committee
Executive Council
Subject: Developmental Impact Committee Recommendation

APPLICANT: Princeton Land Investments LLC & County Palm Holdings, LLC (Z09-006)

SUMMARY OF REQUESTS:

Approval of this application will allow the applicants to change the zoning on Parcels A, B & E of the subject property from RU-1M(a), Single-family Modified Residential District and AU, Agricultural District, to RU-4, High Density Apartment House District. Additional requests are to modify a resolution and to delete a previously proffered Declaration of Restrictions to allow the applicants to submit a new site plan showing an increase in grade levels from K-8 to K-12 and to delete a covenant in order to proffer two separate covenants governing the residential development and charter school. The applicants have also requested variances for parking, landscaping, setbacks, open space, parking back-up aisles, two-way drives and FAR.

LOCATION: Lying between S.W. 124 Avenue and S.W. 129 Avenue and between S.W. 248 Street and U.S. Highway #1, Miami-Dade County.

COMMENTS:

This application went before the Developmental Impact Committee due to the size of the property, the number of residential units and the modification of a previously approved charter school. Section 33-303.1(D)(7) of the Code of Miami-Dade County charges the Developmental Impact Committee (DIC) to address applications with respect to: (I) conformance with all applicable plans; (II) environmental impact; (III) impact on the economy; (IV) impact on essential services; and (V) impact on public transportation facilities and accessibility.

The meeting of the DIC Executive Council was held and the attached Department memoranda were reviewed and considered by said Committee.

DIC RECOMMENDATION:

Approval with conditions, subject to the Board's acceptance of the proffered covenants as set forth in the Department of Planning and Zoning's recommendation.

In addition, as part of the motion, the Executive Council added the following condition:

- That sidewalks and bike lanes be provided along both SW 127 Avenue and SW 240 Street, if feasible within the zone rights-of-way, as required by Objective TE-2 of the Comprehensive Development Master Plan (CDMP).

The Executive Council is of the opinion that this application will be in keeping with the Comprehensive Development Master Plan designation for the subject property. In addition, the Council found that the approval of this application, with conditions and the acceptance of the proffered covenants, will not be contrary to the public interest, is in keeping with the spirit of the regulations, and will permit the reasonable use of the premises. As such, the Executive Council finds that this application will permit a development which is **consistent** with the CDMP and **compatible** with the surrounding area.

APPLICATION NO. Z09-6
PRINCETON LAND INVESTMENTS LLC & COUNTY PALM HOLDINGS,
LLC

Respectfully Submitted,

DIC Executive Council
December 30, 2009

Ysela Llort
Assistant County Manager

Absent

Herminio Lorenzo, Fire Chief
Miami-Dade Fire Rescue Department

Absent

Irma San Roman, Deputy Director
Metropolitan Planning Organization Secretariat



AYE

Subrata Basu, Assistant Director of Planning
Department of Planning and Zoning



AYE

Esther Calas, P.E., Director
Public Works Department



AYE

Carlos Espinosa, P.E., Director
Department of Environmental Resources Mgmt

Absent

Jorge S. Rodriguez, P.E., Assistant Director
Miami-Dade Water and Sewer Department



AYE

**DEPARTMENT OF PLANNING AND ZONING
RECOMMENDATION TO DEVELOPMENT IMPACT COMMITTEE**

APPLICANT: Princeton Land Investments LLC &
County Palm Holdings, LLC

PH: Z09-006

SECTION: 24-56-39

DIC DATE: December 30, 2009

COMMISSION DISTRICT: 8

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A. INTRODUCTION:

o **REQUESTS:**

(1) RU-1M(a) and AU to RU-4

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TO: "5. That in the approval of the plan, the same be substantially in accordance with that submitted for hearing entitled " Somerset Academy at County Palms,' as prepared by Civica, date stamped received 9/24/09 consisting of 12 sheets.

FROM:"13. That the charter school use shall be limited to grades K-8 for a maximum of 1,440 students."

TO: "13. That the charter school use shall be limited to grades K-12 for a maximum of 1440 students."

The purpose of the request #2 is to permit the applicant to submit revised plans for the charter school showing an increase in grade levels.

(3) Deletion of the Declaration of Restrictive Covenants Recorded at Official Record Book 23798, Page 4449-4466.

The purpose of request #3 is to permit the applicant to delete a covenant tying the site to specific plans and charter school requirements in order to proffer two separate covenants governing the residential and charter school developments which will provide both additional flexibility in phasing the development of their tracts separately.

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o **SUMMARY OF REQUESTS:**

Approval of this application will allow the applicant to change the zoning on Parcels A, B & E of the subject property from RU-1M(a), Single-family Modified Residential District and AU, Agricultural District, to RU-4, High Density Apartment House District. Additional requests are to modify a resolution and to delete a previously proffered Declaration of Restrictions to allow the applicant to submit a new site plan allowing the applicant to increase grade levels from K-8 to K-12 and to delete a covenant in order to proffer two separate covenants governing the residential development and charter school. The applicant has also requested variances for parking, landscaping setbacks, open space, parking back-up aisles, two-way drives and FAR.

- o **LOCATION:** Lying between S.W. 124 Avenue and S.W. 129 Avenue and between S.W. 248 Street and U.S. Highway #1 at, Miami-Dade County.
- o **SIZE:** 94.43 acres

B. ZONING HEARINGS

In 1965, pursuant to Resolution #3-ZAB-275-65, a portion of the subject property was granted an unusual use to permit outdoor paint testing and a paint testing laboratory. In 1990, pursuant to Resolution #4-ZAB-5-90, a portion of the subject property was

granted a modification to permit the applicant to submit new plans showing a storage room addition to the existing paint testing laboratory. In 2005, pursuant to Resolution #Z-15-05, the Board of County Commissioners (BCC) granted the subject property district boundary changes from AU, Agricultural District to RU-1M(a), Single-family Modified Residential District on Parcels A and B and from AU to RU-TH, Townhouse District on Parcel C. In addition, requests were granted for a special exception to permit a charter school and variances for height, one-way drives, parallel parking, lot coverage and landscape buffering.

CDMP HISTORY

The subject property was approved in the April 2005 CDMP Amendment Cycle (Application #22) to redesignate Parcels A and C of the subject property from Low-Density Residential to the Medium Density Residential category. Parcel B was redesignated from Low-Density Residential to the Low-Medium Residential category. The applicant proffered a covenant which required the applicant to develop and design the property to be compatible with the Residential, Residential Modified and Mixed Use Main Street PCUC regulations, align the roadways within the property as much as possible with corresponding roads in the Princeton Community Urban Center (PCUC), develop the property with at least two (2) acres of public open space in the form of plazas, greens, or squares as defined under the Miami Dade County Standard Urban Center District Regulations, cooperate with Miami Dade Transit to accommodate future transit facilities, work in good faith with Public Works to ensure that adequate infrastructure will be available to accommodate the traffic trips generated by the development, provide 65 units of workforce housing and provide the Planning and Zoning Director with an Educational Facilities Mitigation Plan.

C. COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP):

1. The Adopted 2015 and 2025 Land Use Plan designates **Parcels B and E** of the subject property as being **within the Urban Development Boundary for Medium Density Residential use**. This category allows densities from 13 to 25 dwelling units per gross acre. The type of housing structures typically permitted in this category include townhouses and low-rise and medium-rise apartments.

Parcel A is designated **Low-Medium Density**. This category allows a range in density from a minimum of 6.0 to a maximum of 13 dwelling units per gross acre. The types of housing typically found in areas designated low-medium density include single-family homes, townhouses and low-rise apartments. Zero-lot-line single-family developments in this category shall not exceed a density of 7.0 dwelling units per gross acre.

Parcel C is designated as being within the Urban Development Boundary for **Princeton Community Urban Center**.

Parcel D is designated **Low Density**. The residential densities allowed in this category shall range from a minimum of 2.5 to a maximum of 6.0 dwelling units per gross acre. Residential densities of blocks abutting activity nodes as defined in the Guidelines for Urban Form, or of blocks abutting section line roads between nodes, shall be allowed a maximum residential density of 10.0 dwelling units per gross acre. To promote infill development, residential development exceeding the maximum

density of 6.0 dwelling units per acre is permitted for substandard lots that were conveyed or platted prior to August 2, 1938. This density category is generally characterized by single family housing, e.g., single family detached, cluster, and townhouses. It could include low-rise apartments with extensive surrounding open space or a mixture of housing types provided that the maximum gross density is not exceeded.

2. **Urban Center.** Diversified urban centers are encouraged to become hubs for future urban development intensification in Miami-Dade County, around which a more compact and efficient urban structure will evolve. These Urban Centers are intended to be moderate to high intensity design-unified areas which will contain a concentration of different urban functions integrated both horizontally and vertically. Three scales of centers are planned: Regional, the largest, notably the downtown Miami central business district; Metropolitan Centers such as the evolving Dadeland area; and Community Centers which will serve localized areas. Such centers shall be characterized by physical cohesiveness, direct accessibility by mass transit service, and high quality urban design. Regional and Metropolitan Centers, as described below, should also have convenient, preferably direct, connections to nearby expressway or major roadways to ensure a high level of countywide accessibility.

The locations of urban centers and the mix and configuration of land uses within them are designed to encourage convenient alternatives to travel by automobile, to provide more efficient land use than recent suburban development forms, and to create identifiable "town centers" for Miami-Dade's diverse communities. These centers shall be designed to create an identity and a distinctive sense of place through unity of design and distinctively urban architectural character of new developments within them.

The core of the centers should contain business, employment, civic, and/or high or moderate-density residential uses, with a variety of moderate-density housing types within walking distance from the centers. Both large and small businesses are encouraged in these centers, but the Community Centers shall contain primarily moderate and smaller sized businesses that serve, and draw from, the nearby community. Design of developments and roadways within the centers will emphasize pedestrian activity, safety and comfort, as well as vehicular movement. Transit and pedestrian mobility will be increased and area wide traffic will be reduced in several ways: proximity of housing and retail uses will allow residents to walk or bike for some daily trips; provision of both jobs, personal services and retailing within walking distance of transit will encourage transit use for commuting; and conveniently located retail areas will accommodate necessary shopping during the morning and evening commute or lunch hour.

Urban Centers are identified on the LUP map by circular symbols noting the three scales of planned centers. The Plan map indicates both emerging and proposed centers. The designation of an area as an urban center indicates that governmental agencies encourage and support such development. The County will give special emphasis to providing a high level of public mass transit service to all planned urban centers. Given the high degree of accessibility as well as other urban services, the provisions of this section encourage the intensification of development of these centers over time. In addition to the Urban Center locations depicted on the Land

Use Plan Map, all future rapid transit station sites and their surroundings shall, at a minimum, be developed in accordance with the Community Center policies established below.

Following are policies for development of Urban Centers designated on the Land Use Plan (LUP) map. Where the provisions of this section authorize land uses or development intensities or densities different or greater than the underlying land use designation on the LUP map, the more liberal provisions of this section shall govern. All development and redevelopment in Urban Centers shall conform to the guidelines provided below.

Uses and Activities

Regional and Metropolitan Centers shall accommodate a concentration and variety of uses and activities which will attract large numbers of both residents and visitors while Community-scale Urban Centers will be planned and designed to serve a more localized community. Uses in Urban Centers may include retail trade, business, professional and financial services, restaurants, hotels, institutional, recreational, cultural and entertainment uses, moderate to high density residential uses, and well planned public spaces. Incorporation of residential uses are encouraged, and may be approved, in all centers, except where incompatible with airport or heavy industrial activities. Residential uses may be required in areas of the County and along rapid transit lines where there exists much more commercial development than residential development, and creation of employment opportunities will be emphasized in areas of the County and along rapid transit lines where there is much more residential development than employment opportunity. Emphasis in design and development of all centers and all of their individual components shall be to create active pedestrian environments through high-quality design of public spaces as well as private buildings; human scale appointments, activities and amenities at street level; and connectivity of places through creation of a system of pedestrian linkages. Existing public water bodies shall also be incorporated by design into the public spaces within the center.

Radius

The area developed as an urban center shall extend to one mile radius around the core or central transit station of a Regional Urban Center designated on the LUP map. Designated Metropolitan Urban Centers shall extend not less than one-quarter mile walking distance from the core of the center or central transit stop(s) and may extend up to one-half mile from such core or transit stops major roads and pedestrian linkages. Community Centers shall have a radius of 700 to 1800 feet but may be extended to a radius of one-half mile where recommended in a professional area plan for the center, consistent with the guidelines herein, which plan is approved by the Board of County Commissioners after an advertised public hearing. Urban Center development shall not extend beyond the UDB.

Streets and Public Spaces

Urban Centers shall be developed in an urban form with a street system having open, accessible and continuous qualities of the surrounding grid system, with variation, to create community focal points and termination of vistas. The street system should have frequent connections with surrounding streets and create blocks sized and shaped to facilitate incremental building over time, buildings fronting on streets and pedestrian pathways, and squares, parks and plazas defined

by the buildings around them. The street system shall be planned and designed to create public space that knits the site into the surrounding urban fabric, connecting streets and creating rational, efficient pedestrian linkages. Streets shall be designed for pedestrian mobility, interest, safety and comfort as well as vehicular mobility. The size of blocks and network of streets and pedestrian access ways shall be designed so that walking routes through the center and between destinations in the center are direct, and distances are short. Emphasis shall be placed on sidewalks, with width and street-edged landscaping increased where necessary to accommodate pedestrian volumes or to enhance safety or comfort of pedestrians on sidewalks along any high-speed roadways. Crosswalks will be provided, and all multi-lane roadways shall be fitted with protected pedestrian refuges in the center median at all significant pedestrian crossings. In addition, streets shall be provided with desirable street furniture including benches, light fixture and bus shelters. Open spaces such as public squares and greens shall be established in urban centers to provide visual orientation and a focus of social activity. They should be located next to public streets, residential areas, and commercial uses, and should be established in these places during development and redevelopment of streets and large parcels, particularly parcels 10 acres or larger. The percentage of site area for public open spaces, including squares, greens and pedestrian promenade, shall be a minimum of 15 percent of gross development area. This public area provided outdoor, at grade will be counted toward satisfaction of requirements for other common open space. Some or all of this required open space may be provided off-site but elsewhere within the subject urban center to the extent that it would better serve the quality and functionality of the center.

Parking

Shared parking is encouraged. Reductions from standard parking requirements shall be authorized where there is a complementary mix of uses on proximate development sites, and near transit stations. Parking areas should occur predominately in mid-block, block rear and on-street locations, and not between the street and main building entrances. Parking structures should incorporate other uses at street level such as shops, galleries, offices and public uses.

Buildings

Buildings and their landscapes shall be built to the sidewalk edge in a manner that frames the adjacent street to create a public space in the street corridor that is comfortable and interesting, as well as safe for pedestrians. Architectural elements at street level shall have a human scale, abundant windows and doors, and design variations at short intervals to create interest for the passing pedestrian. Continuous blank walls at street level are prohibited. In areas of significant pedestrian activity, weather protection should be provided by awnings, canopies, arcades and colonnades.

Density and Intensity

The range of average floor area ratios (FARs) and the maximum allowed residential densities of development within the Regional, Metropolitan and Community Urban Centers are shown in the table below.

	Average Floor Area Ratios (FAR)	Max. Densities Dwellings per Gross Acre
Regional Activity Centers	greater than 4.0 in the core not less than 2.0 in the edge	500
Metropolitan Urban Centers	greater than 3.0 in the core	250
Community Centers (Leisure City)	greater than 1.5 in the core not less than 0.5 in the edge	125

In addition, the densities and intensities of developments located within designated Community Urban Centers and around rail rapid transit stations should not be lower than those provided in Policy LU-7F. Height of buildings at the edge of Metropolitan Urban Centers adjoining stable residential neighborhoods should taper to a height no more than 2 stories higher than the adjacent residences, and one story higher at the edge of Community Urban Centers. However, where the adjacent area is undergoing transition, heights at the edge of the Center may be based on adopted comprehensive plans and zoning of the surrounding area. Densities of residential uses shall be authorized as necessary for residential or mixed-use developments in Urban Centers to conform to these intensity and height policies.

As noted previously in this section, urban centers are encouraged to intensify incrementally over time. Accordingly, in planned future rapid transit corridors, these intensities may be implemented in phases as necessary to conform with provisions of the Transportation Element, and the concurrency management program in the Capital Improvement Element, while ensuring achievement of the other land use and design requirements of this section and Land Use Policy LU-7F.

3. Uses and Zoning Not Specifically Depicted on the LUP Map.

Existing lawful residential and non-residential uses and zoning are not specifically depicted on the LUP map. They are however reflected in the average Plan density depicted. All such lawful uses and zoning are deemed to be consistent with this Plan as provided in the section of this chapter titled "Concepts and Limitations of the Land Use Plan Map." The limitations referenced in this paragraph pertain to existing zoning and uses. All approval of new zoning must be consistent with the provisions of the specific category in which the subject parcel exists, including the provisions for density averaging and definition of gross density.

4. Policy LU-4A. When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

5. Policy LU-5A. The textual material titled "Interpretation of the Land Use Plan Map" contained in this Element establishes standards for allowable land uses, and densities or intensities of use for each land use category identified on the adopted Land Use Plan (LUP) map, and is declared to be an integral part of these adopted Land Use Policies.

6. **Policy LU-5B.** All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Planning and Zoning shall be the principal administrative interpreter of the CDMP.
7. **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 resources degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.
8. **Guidelines for Urban Form.** The following guidelines establish a generalized pattern for location of different uses, their intensity, and the interconnecting network of vehicular and pedestrian movement. The general pattern of land use in residential communities shall conform to the following guidelines to the maximum extent consistent with the land use patterns and densities authorized and encouraged by the Land Use Plan (LUP) map, and future amendments to the LUP map should endeavor to promote this localized form within the metropolitan pattern of urban centers and transit corridors. Exceptions may occur (a) for Developments of Regional Impact and Development of County Impact or (b) to conform the density, intensity, use, building, envelope, traffic generation and demand on services and infrastructure of a proposed new use to such contextual elements as the general pattern of use, intensity and infrastructure which exists in an established neighborhood.
 1. The section line roads should form the physical boundaries of neighborhoods
 2. The section line, half-section line, and quarter-section line road system should form a continuous network, interrupted only when it would destroy the integrity of a neighborhood or development, or when there is a significant physical impediment. Pedestrian and vehicular traffic networks should serve as physical links between neighborhoods, with multiple points of access between neighborhoods.
 3. Within a section, a variety of residential types and densities are encouraged, with higher densities being located at the periphery, and lower densities in the interior.
 4. Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities, which may be approved in a section through density averaging or on an individual site

basis, the higher density residential uses should be located at or near the activity nodes.

5. Pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions through connectivity of section, half-section and local roadways constructed with sidewalks and supplemented by pedestrian paths.
6. Areas abutting and adjacent to activity nodes should serve as transition areas suitable for eligible higher residential densities, public and semi-public uses including day care and congregate living uses.
7. Areas located along section line roads between transition areas are also authorized for eligible higher residential densities, public and semi-public uses. When section line roads are served by adequate mass transit, these areas are more suitable for office uses than such properties not served by adequate transit.
8. Pedestrian circulation shall be provided between activity nodes, all public places, and all subdivisions through connectivity of section, half-section and local roadways constructed with sidewalks and supplemented by pedestrian paths.
9. **Housing Variety.**

Residential communities having a variety of housing types, such as standard single-family detached homes, townhouse, other single-family attached homes, and multi-family units, are encouraged by this plan. Toward this end, all new residential developments should include housing types which will contribute to the diversity of housing types in the immediate area, and in all instances residential developments exceeding 40 acres in size shall contain more than one of the foregoing housing types. It is especially important to mix townhouses with single-family detached and the former with multi-family units. Multi-family buildings should offer a variety of sizes ranging from efficiency units through tow and three bedroom apartments.

D. NEIGHBORHOOD CHARACTERISTICS:

ZONING

LAND USE PLAN DESIGNATION

Subject Property: (Parcels A, B,C,E)

RU-1M(a) and AU; vacant
 Princeton Community Urban Center
 District

Low Density Residential, 2.5 to 6 du
 Low- Medium Density Residential
 13 to 25 du
 Princeton CUC

Surrounding Properties:

NORTH: AU, vacant and residences

Low Density Residential, 2.5 to 6 du

SOUTH: EU-1, AU, PCUC;
 vacant and residences Low Density Residential 2.5 to 6 dua

EAST: AU; vacant and residences Low Density Residential 2.5 to 6 dua

WEST: AU, BU-1A, BU-3, PCUC;
 vacant and residential Low Density Residential 2.5 to 6 dua

Charter School (Parcel D)

ZONING

LAND USE DESIGNATION

Subject Property

AU; plant nurseries

Low Density Residential 2.5 to 6 dua

NORTH

AU; vacant

Low Density Residential, 2.5 to 6 dua

SOUTH

AU and EU-1, plant nurseries,
 single-family residences

Low Density Residential, 2.5 to 6 dua

EAST

AU; vacant land, single-family
 residences

Estate Density, 1 to 2.5 dua

WEST

AU; single-family residences

Low Density Residential, 2.5 to 6 dua

E. SITE AND BUILDINGS:

Site Plan Review:

(Site plan submitted.)

Scale/Utilization of Site:

Acceptable

Location of Buildings:

Acceptable

Compatibility:

Acceptable

Landscape Treatment:

Acceptable

Open Space:

Acceptable

Buffering:

Acceptable

Access:

Acceptable

Parking Layout/Circulation:

Acceptable

Visibility/Visual Screening:

Acceptable

Service Areas:

Acceptable

Signage:

Acceptable

Urban Design:

Acceptable

F. PERTINENT REQUIREMENTS/STANDARDS:

In evaluating an application for a **district boundary change**, **Section 33-311** provides that the Board take into consideration, among other factors, the extent to which:

- (1) The development permitted by the application, if granted, conforms to the Comprehensive Development Master Plan for Miami-Dade County, Florida; is consistent with applicable area or neighborhood studies or plans, and would serve a public benefit warranting the granting of the application at the time it is considered;
- (2) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the environmental and natural resources of Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment; and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development;
- (3) The development permitted by the application, if granted, will have a favorable or unfavorable impact on the economy of Miami-Dade County, Florida;
- (4) The development permitted by the application, if granted, will efficiently use or unduly burden water, sewer, solid waste disposal, recreation, education or other necessary public facilities which have been constructed or planned and budgeted for construction;
- (5) The development permitted by the application, if granted, will efficiently use or unduly burden or affect public transportation facilities, including mass transit, roads, streets and highways which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

Section 33-311(A)(7) (Generalized Modification Standards). The Board shall hear applications to modify or eliminate any condition or part thereof which has been imposed by any final decision adopted by resolution, and to modify or eliminate any provisions of restrictive covenants, or parts thereof, accepted at public hearing, except as otherwise provided in Section 33-314(C)(3); provided, that the appropriate Board finds after public hearing that the modification or elimination, in the opinion of the Community Zoning Appeals Board, would not generate excessive noise or traffic, tend to create fire or other equally or greater dangerous hazard, or provoke excessive overcrowding of people, or would not be incompatible with the area concerned, when considering the necessity and reasonableness of the modification or elimination in relation to the present and future development of the area concerned.

Section 33-311(A)(4)(b) Non-Use Variances From Other Than Airport Regulations. Upon appeal or direct application in specific cases, the Board shall hear and grant applications for **non-use variances** from the terms of the zoning and subdivision regulations and may grant a non-use variance upon a showing by the applicant that the non-use variance maintains the basic intent and purpose of the zoning, subdivision and other land use regulations, which is to protect the general welfare of the public, particularly as it affects the stability and appearance of the community and provided that the non-use variance will be otherwise compatible with the surrounding land uses and would not be detrimental to the community. No showing of unnecessary hardship to the land is required.

Section 33-193.12 Design and unit placement.

- (A) Workforce housing units shall be comparable in design and materials to market-rate units within the development in terms of exterior appearance. Workforce housing units may be grouped or dispersed throughout the development.
- (B) Notwithstanding underlying zoning regulations that limit the number of residential units that may be constructed on a single platted lot, residential developments incorporating workforce housing units may utilize the following flexible design provisions, provided that the total development density shall not exceed that allowed by this article. Units to be developed in accordance with this section shall be approved only upon demonstration that a declaration of condominium has been filed in accordance with state law (if any unit is to be sold).
 - (1) No more than 3 total residential units may be placed on a single platted lot, of which no more than one unit may be, but shall not be required to be, a market rate unit, and
 - (2) The entrance to each of the units on a single platted lot shall be
 - (a) through a common hall/foyer area in the front of the building, which shall be concealed by a building wall with 1 entrance door, giving the appearance of a single family residential unit, or
 - (b) the entrance to the workforce housing unit(s) shall be clearly designed to be subordinate to the principal entrance of the building for the market rate unit. When the entrance is configured in this manner the design shall incorporate architectural features and elements that clearly distinguish and develop the market rate entrance as the predominant entrance from the other entrances.
 - (3) Buildings designed under these parameters shall not be located on the periphery of a development, adjacent to or across the street from previously established single family residential neighborhoods.
 - (4) The locations of the parking spaces for the units within the building shall be dispersed around the building so as not to create a parking field for all of the spaces in the front of the building.

Section 33-193.13 Required declaration of restrictive covenants

Prior to final approval of any application seeking to utilize the density or intensity bonus available pursuant to this article, the applicant shall submit a separate declaration of restrictive covenants, encumbering the entire project, approved in form by the Director and sufficient for recording in the public records of Miami-Dade County, Florida, including provisions requiring development of a specified number, type, and location of all dwelling units, a general plan for staging construction of all units, and such other provisions as the Department may require to demonstrate the applicant's compliance with this article. The development and the WHU staging plan must be consistent with the CDMP and any applicable land use, subdivision regulations, zoning and site plan approval for the property. The declaration of restrictive covenants shall require the property to be developed in accordance with the following specifications:

- (A) a general description of the covered development, including whether the covered development will contain rental dwelling units or owner-occupied dwelling units, or both.
- (B) the total number of market rate dwelling units and WHUs in the development and the timetable for construction; and
- (C) the location of the WHUs in the development and phasing, if any, and construction schedule for the development sequence demonstrating that:
 - (1) WHUs will be built and made available for occupancy simultaneously with or before market-rate dwelling units, except that building permits for the last 10% of the market-rate units shall be withheld until building permits have been issued for all of the WHUs; and
 - (2) the last building shall not contain only WHUs.
- (D) The declaration of restrictive covenants may be modified by mutual consent of the applicant and the Department of Planning and Zoning and the Miami-Dade Housing Agency, as long as the modified agreement remains in conformity with this article and substantially conforms to the recorded declaration's provisions relating to number, location, distribution and timing or construction of WHUs.

Section 33-193.14 Workforce housing agreement.

Prior to the earlier of final plat approval or application for building permit for the first residential unit on the property subject to the requirements of this article applicant shall submit a declaration of restrictive covenants, approved in form by the Director and sufficient for recording in the public records of Miami-Dade County, Florida, encumbering the individual WHUs in the entire development, specifying the restrictions of the WHU and such further arrangements, restrictive covenants, and resale restrictions as are necessary to carry out the purposes of Chapter 17, Article IX of the code, sections 17-142 through 17-144 inclusive, and shall include the following:

- (a) a binding commitment that the restrictions of this article shall run with the land for the entire control period, and
- (b) a binding commitment that the covenants will bind the applicant, any assignee, mortgagee, or buyer, and all other parties that receive title to or an interest in the property, and
- (c) these covenants shall be senior to all other liens or encumbrances on the property including all instruments securing permanent financing, except that tax and assessment liens shall be superior to these covenants, and
- (d) a binding commitment that incorporates all terms and conditions regarding WHUs, including without limitation, the required shared equity agreement, eligibility standards, appropriate sales and rental price standards and affordability controls required of purchasers of WHUs pursuant to Chapter 17, Article VIII of this code.

G. NEIGHBORHOOD SERVICES:

DERM	No objection
Public Works	No objection
Parks	No objection
MDT	No objection
Fire Rescue	No objection
Police	No objection
Solid Waste	No objection
Schools	Takes no position
WASD	No objection*
Aviation	No objection

*Subject to conditions indicated in their memoranda.

H. ANALYSIS:

The subject property is a portion of the larger assemblage that was the subject of zoning application #04-404 (Gary Trewick, et al). The development included single-family residences and townhouses which are now located within the Princeton Community Urban Center (PCUC) delineated as Parcel C of the subject property. At the time of approval, the applicant proffered a covenant, which among other things, required the applicant to develop portions of the property under the site plan submitted under application #04-404. In 2006, the subject property was granted a CDMP amendment that redesignated Parcels A and C to Medium Density Residential and Parcel B to Low-Medium Residential Density. A Declaration of Restrictions was proffered which required that all design and development on the property be compatible with the regulations governing the PCUC Residential, Residential Modified and Mixed Use Main Street Districts, as set forth in Article XXXIII(M) of the zoning code; that the roadway network align as much as possible with corresponding roads in the PCUC; the provision of a K-8 charter school for 1440 students and 65 workforce housing units, public open space, and transit improvements. Parcel C was subsequently rezoned to Princeton Community Urban City District. The applicant is currently requesting a district boundary change from RU-1M(a), Single-family Modified Residential District and AU, Agricultural District to RU-4, High Density Apartment House District on Parcels A, B and E, a modification of Resolution # Z-15-05 to permit the applicant to submit revised plans for the charter school showing an increase in grade levels, and a deletion of a Declaration of Restrictions in order to allow the applicant to delete the covenant tying the site to specific site plans and charter school requirements in order to proffer two separate covenants governing the residential and charter school developments. According to the applicant, approval of the requested deletion will permit the residential development and the charter school to be independently developed. That will provide both owners additional flexibility in phasing the development of their tracts. Additionally, the applicant has requested several variances which are primarily a result of the applicant's attempt to be compatible with the PCUC regulations as required by the CDMP covenant. The subject property is designated Low-Medium Density Residential (Parcel A), Medium Density Residential (Parcels B and E), PCUC (Parcel C) and Low Density Residential (Parcel D). The proposed development consists of 1320 units (944 apartments, 376 townhouses) of which 65 units will be workforce housing units in accordance with the CDMP covenant. It should be noted that Parcel C is located within the PCUC and the applicant has requested an Administrative Site Plan Review

(ASPR) which is a separate process. The site plans submitted for this application depict a development that is compatible and consistent with the more intense urban development of the PCUC. Additionally, the requested zone change is compatible with the current land use designations. Based on the aforementioned, staff opines the proposed development is **compatible** with the surrounding community and is **consistent** with the CDMP.

As previously mentioned the applicant proffered a covenant during the April 2005 CDMP Amendment Cycle which stated that the owner shall voluntarily comply with all applicable Miami-Dade County, or successor municipality, workforce housing requirements, notwithstanding the applicability of any codified exemption. Furthermore, the covenant states that in the event that Miami-Dade County fails to enact an ordinance governing the development of workforce housing units on the property, the owner shall develop at least 65 units of the residential units on the property as workforce. Though Miami-Dade County has enacted a workforce housing ordinance as of May 2008, the applicant has proffered a covenant which provides 65 units of workforce housing. The site plan submitted by the applicant depicts 65 of the 102 units as designated for workforce housing which will be located in the two garden style apartments at the northern portion of the development. A workforce housing unit has been defined as a dwelling unit intended for sale or rental to a household within the income range of 65% to 140% of the County's median income. The workforce housing units will be for persons meeting the income eligibility requirements (65% to 140% of the median income of Miami-Dade County which is \$49,200). The Workforce Housing Development Program allows applicants to obtain a twenty-five percent density increase provided that a minimum 12.5% of the proposed units in the development are workforce housing units. However, the applicant is not seeking any additional density increases for the proposed development. Staff opines that the workforce housing units would be **compatible** with the surrounding community and **consistent** with the CDMP.

The Department of Environmental Resources Management (**DERM**) **does not object** and indicates that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County. However, the subject property is located near County-designated Natural Forest Community (NFC) properties. Their memorandum states that parcels containing or adjacent to NFC properties must avoid adverse impacts to the NFC properties associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion. The **Public Works Department** has **no objections** to this application. The Miami-Dade Fire Rescue Department (**MDFR**) does not object to this application and indicates that the response time for this application is **5:05 minutes**. The Department of Solid Waste Management (**DSWM**), Miami Dade Transit (**MDT**) and **Miami-Dade Park and Recreation** have **no objections** to this application. The Miami-Dade Water and Sewer Department (**WASD**), Solid Waste Department (**SWD**) and the **Aviation Department** have **no objections** to this application. The Miami-Dade County Public Schools (**MDCPS**) **does not take a position** regarding this application, however their memorandum indicates there is not sufficient capacity at the elementary school serving the area to accommodate the density increase proposed under this application.

When considering district boundary changes, the Board shall hear and grant or deny applications by taking into consideration if the proposed development will: conform to the Comprehensive Development Master Plan (CDMP) for Miami-Dade County, Florida; have a favorable or unfavorable impact on the environmental and natural resources of

Miami-Dade County, including consideration of the means and estimated cost necessary to minimize the adverse impacts; the extent to which alternatives to alleviate adverse impacts may have a substantial impact on the natural and human environment, and whether any irreversible or irretrievable commitment of natural resources will occur as a result of the proposed development. The Board shall consider if the development will have a favorable or unfavorable impact on the economy of Miami-Dade County, if it will efficiently or unduly burden water, sewer, solid waste disposal, recreation, education, public transportation facilities which have been constructed or planned and budgeted for construction, and if the development is or will be accessible by public or private roads, streets or highways.

The rezoning of Parcels A, B and E of the subject property from RU-1M(a) and AU to RU-4 would allow the applicant to develop 1320 apartments and townhouses on those parcels. The rezoning to the more intense RU-4 zoning would allow the applicant to develop the subject property in a manner that is compatible with the more intense PCUC standards and is consistent with as many PCUC standards as possible which is consistent with the CDMP covenant. Therefore, staff supports the district boundary change to RU-4 (request #1) and is of the opinion that the proposed residential development is **consistent** with the LUP map designation of the CDMP and the CDMP covenant. The proposed development would not have an unfavorable effect on the economy of Miami-Dade County, would not cause undue or excessive burden on public facilities, including water, sewer, solid waste disposal, as evidenced by the memoranda provided by WASD, DERM and DSWM. The applicant has submitted a covenant which indicates that the owner acknowledges that the development of the property will be subjected to Miami-Dade County's uniform school concurrency system. In addition to any educational facilities mitigation required under the school concurrency system due to the impact of the students generated by the development of the property, the owner shall donate \$10,000 to Miami-Dade County Public Schools. The monetary donation shall be made prior to the approval of a final plat for any portion of the property and shall be over and above any educational facilities impact fees paid for the development. Staff opines that the aforementioned meets the educational facilities mitigation plan as required by the CDMP covenant. As such, staff recommends approval of the district boundary change.

When requests #2 and #3 are analyzed under the Modification Standards Section 33-311(A)(7) staff is of the opinion that the proposed modification and deletion will not generate excessive noise or traffic, tend to create a fire or other dangerous hazard, provoke excessive overcrowding of people, or tend to provoke a nuisance, as the proposed residential development will be **compatible** with the area and will not be contrary to public interest. The applicant has submitted a new site plan for the proposed charter school which depicts a two phase development located at SW 124 Avenue and SW 248 Street. Phase I is proposed as a two-story, 60,975 sq. ft. building with 50,000 sq. ft. of recreation area. Phase II is a two-story 52,625 sq. ft. building with 33,500 sq. ft. of recreation space. The submitted Letter of Intent indicates that the applicant will open Phase I as a K-12 charter school. As previously mentioned, the CDMP covenant proffered by the applicant during the 2005 CDMP amendment cycle required the applicant to submit an Educational Facilities Mitigation Plan. This plan was intended to mitigate the impacts on Miami-Dade County Public School educational facilities. The applicant had various options to mitigate the proposed development and chose the provision of a charter school serving up to 1,440 students in grades K- 8. The purpose of request #2 is to allow the applicant to submit revised plans for the

charter school showing an increase in grade levels from K-8 to K-12 with the number of students remaining at 1440. Request #2 will not, in staff's opinion, unduly burden or affect public transportation facilities as evidenced by the memoranda from Public Works. The memorandum from the Miami-Dade County Public Schools indicates that the development will generate an additional 592 students: 278 elementary; 136 middle; and 178 high school students. Request #3 is to allow the applicant to delete a covenant tying the site to specific site plans and charter school requirements in order to proffer two separate covenants governing the residential and charter school requirements. Said covenant called for, among other things, the construction of phase 1 of the charter school prior to the issuance of building permits for 278 residential units. Staff notes that approval of request #3 will eliminate said restriction and will no longer tie the charter school development to the residential development. The proposed covenant proffered by the applicant indicates, among other things, that the charter school will be developed according to the new plans submitted, will have 1,440 students in grades K-12, operate between the hours of 7:00 A.M. and 6:00 P.M. and have three staggered arrival and dismissal times. Additionally, the covenant states that Phase I will operate with two shifts with the maximum number of students not to exceed 535 K-12 students in each shift and that Phase II of the proposed school will operate with one shift with a maximum of 640 K-12 students. Furthermore, said covenant indicates that the owner acknowledges that the development of the property will be subjected to Miami-Dade County's uniform school concurrency system. In addition to any educational facilities mitigation required under the school concurrency system due to the impact of the students generated by the development of the property, the owner shall donate \$10,000 to Miami-Dade County Public Schools. The monetary donation shall be made prior to the approval of a final plat for any portion of the property and shall be over and above any educational facilities impact fees paid for the development. The memorandum from Miami-Dade County Public School indicates that the impact is primarily at the elementary school level and staff opines that the charter school would mitigate the impact of the approximately 592 students generated by this application. However, as previously mentioned, the charter school development will no longer be tied to the residential development. Based on the aforementioned, staff is recommending approval with conditions of requests #2 and #3 under Section 33-311(A)(7) (Generalized Modification Standards).

When requests #4 through #11 are analyzed under Section 33-311(A)(4)(b), the Non-Use Variance (NUV) Standards, staff is of the opinion that these requests maintain the basic intent and purpose of the zoning, subdivision and other land use regulations and would be **compatible** with the surrounding area. Staff supports request #4, to permit apartment buildings with an Floor Area Ratio (FAR) of .85 (.80 permitted) since it is compatible with the CDMP Urban Center requirements which allows an FAR greater than 1.5 in the core and not less than 0.5 in the edge. Request #5, to permit apartment buildings with 24% landscape open space (40% required) in staff opinion would be compatible with the PCUC regulations. While staff acknowledges that the development is less than the RU-4 zoning requirement, staff also notes the applicant has proffered 2 parks totaling 2 acres of open space for the development. Furthermore, the CDMP Urban Center regulations state that public area provided outdoors⁷, at grade will be counted toward satisfaction of requirements for other common open space. Approval of request #6 to permit a minimum setback of 2' (25' required) on the front, rear and side street property is consistent with the Community Urban Center Standards which allows setbacks ranging from 0' to 6' for apartments and rowhouses. Requests #7 and #8 which are to permit 2,208 parking spaces where 2,559 are required and to permit on-

street parking which is not permitted. However, the parking requests are compatible with the parking regulations within the PCUC which permits and credits on street parking as part of the parking count. Shared parking is encouraged in Community Urban Centers. Furthermore, reductions from standard parking requirements shall be authorized in Community Urban Centers where there is a complementary mix of uses on proximate development site, and near transit stations. Staff opines that the parking deficit would be adequately addressed with the on-street parking and the site proximity to US 1 Busway and is consistent with the intent of the PCUC regulations. The Public Works Department memorandum indicates that they have no objections to the request. In staff's opinion requests #9 and #10 to permit a two-way drive 19' where 20' is required and to permit a two-way drive 18' wide where 22' is required are minor and would not have an adverse effect on the surrounding community. These requests would maintain the basic intent and purpose of the zoning, subdivision and other land use regulations, and will be compatible with the surrounding land uses and would not be detrimental to the community, would not adversely affect the stability and appearance of the surrounding community nor would it create a negative visual impact to the neighborhood. Staff opines that request #11, to permit rowhouses with a common open space of 4% (12% required) and garden apartments with 18.7% common open space (40% required) will not be detrimental to the community and maintains the basic intent of the zoning regulation. CDMP CUC regulations do not address open space requirements for rowhouses and apartments but requires landscaping in the front setback. The plans submitted depict landscaping in the front setbacks. In staff's opinion, the applicant has provided adequate open space and has designed the rowhouses and apartments to be compatible with the PCUC requirements. Based on the aforementioned, staff opines that requests #4 through #11 should be approved, with conditions, under the NUV Standards.

Based on the foregoing, staff recommends approval of the district boundary change (request #1) on Parcels, A, B and E from RU-1M(a) and AU to RU-4, subject to the Board's acceptance of the proffered covenant; approval with conditions of requests #2 and #3 under Section 33-311(A)(7) General Modification Standards, and approval with conditions of requests #4-#11 under Section 33-311(A)(17) (Non Use Variance).

- I. **RECOMMENDATION:** Approval of the district boundary change (request #1) from RU-1(M)(a) and AU to RU-4, subject to the Board's acceptance of the proffered covenant, and approval with conditions of requests #2 and #3 under Section 33-311(A)(7) (Generalized Modification Standards), and approval of requests #4 - 11 Section 33-311(A)(4)(b) (NUV).
- J. **CONDITIONS:** For Requests #2-#11
1. That a site plan be submitted to and meet with the approval of the Director of Planning and Zoning upon the submittal of an application for a building permit and/or Certificate of Use; said plan to include among other things but not be limited to, location of structure or structures, types, sizes and location of signs, light standards, off-street parking areas, exits and entrances, drainage, walls, fences, landscaping, etc.
 2. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled: 'Princeton Commons, as prepared by RE Chisolm

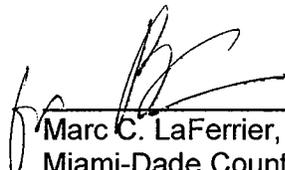
Architects, Inc., dated stamped received October 9, 2009, and 1 sheet dated stamped received 12/21/09 consisting of 27 sheets.

3. That in the approval of the plan, the same be substantially in accordance with that submitted for the hearing entitled: Somerset Academy at Country Palms, as prepared by Civica, dated stamped received September 24, 2009.
4. That the use be established and maintained in accordance with the approved plan.
5. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Occupancy.
6. That the applicant provide 65 units of workforce housing in accordance with the CDMP covenant.
7. That the applicant submit to the Department of Planning and Zoning for its review and approval a landscaping plan which indicates the type and size of plant material prior to the issuance of a building permit and to be installed prior to the issuance of a Certificate of Use.
8. That all development on the subject property meet all requirements of the CDMP covenant.
9. That the subject property be developed with at least two (2) acres of public open space, in the form of plazas, greens, or squares as defined under the Miami-Dade County Standard Urban Center District Regulations.
10. That all roadways with the subject property align as much as possible with the corresponding roads in the PCUC in order to form a unified grid network.
11. That the applicant, prior to the approval of a final plat for the subject property, work with the Miami-Dade Transit to accommodate future transit facilities within the Property (including bus shelters, pull-out bays, and other facilities).
12. That the applicant work with the Miami-Dade County Public Works Department and Department of Planning and Zoning to ensure adequate infrastructure will be available to accommodate the traffic trips generated by the development of the subject property.
13. That during the permitting process the applicant make a good faith effort to preserve specimen trees on the subject property in accordance with the requirements of Chapter 24 of the Miami-Dade County Code.
14. That the applicant complies with Section 33-193.14, Workforce housing agreement, which indicates that prior to the earlier of final plat approval or application for building permit for the first residential unit on the property subject to the requirements of this article applicant shall submit a declaration of restrictive covenants, approved in form by the Director and sufficient for recording in the public records of Miami-Dade County, Florida, encumbering the individual WHUs in the entire development,

specifying the restrictions of the WHU and such further arrangements, restrictive covenants, and resale restrictions as are necessary to carry out the purposes of Chapter 17, Article IX of the Code, Sections 17-142 through 17-144 inclusive.

15. That the applicant comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various Departments as contained in the Departmental memoranda which are part of the record of the December 30, 2009 DIC of this application and incorporated herein by reference.
16. That the applicant obtain a Certificate of Use from and promptly renew the same annually with the Department of Planning and Zoning, upon compliance with all terms and conditions, the same subject to cancellation upon violation of any of the conditions.
17. That no outside loud speakers shall be permitted on the property.
18. That the waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 a.m. and 4:00 p.m., Monday through Friday, except during arrival and dismissal times.
19. That the school gates be opened at least 30 minutes prior to the arrival and dismissal times.
20. That the charter school use be limited to grades Kindergarten through 12th and be limited to a maximum of 1,440 students.
21. That there will be staggered shifts at arrival and dismissal times for students at the charter school, separated by a minimum of 20 minutes.
22. That at time of yearly renewal of Certificate of Use, the applicant shall submit to the Department of Planning and Zoning a letter from the principal of the school detailing the number of students and the grade levels that are currently enrolled in said facility.
23. That at the time of plat the property meets all related concurrency, mitigates all assessed impacts of the project and that the applicant makes contribution of \$10,000 over and above the impact mitigation.
24. That the site set aside for a school remains as a school site.

DATE TYPED: 11/24/09
DATE REVISED: 11/25/09, 11/27/09, 11/30/09, 12/18/09, 12/21/09, 12/23/09,
12/24/09; 12/28/09
DATE FINALIZED: 12/28/09
MCL:GR:NN:JV:CI



Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of
Planning and Zoning

Date: December 4, 2009

To: Nicholas D. Nitti
Educational Facilities Coordinator
Department of Planning and Zoning

From: 
Esther Calas, P.E., Director
Public Works Department

Subject: Recommendations for Princeton Land Investments LLC & County Palm Holdings,
(Somerset Academy at Country Palms) Process number: Z2009000006

Miami Dade County Public Works Department Traffic Engineering Division has no objection to this application only if the applicant complies with all of the following recommendations and comments below.

The Traffic Engineering Division has reviewed the Site Plans, revised 09/17/09, submitted to Department of Planning & Zoning on 09/24/09, and the Traffic Impact Analysis, dated 09/02/09, submitted to Dept. P&Z on 09/23/09 for the proposed facility located at SW 124 Avenue & SW 248 Street and has the following recommendations and comments:

- Traffic Study Comments:

1. The applicant's traffic study recommends a traffic signal be installed at SW 124 Avenue & SW 248 Street, and Public Works Department concurs that the applicant shall install this signal. Alternatively, the applicant may provide a Signal Warrant Analysis for the 2011 project year at the recommended signal location. If a signal is not warranted, alternate LOS improvements (e.g. additional lanes, roundabout) shall be studied and provided.
2. A Level of Service study at the SW 124 Avenue entrance driveway is required. If a left turn lane is required, the proposed roadway section will be coordinated with the SW 124 Avenue & SW 248 Street intersection operations and geometry.

- Project Requirements

1. School Speed Zone signs (fluorescent yellow-green material must be used where applicable on sign panel segments), pavement markings, and flashing signals are required along the major roadways adjacent to the site.
2. A proposed schedule of arrival and dismissal times including grade level and number of students, is required to be provided in a covenant (and/or "Letter of Intent") for this facility.
3. Trained personnel shall be provided to manage traffic operations during arrival and dismissal periods.
4. Provide a maintenance of traffic (MOT) operation plan, including provision of any traffic control devices (e.g. – cones, delineators) for arrival and dismissal periods in a covenant ("Letter of Intent") for this facility.

- Standard Comments:

1. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
2. Safe sight distance clearance is required at all driveways; therefore, no trees shall remain or be planted in any clear zones. No tree foliage or branches shall descend below 7 ft within the public right-of-way. All tree placements in sight triangles shall meet or exceed FDOT Index 546. Any proposed planting, relocation or removal of trees and other foliage including any installation of irrigation systems in the public right-of-way must be approved by the R.A.A.M. Division of this Department. Also, any relocation or removal of trees must be approved by DERM. These approvals should be applied for, and received, prior to DIC Executive Council approval of this project. A "Covenant for Maintenance" agreement, recorded in the public record, must be provided prior to permitting any of these types of installations within the public right-of-way.
3. Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Prior to formal submittal of plans for approval and permitting, a Dry Run Paving and Drainage submittal is required to review compliance with DIC conditions for approval and appropriate standards, and to rectify any discrepancies between existing facilities, plans, conditions for approval, or standards. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
4. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.
5. The Public Works Department reserves the right to add or modify requirements based upon any additional information that may be received during this review process.

Should you need additional information or clarification on this matter, please contact Mr. Jeff Cohen at (305) 375-2030.

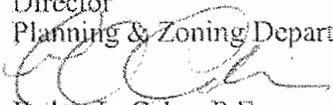
cc: Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division
Robert Williams, P.E., Acting Chief, Traffic Signals and Signs Division
Raul A. Pino, P.L.S., Chief, Land Development Division
David Cardenas, Chief, Right of Way and Aesthetic Assets Management Division
Harvey L. Bernstein, Educational Facilities Administrator, Traffic Engineering Division
Armando Hernandez, Concurrency Coordinator, Traffic Engineering Division
Vishnu Rajkumar, Signal Design Administrator, Traffic Engineering Division

Memorandum



Date: November 12, 2009

To: Marc C. LaFerrier
Director
Planning & Zoning Department

From: 
Esther E. Calas, P.E.
Director
Public Works Department

Subject: DIC09-006
Name: Princeton Commons Multifamily
Location: SW 127 Avenue & SW 240 Street
Sec. 23 & 24 Twp. 56 Rge. 39

I. ANTICIPATED TRAFFIC GENERATION AND CONCURRENCY

- A. Trip Generation
773 PM Peak Hour trip ends

- B. Cardinal Distribution
North 51.0 % East 8.0 %
South 28.0 % West 13.0 %

II. EXISTING ROADWAYS SERVICEABLE TO THIS APPLICATION

- A.1 SW 127 Avenue, South of South Dixie Highway.
- B.1 From SW 248 Street to SW 236 Street is a Section Line 2-lane roadway.

- A.2 SW 232 Street, West of South Dixie Highway.
- B.2 From South Dixie Highway to SW 132 Avenue is a Section Line 2-lane roadway.

- A.3 South Federal Highway (US-1), North of SW 248 Street to SW 216 Street.
- B.3 From SW 248 Street to SW 216 Street is an Arterial 4-lane roadway.

III. IMPACT ON EXISTING ROADWAYS:

A. CONCURRENCY:

Station 9790 located on SW 127 Avenue, S/O SW 216 Street to SW 232 Street has a maximum Level of Service (LOS) "D" of 900 vehicles during the PM Peak Hour Period (PHP). It has a current PHP of 213 vehicles and 29 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9790** with its 242 PHP and assigned vehicles is at LOS "D". The 78 vehicle increment generated by this development when combined with the previous 242 count equals to **320** total vehicles and LOS "D" where the range is from 180 to 1040 vehicles.

Station 9910 located on SW 232 Street, W/O SW 137 Avenue to SW 147 Avenue has a maximum LOS "C" of 1470 vehicles during the PHP. It has a current PHP of 415 vehicles and 56 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9910** with its 471 PHP and assigned vehicles is at LOS "A". The 99 vehicle increment generated by this development when combined with the previous 471 count equals to 570 total vehicles and LOS "A" where the range is from 1 to 1090 vehicles.

Station 9971 located on South Dixie Highway, S/O SW 248 Street between SW 112 Avenue-SW 304 Street has a maximum LOS "EE" of 4068 vehicles during the. It has a current PHP of 2893 vehicles and 958 vehicles have been assigned to this section of road from previously approved Development Orders. **Station 9971** with its 3851 PHP and assigned vehicles is at LOS "D". The 216 vehicle increment generated by this development when combined with the previous 3851 count equals to 4067 total vehicles and LOS "E" where the range is from 3470 to 4068 vehicles.

Station F-8 located on South Dixie Highway, S/O SW 232 Street, SW 304 Street to SW 112 Avenue has a maximum LOS "EE" of 4068 vehicles during the PHP. It has a current PHP of 2801 vehicles and 410 vehicles have been assigned to this section of road from previously approved Development Orders. **Station F-8** with its 3211 PHP and assigned vehicles is at LOS "B". The 380 vehicle increment generated by this development when combined with the previous 3211 count equals to 3591 total vehicles and LOS "E" where the range is from 3390 to 4068 vehicles.

IV. SITE PLAN REQUIRED CONDITIONS:

- A. It is required that the land be platted.
- B. The applicant shall submit prior to platting a transition geometric design alignment for the intersection of SW 127 Avenue and SW 240 Street, acceptable to the Public Works Department's Traffic and Highway Divisions. Site Plan as presented may be required to be modified in accordance with Chapter 33 of the Miami-Dade Code.
- C. The applicant shall provide right-of-way dedication and improvements along SW 127 Avenue, SW 240 Street and all streets and avenues surrounding the project.
- D. A traffic study shall be provided during the Plat procedure in order to determine the need for new and/or improvement of existing traffic signals.

V. STANDARD CONDITIONS

- A. Street lights, as well as other right-of-way improvements are required per Miami-Dade County Public Works Department Standards.
- B. Appropriate radii must be provided to allow large vehicles such as Fire, Rescue and Solid Waste Departments.
- C. Driveways shall be no less than twenty-two feet (22') in width and shall be designed for large and heavy vehicles.
- D. All landscaping, walls, fences, entrance features, etc. will be subject to the Safe Sight Distance Triangle as per Section 33-11 of the Miami-Dade County Code; G5.3 of the Public Works Manual; and Index 546, Florida Department of Transportation Design Standards for

Design Construction, Maintenance and Utility Operations on the State Highway System (FDOT Design Standards).

- E. All traffic signing, markings and signal plans, on site and offsite, shall be submitted to the Public Works Department for Paving & Drainage review and approval.

This application **meets** the criteria for traffic concurrency for an Initial Development Order. No vehicle trips have been reserved by this application. In addition, the project will be subject to the payment of Road Impact Fees.

cc: Jorge Vital, Development Impact Coordinator, Planning and Zoning Department

Joan Shen, P.E., PhD, Manager, Traffic Engineering Division

Jeff Cohen, P.E., Assistant Chief, Traffic Engineering Division

Armando E. Hernandez, Special Administrator for Concurrency, Traffic Engineering Division



Miami-Dade County Public Schools

giving our students the world

Superintendent of Schools

Alberto M. Carvalho

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Dr. Martin Karp

Ana Rivas Logan

October 30, 2009

Mr. Marc C. LaFerrier, Director
Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, 11th Floor, Suite 1110
Miami, FL 33128

**RE: 09-006 – Princeton Land Investments LLC & County Palm Holdings LLC - DIC
Generally Southeast of U.S.1 and SW 127 Avenue**

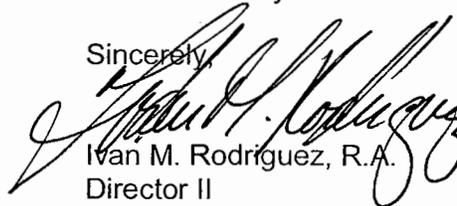
Dear Mr. LaFerrier:

Miami-Dade County (County) has requested that the School District prepare an analysis of the impact that the proposed zoning application No. 09-006 would have on the public schools serving the area. Please note that the County and the School Board recently entered into a new Interlocal Agreement by which the County adopted school concurrency within its jurisdiction and is currently in the process of preparing the necessary enabling Administrative Orders. In the meantime, as a courtesy to the County, please find attached a school impact analysis (provided for informational purposes only) of the potential impacts generated by the application.

The proposed zoning application would permit 944 Garden Apartments (multifamily) and 376 Townhouses (single family attached). Based on this information, the permitted residential units would generate approximately 592 students: 278 Elementary; 136 Middle School; and 178 High School. At this time, there is not sufficient capacity at the elementary school serving the area to accommodate the density increase proposed under this application.

Please note that this is not to be construed as a public school concurrency review, and is solely meant to provide an overall picture of potential impacts on area schools, and the availability of student stations at this point in time. Individual determinations of public school concurrency and capacity reservations will be made at the time of approval of plat, site plan or functional equivalent. As always, thank you for your consideration and continued partnership in our mutual goal to enhance the quality of life for the residents of our community.

Sincerely,



Ivan M. Rodriguez, R.A.
Director II

IMR:ir

L147

Attachment

cc: Ms. Ana Rijo-Conde
Mr. Fernando Albuerne
Ms. Vivian Villaamil

Planning, Design and Sustainability Department

Ana Rijo-Conde, AICP, Eco-Sustainability Officer • 1450 N.E. 2 Ave. • Suite 525 • Miami, FL 33132

305-995-7285 • (FAX) • 305-995-4760 • arijo@dadeschools.net

2009 11231

30

**09-006 – Princeton Land Investments LLC & County Palm Holdings LLC
FOR INFORMATIONAL PURPOSES ONLY
This Review Analysis does not constitute School Concurrency Review
October 30, 2009**

Student Generation Multiplier

MSA	Multiplier (Single Family Attached)	Multiplier (Multifamily)
7.1	.72	.34

Estimated Student Population Increase

Number of Units	Student Generation Multiplier	Number of Students
944 Multifamily	.34	321
376 Townhomes	.72	271

592 Total Students Generated

School Level	Generation Multiplier	Students	Students Generated
Elementary	.47	x 592	= 278
Middle	.23	x 592	= 136
Senior	.30	x 592	= 178

Potential Available Capacity at the Elementary School

Facility Name	2009 (Interim) FTE Membership	Perm Capacity	% Utilization Perm	Relocable Capacity	Total Capacity	% Utilization Total	Potential Available Capacity
Coconut Palm K-8 Academy	947	1,004	94%	0	1004	94%	57
TOTAL	947	1,004	94%	0	1,004	94%	57

Potential Available Capacity at Middle Schools

Facility Name	2009 (Interim) FTE Membership	Perm Capacity	% Utilization Perm	Reloc Capacity	Total Capacity	% Utilization Total	Potential Available Capacity
Coconut Palm K-8 Educational (Middle)	270	495	55%	0	495	55%	225
Redland Middle	772	1,218	63%	79	1,297	60%	525
TOTAL	1,042	1,713	60%	79	1,792	58%	750

Potential Available Capacity at the Senior High School

Facility Name	2009 (Interim) FTE Membership	Perm Capacity	% Utilization Perm	Reloc Capacity	Total Capacity	% Utilization Total	Potential Available Capacity
Homestead Senior High	1,834	2,893	63%	0	2,893	63%	1,059
TOTAL	1,834	2,893	63%	0	2,893	63%	1,059

Date: December 15, 2009

To: Marc C. LaFerrier, AICP, Director
Department of Planning and Zoning

From: Jose Gonzalez, P.E., Assistant Director
Environmental Resources Management



Subject: DIC #Z2009000006-3rd Revision
Princeton Land Investments, L.L.C. and County Palm Holdings
S.E. of U.S. 1 at S.W. 127 Avenue
District Boundary Changes to RU-4 on Parcels A,B, and E, Request to
Permit Setback that Exceeds Requirements, and Request to Permit a
Charter School
(RU-1(M)(a)) (94.43 Acres)
24-56-39

The Department of Environmental Resources Management (DERM) has reviewed the subject application and has determined that it meets the minimum requirements of Chapter 24 of the Code of Miami-Dade County, Florida (the Code). Accordingly, DERM may approve the application, and the same may be scheduled for public hearing.

Potable Water Service

The subject property is located within the franchised water service area of the Miami-Dade County Water & Sewer Department (MDWASD). The subject property is abutted by a 12-inch public water main along S.W. 129th Ave and 48-inch public water main along S.W.127th Avenue. Connection of the proposed development to the public water supply system shall be required in accordance with Code requirements. The estimated demand for this project is 306,410 gallons per day (gpd). This figure does not include irrigation demands.

The source of water for this water main is MDWASD's Alexander Orr Water Treatment Plant, which has adequate capacity to meet projected demands from this project. The plant is presently producing water, which meets Federal, State and County drinking water standards.

Existing public water facilities and services meet the Level of Service (LOS) standards set forth in the Comprehensive Development Master Plan (CDMP). Furthermore, the proposed development order, if approved, will not result in a reduction in the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding that adequate system capacity is available for this project; DERM will require that water conserving plumbing fixtures be installed in accordance with the requirements of the Florida Building Code in order to more efficiently use the Southeast Florida water resources.

It is recommended that the landscaping conform to xeriscape concepts. Included in these concepts is the use of drought tolerant plants, which reduce the use of turf grass together with efficient irrigation

system design. Details of xeriscape concepts are set forth in the "Xeriscape Plant Guide II" from the South Florida Water Management District.

Wastewater Disposal

The property is located within the franchised sanitary sewer service area of the MDWASD. The closest public sanitary sewer is an 8-inch public gravity sewer main along S.W. 127th Avenue abutting the subject property at its northernmost point. In addition, there is an 8-inch public gravity sewer main located approximately 100 feet northwest from the property, along S.W. 129th Avenue. The flow collected for these two gravity systems is directed to pump station 30-1083, then to pump station 30-0522 and finally to the South District Wastewater Treatment Plant. Connection of the proposed development to the public sanitary sewer system shall be required in accordance with the Code requirements.

All the pump stations as well as the Wastewater Treatment Plant are owned and operated by MDWASD and are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree. However, at the present time, pump station 30-1083 does not have sufficient capacity to handle the additional flows to be generated by the proposed development. The applicant is advised to contact MDWASD for further information concerning points of connection.

Existing public sanitary sewer facilities and services meet the LOS standards set forth in the CDMP. Furthermore, the proposed development order, if approved, will not result in a reduction of the LOS standards subject to compliance with the conditions required by DERM for this proposed development order.

Notwithstanding the foregoing, and in light of the fact that the County's sanitary sewer system has limited sewer collection, transmission, and treatment capacity, no new sewer service connections can be permitted, unless there is adequate capacity to handle the additional flows that this project would generate. Consequently, final development orders for this site may not be granted if adequate capacity in the system is not available at the point in time when the project will be contributing sewage to the system. Lack of adequate capacity in the system may require the approval of alternative means of sewage disposal. Use of an alternative means of sewage disposal may only be granted in accordance with Code requirements, and shall be an interim measure, with connection to the public sanitary sewer system required upon availability of adequate collection/transmission and treatment capacity.

Stormwater Management

A Surface Water Management General Permit from DERM shall be required for the construction and operation of the required surface water management system. This permit shall be obtained prior to platting and/or site development, or public works approval of paving and drainage plans. The applicant is advised to contact the DERM Water Control Section for further information regarding permitting procedures and requirements.

All stormwater shall be retained on-site utilizing properly designed seepage or infiltration drainage structures. Drainage must be provided for the 5-year/1-day storm event with full on-site retention of the 25-year/3-day storm. Pollution Control devices shall be required at all drainage inlet structures.

Site grading and development shall comply with the requirements of Chapter 11C of the Code.

Any proposed development shall comply with County and Federal flood criteria requirements. The proposed development order, if approved, will not result in a reduction in the LOS standards for flood

protection set forth in the CDMP subject to compliance with the conditions required by DERM for this proposed development order.

Wetlands

The subject properties do not contain jurisdictional wetlands as defined by Section 24-5 of the Code; therefore, a Class IV Wetland Permit will not be required.

The applicant is advised that permits from the Army Corps of Engineers (305-526-7181), the Florida Department of Environmental Protection (561-681-6600) and the South Florida Water Management District (1-800-432-2045) may be required for the proposed project. It is the applicant's responsibility to contact these agencies.

Natural Forest Communities

The above referenced sites are near County-designated Natural Forest Community (NFC) properties. The County has a vested interest in maintaining these NFC areas as a natural preserve. Development on parcels containing or adjacent to NFC properties must avoid adverse impacts to the NFC properties associated with the placement of buildings, construction of infrastructure, storage of construction materials and equipment, final grade, drainage and erosion. Also, in order to avoid damage to protected plants and substrate, the parking of heavy machinery, staging of construction materials and/or any other development related activities shall not be allowed inside or adjacent to the NFC.

The NFC will be maintained by the use of periodic ecological prescribed burning. This management technique reduces the wildfire threat and is beneficial to wildlife and the rare plant species harbored by this plant community. Such burning is generally performed once every three years. The subject properties lie within the potential smoke dispersion corridor. Consequently, the subject properties may be affected by the periodic smoke events from the prescribed burns or unexpected wildfires. According to the landscape code for Miami-Dade County, controlled species may not be planted within 500 feet of the native plant community. Please refer to the Landscape Manual of the Department of Planning and Zoning for a list of these controlled landscaping plants.

Tree Preservation

Tree Removal Permit 2009-TREE-PER-00374 was issued for the properties with folios 30-6923-000-0930 and 0931, 30-6924-000-0450, 0810, 0820, 1200 and 1210 on December 1, 2009 and is scheduled to expire on December 1, 2010. TP 2009-TREE-PER-00374 requires the preservation of all regular size trees as indicated in the revised tree survey dated October 27, 2009 that was submitted with the tree removal permit application.

All approved tree removal or re-location; replanting and final inspection must be completed prior to the scheduled expiration date of this permit to avoid violation of permit conditions. A two weeks notice is required prior to the final inspection. Please be advised that a new Miami-Dade County Tree Removal Permit or an amendment to Tree Removal Permit 2009-TREE-PER-00374 is required prior to the removal or relocation of any other tree on the subject properties. Please contact this Program at 305-372-6574 for information regarding tree permits.

Pollution Control

A review of the DERM files indicates that there are no records of current contamination assessment or remediation issues on these properties or abutting these properties. Additionally, there are no historical records of contamination assessment or remediation issues regarding non-permitted sites associated with the properties. The applicant is advised that there are historical records of contamination assessment or remediation issues regarding non-permitted sites abutting to the east of Folio # 30-

6924-000-1190, Folio # 30-6924-000-1180 (DCPS-Palm Glade K-8 Center (Former Borek Farms), SW 124 AVE/SW 244 ST, HWR -597/F-22101 has historical records regarding arsenic contamination. Except as indicated above, there are no other abutting properties with historical records of assessment or remediation issues regarding non-permitted sites.

Enforcement History

DERM has found no open or closed enforcement records for the subject property.

Concurrency Review Summary

DERM has conducted a concurrency review for this application and has determined that the same meets all applicable LOS standards for an initial development order, as specified in the adopted CDMP for potable water supply, wastewater disposal, and flood protection. Therefore, the application has been approved for concurrency subject to the comments and conditions contained herein.

This concurrency approval does not constitute a final concurrency statement and is valid only for this initial development order, as provided for in the adopted methodology for concurrency review. Additionally, this approval does not constitute any assurance that the LOS standards would be met by any subsequent development order applications concerning the subject property.

This memorandum shall constitute DERM's written approval, as required by the Code.

If you have any questions concerning the comments, or wish to discuss this matter further, please contact Christine Velazquez, Interim Manager at (305) 372-6764.

Memorandum



Date: October 14, 2009

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: Herminio Lorenzo, Director
Miami-Dade Fire Rescue Department *A. SUAREZ (ACTING)*

Subject: DIC # 2009000006 – Princeton Land Investments et al
Lying on the southeast corner of US Highway No. 1 and SW 127th Avenue
Miami-Dade County, Florida (Revision No. 3)

SERVICE IMPACT/DEMAND

- (A) Based on development information, this project is expected to generate approximately **370** fire and rescue calls annually. Although the number of calls will result in a severe impact to existing fire and rescue service, the construction of the Coconut Palm Fire Rescue Station No. 70 will absorb the impact to existing stations. Station No. 70 will be constructed along SW 248th Street and SW 114th Place. It is anticipated that the Station will be completed in 2012.
- (B) A suspected fire within this project would be designated as a building dispatch assignment. Such an assignment requires three (3) suppressions or engines, telesqurts or tankers, one (1) aerial, one (1) rescue and an accompanying command vehicle. This assignment requires twenty (20) firefighters and officers.

EXISTING SERVICES

Based on data retrieved during calendar year 2008, the average travel time to the vicinity of the proposed development was **5:05 minutes**. Performance objectives of national industry standards require the assembly of 15-17 firefighters on-scene within 8-minutes at 90% of all incidents. Travel time to the vicinity of the proposed development complies with the performance objective of national industry.

The stations responding to a fire alarm will be:

STATION	ADDRESS	EQUIPMENT	STAFF
5	13150 Hobson Drive	Rescue, Engine	7
6	15890 SW 288 Street	Rescue, Tanker, Battalion	8
34	10850 SW 211 Street	Rescue, Rescue*, Aerial, Platform	10
52	12105 Quail Roost Drive	Rescue, ALS Tanker	7

ALS= Advanced Life Support

* Rescue 70 (this unit is temporarily being housed at Station No. 34 pending completion of the Coconut Palm station at SW 248 St.)

SITE PLAN REVIEW:

- (A) Fire Engineering & Water Supply Bureau has reviewed and approved the revised plans entitled 'Princeton Commons' as prepared by Chisholm Architects, dated stamp received 10/9/09.

DIC # 2009000006 – Princeton Land Investments et al
October 14, 2009
Page 2 of 2

- (B) This plan has been reviewed to assure compliance with the MDFR Access Road Requirements for DIC applications. Please be advised that during the platting and permitting stages of this project, the proffered site plan must be reviewed by the Fire Water & Engineering Bureau to assure compliance with the Florida Fire Prevention Code (FFPC) and National Fire Protection Association (NFPA) standards.

If you need additional information, please contact Mr. Carlos Heredia, Planning Section Supervisor, at 786-331-4540.

HL:ch

Memorandum



Date: April 6, 2009

To: Marc C. LaFerrier, Director
Department of Planning & Zoning

From: José Ramos, R.A., Chief, Aviation Planning
Aviation Department

Subject: DIC Application #09-006
PRINCETON LAND INVESTMENTS LLC & COUNTY PALM HOLDINGS, LLC
Determination Number DN-09-04-121

A handwritten signature in black ink, appearing to read "J Ramos", with a long horizontal stroke extending to the right.

As requested by the Department of Planning and Zoning, the Miami-Dade Aviation Department (MDAD) has reviewed Developmental Impact Committee (DIC) Zoning Application #09-006, Princeton Land Investments LLC & County Palm Holdings, LLC. The applicant is requesting a District Boundary Change from RU-1MA, RUTH & AU TO RU-4M. The subject property is 94.43 ACRE acres and is located southeast of US Hwy 1 & S.W. 127 Avenue, Miami-Dade County, Florida.

Based on the available information, it was determined that this parcel is located outside of any land use restrictive zones as defined in the proposed Zoning Ordinance for Homestead General Aviation Airport.

Please note that MDAD does not have jurisdiction over Homestead Air Reserve Base, since the proposed project may be impacted by land use restrictions at Homestead Air Reserve Base, you are may advised to contact them. The contact at the Base is Major Tim Arnett, 305-224-7306, tim.arnett@homestead.af.mil.

Should you have any questions, please contact me at 305-876-8080.

JR/AH/cf

C: M. Fajardo
S. Harman
Nick Nitti, DIC Coordinator, Department of Planning & Zoning
A.Herrera
File

Vital, Jorge (DPZ)

From: Graham Penn [gpenn@brzoninglaw.com]
Sent: Monday, December 21, 2009 2:08 PM
To: Vital, Jorge (DP&Z)
Subject: FW: Miami-Dade County Zoning Application 09-006

Jorge,

Here is the HAFB memo.

Graham

Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33131
Direct Line: (305) 377-6229
Facsimile: (305) 377-6222
gpenn@brzoninglaw.com

The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

----- Forwarded Message

From: <Lawrence.Ventura@homestead.af.mil>
Date: Fri, 14 Aug 2009 09:42:29 -0400
To: Graham Penn <gpenn@brzoninglaw.com>
Cc: Renee Bergeron <rbergeron@miami-airport.com>
Subject: RE: Miami-Dade County Zoning Application 09-006

Sir,
Thank you for taking the time to contact Homestead Air Reserve Base regarding this matter. I have reviewed the attached proposal and find that it falls outside our area of interest. As such, we have no objections to your project.

Vr
Lawrence Ventura
Chief, Environmental Flight

482 MSG/CEV
29350 Westover Street, Bldg 232
Homestead ARB, Fl. 33039-1299

Comm Phone: (305) 224-7163
Comm Fax: (305) 224-7347
DSN Prefix: 791

-----Original Message-----

From: Graham Penn [<mailto:gpenn@brzoninglaw.com>]
Sent: Tuesday, August 11, 2009 11:38 AM
To: Ventura, Lawrence Civ USAF AFRC 482 BCE/CEV
Cc: Renee Bergeron
Subject: Miami-Dade County Zoning Application 09-006

Mr. Ventura,

It was a pleasure chatting with you yesterday regarding the above application. As you and I discussed, the application involves the development of a residential community and charter school located at approximately S.W. 240 Street and S.W. 127 Avenue. I am attaching a copy of the survey of the land for your review. Parcel D is proposed for the charter school use, while the remaining properties will be residentially developed.

Please confirm by return email whether there would be any issues raised by our proposed development. Thanks again.

Graham

Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, Florida 33131
Direct Line: (305) 377-6229
Facsimile: (305) 377-6222
gpenn@brzoninglaw.com

The information contained in this electronic message is privileged and confidential and is intended only for the use of the individual named above and others who have been specifically authorized to receive such. If the recipient is not the intended recipient, you are hereby notified that any dissemination, distribution or duplication of the communication is strictly prohibited. If you have received this communication in error, or if any problems occur with transmission, please immediately notify us by telephone (305) 374-5300.

----- End of Forwarded Message

BUILDING AND NEIGHBORHOOD
COMPLIANCE DEPARTMENT

ENFORCEMENT HISTORY OF VIOLATIONS OF CHAPTER 19 AND
CHAPTER 33 OF THE MIAMI-DADE COUNTY CODE

PRINCETON LAND INVESTMENTS
LLC & COUNTY PALM HOLDINGS,
LLC

LYING BETWEEN SW 124 AVENUE
AND 129 AVENUE AND BETWEEN
SW 248 STREET AND U.S.
HIGHWAY #1, MIAMI-DADE
COUNTY, FLORIDA.

APPLICANT

ADDRESS

Z2009000006

HEARING NUMBER

HISTORY:

Current case history;

Cases 201001000080, 81 and 85 were opened for folios 3069230000850, 0870 and 0081 based on enforcement history request and inspected on 1-7-10. No violations were observed and the cases were closed.

Previous case history;

Case 20090100366 was opened based on enforcement request and inspected on 1-28-09. No violations were observed and case was closed. Please note that one case was opened and all the folios involved were inspected. Active agricultural activity.

Folio 30-6924-000-1621:

Case 200801001692 was opened based on an anonymous complaint and inspected on 2-29-08. A Warning notice was issued for a field fence in disrepair. The property was re-inspected on 5-28-08 and case was closed.

Case 200601004843 was opened based on an anonymous complaint and inspected on 9-23-06. A Warning notice was issued for an overgrown swale. The property was re-inspected on 11-7-06 and case was closed in compliance.

Folio 30-6924-000-1620:

Case 200601004844 was opened based on an anonymous complaint and inspected on 9-23-06. A Warning notice was issued for an overgrown swale. The property was re-inspected on 11-7-06 and case was closed in compliance.

Folio 30-6924-000-1410:

Case 200601004845 was opened based on an anonymous complaint and inspected on 9-23-06. A Warning notice was issued for an overgrown swale. The property was re-inspected on 11-7-06 and case was closed in compliance.

Folio 30-6923-000-0930:

Case 200901000395 was opened based on a complaint of illegal dumping and inspected on 2-6-

09. A warning notice was issued for junk and trash and will be re-inspected after 2-23-09.

Folio 30-6923-000-0851:

Case 200601000582 was opened based on an anonymous complaint and inspected on 1-30-06 for over height hedges. A warning notice was issued. A reinspection was conducted on 3-15-06 and was found to be in compliance and case was closed.

No previous cases for folios;

30-6924-000-1210,30-6924-000-1200,30-6924-000-1190,30-6924-000-1160,30-6924-000-0820,30-6924-000-0810,30-6924-000-0450,30-6923-000-0931,30-6923-000-0880,30-6923-000-0870,30-6923-000-0850,30-6923-000-0190,30-6923-000-0111,30-6923-000-0100,30-6923-000-0091,30-6923-000-0090,30-6923-000-0081 and 30-6923-000-0080.

**OUTSTANDING FINES, PENALTIES, COST OR LIENS
INCURRED PURSUANT TO CHAPTER 8CC:**

REPORTER NAME:

Memorandum



Date: May 13, 2009

To: Jorge Vital
Acting DIC Coordinator
Department of Planning and Zoning

From: John Garcia
Principal Planner *J. Garcia*
Miami-Dade Transit - Transit Planning Section

Subject: Review of DIC Project No. 09-006 (Princeton Land Investments, Inc.)

Project Description

The applicant is requesting a district boundary change to Modified Apartment House District in order to develop the subject property with different residential types, show additional property, increase the grade levels for the charter school and delete references to the timing of the construction and phase development for the charter school. The applicant is also requesting changes to setbacks to permit a greater floor area ratio than is permitted and to permit a modification to previously approved plans. The subject property is 94.43 acres and is located generally southeast of US-1 and SW 127th Avenue in Miami-Dade County, Florida.

Current Transit Service

There is non-direct transit service within the immediate vicinity of the application site. The closest transit service is provided along US-1 by Metrobus Route 35 and along the South Miami-Dade Busway by Routes 34/Busway Flyer and 38/Busway MAX. The northeastern corner of the subject property lies just to the east of another development which fronts US-1/the Busway. Local bus stops for the Route 35 exist on US-1, but stops on the Busway close to the subject property are only located at SW 244th Street and SW 232nd Street. The service headways for the above mentioned routes (in minutes) are as follows:

**Metrobus Route Service Summary
Princeton Land Investments, Inc. Application Site**

Route(s)	Service Headways (in minutes)						Proximity to Bus Route (miles)	Type of Service
	Peak (AM/PM)	Off-Peak (middays)	Evenings (after 8pm)	Overnight	Saturday	Sunday		
34/Busway Flyer	7½	N/A	N/A	N/A	N/A	N/A	0.4	E / F
35	30	30	60	N/A	30	30	0.2	L
38/Busway MAX	15	15	15	60	15	20	0.4	E / F

*Notes: L means Metrobus local route service
F means Metrobus feeder service to Metrorail
E means Express or Limited-Stop Metrobus service*

Future Transportation/Transit Improvements

The 2009 Transportation Improvement Program (TIP) does not propose any improvements in the immediate vicinity of this project. The 2030 Long Range Transportation Plan (LRTP) also does not propose any improvements in the immediate vicinity of this project.

The 2008 ten-year Transit Development Plan (TDP) identifies in its 2018 Recommended Service Plan the following improvements/adjustments on the existing routes serving the vicinity of the project:

- Route 34: No planned improvements
- Route 35: Improve peak headway from 30 to 20 minutes
Adjust weekend headways from 30 to 60 minutes
- Route 38: Improve peak headway from 15 to 10 minutes

No new service is proposed in the immediate vicinity of this project within the 2018 Recommended Service Plan.

MDT Comments/Recommendations

Miami-Dade Transit (MDT) currently provides local bus service in close proximity to the application sites. No impact is expected to be generated by the request to change the district boundary designation. Based on the information presented, MDT has no objections to this project.

Concurrency

This project has been reviewed by MDT for mass transit concurrency and was found to be concurrent with the level-of-service standards established for Miami-Dade County.

Memorandum



Date: May 4, 2009

To: Jorge Vital
Acting DIC Coordinator
Department of Planning and Zoning

From:  Christopher Rose
Deputy Director, Administration
Department of Solid Waste Management 

Subject: DIC#09-006
Princeton Land Investments, Inc.

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie, Division Director, Planning and Intergovernmental Affairs at 305-514-6661.

Attachment

DEPARTMENT OF SOLID WASTE MANAGEMENT

DIC REVIEW #09-006
Princeton Land Investments, Inc.

Application: *Princeton Land Investments, Inc* is requesting a district boundary change from RU-1M (a), Modified Single Family Residential District, and RU-TH, Townhouse District, to RU-4L, Limited Apartment House District, in order to develop the subject property with different residential development types, show additional property and increase the grade levels for the charter school and delete references to the timing of construction phase development for the charter school. The applicant is also requesting to permit certain buildings setback less than is required from the front and side street property lines, to permit a greater floor area ratio than is permitted and to permit a modification of the previously approved plans.

Size: The subject property is 94.43 acres.

Location: The subject property is located generally southeast of US Highway #1 and SW 127 Avenue, Miami-Dade County, Fl.

Analysis:

1. Solid Waste Disposal

The County Solid Waste Management System consists of both County facilities and a private facility under contract as follows: two Class I landfills (one owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility and associated ash monofill, and three regional transfer facilities. The Department does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 17, 2008, which is valid for one (1) year, shows sufficient disposal system capacity to meet and exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Department of Planning and Zoning is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

This project falls within the DSWM **solid waste collection service area**. A number of the residences proposed for inclusion in this project meet the County Code definition of **residential unit**. Per the code, residential units located within the project shall, therefore, receive DSWM garbage and trash collection service. Twice weekly individual curbside garbage and trash collection, scheduled bulky waste collections service, and unlimited use of the Trash and Recycling Centers are the services currently provided to residential units in the DSWM solid waste collection service area.

In addition the project proposes multifamily uses. Chapter 15-2 of the Miami-Dade County Code requires the following of multi-family and commercial uses located in unincorporated Miami-Dade County:

Section 15-2 - "every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department."

3. Recycling

Currently, DSWM provides curbside recycling services to **residential units** located in the unincorporated Dade County. Residential units shall, therefore, utilize DSWM weekly curbside recycling services, provided for the County by Waste Services Inc. The recycling program currently includes separation of glass, aluminum cans, steel cans, plastic bottles, newspaper and phone books. Participation in the residential program is mandatory in accordance with Chapter 15, Section 15-2.6 of the County Code. Further information may be obtained by calling the Department's Service Development Division at 594-1500 or 514-6714.

As it relates to the multi-family uses, **Section 15-2.2** requires that "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below.

Recyclable Materials: Multi-family

- (1) Newspaper
- (2) Glass (flint, emerald, amber)
- (3) Aluminum cans
- (4) Steel cans
- (5) Plastics (PETE, NDPE-natural, HDPE colored)"

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 514-6666.

4. Waste Storage/Setout Considerations

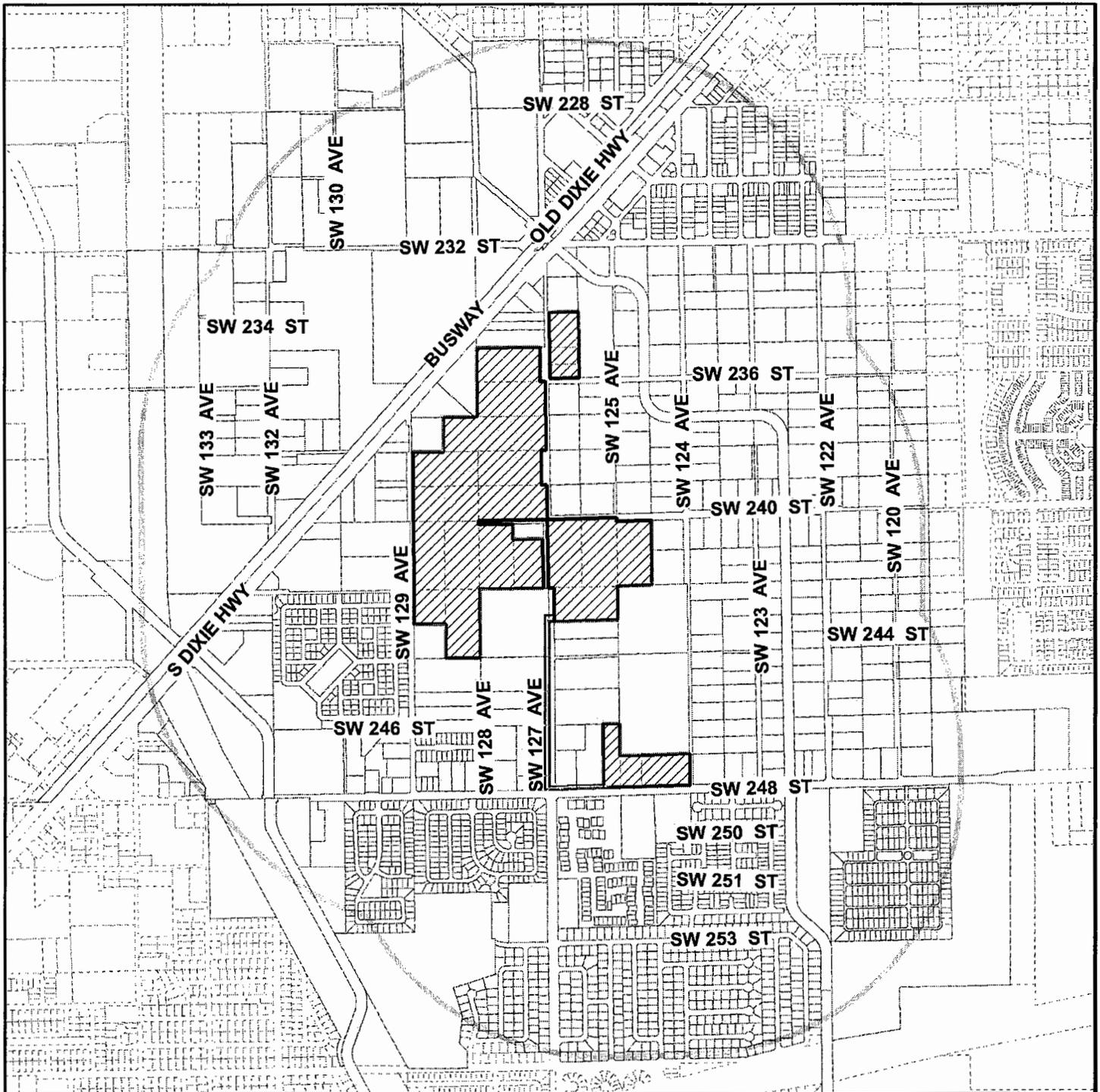
Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code".

5. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends").
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. Paved throughway of adequate width (minimum 15 feet).

In addition any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accord with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally there should be no "dead-end" alleyways developed. Also, a sufficient waste setout zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.,) that would interrupt or preclude waste collection.



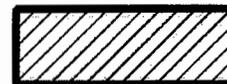
**MIAMI-DADE COUNTY
RADIUS MAP**

Process Number
09-006

Section: 23,24 Township: 56 Range: 39
Applicant: PRINCETON LANDINVESTMENTS LLC
& COUNTY PALM HOLDINGS, LLC.

Zoning Board: C15
Commission District: 08
Drafter ID: ALFREDO
Scale: NTS

----- Zoning



**SUBJECT PROPERTY
AND
CONTIGUOUS IF APPLICABLE**

RADIUS: 2640'



REVISION	DATE	BY
		49

Memorandum



Date: May 11, 2009

To: Nicholas D. Nitti, DIC Coordinator
Department of Planning and Zoning

From: Bertha M. Goldenberg, P.E., Assistant Director
Regulatory Compliance and Planning

A handwritten signature in black ink, appearing to read "BM Goldenberg", written over the printed name of the sender.

Subject: Princeton Land Investments, L.L.C., and County Palm Holdings, L.L.C.
DIC Application # - Z2009000006

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

Application Name: Princeton Land Investments Inc.

Proposed Development: The applicant is requesting a District Boundary Change from RU-1M(a), RU-TH & AU to RU-4M.

Project Location: The subject property is 94.43 acres and is located southeast of US Highway 1 and S.W. 127 Avenue, Miami-Dade County, Florida.

Water: The subject project is located within MDWASD's service area. The nearest points of connection for water are the following existing water mains; a sixteen (16)-inch water main along S.W. 248 Street, a forty eight (48)-inch water main along S.W. 127 Avenue, a twelve (12)-inch water main that runs along S.W. 129 Avenue up to S.W. 242nd Street, a twenty four (24)-inch water main that runs along S. Dixie Highway, and a twelve (12)-inch water main running along S.W. 129th Avenue between S.W. 238 Street and S. Dixie Highway. The source of water for this project is the Alexander Orr Water Treatment Plant. The plant is operating under a 20-year Water Use Permit issued by South Florida Water Management District on November 15, 2007. MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer: The subject project is located within MDWASD's service area. On the south side of this project there is an eight (8)-inch Force Main that runs from S.W. 129th Avenue to S.W. 127 Avenue along S.W. 248th Street, and a twenty four (24)-inch Force Main that also runs along S.W. 248th Street, from S.W. 127th Avenue running eastward. On the northwest side of the project, there is an existing eight (8)-inch Gravity Sewer and Force Main, both running along S. Dixie Highway. On the west side there is an eight (8)-inch Gravity Sewer running along S.W. 129th Court stretching from S.W. 242nd Terrace to S.W. 245th Terrace. The South District

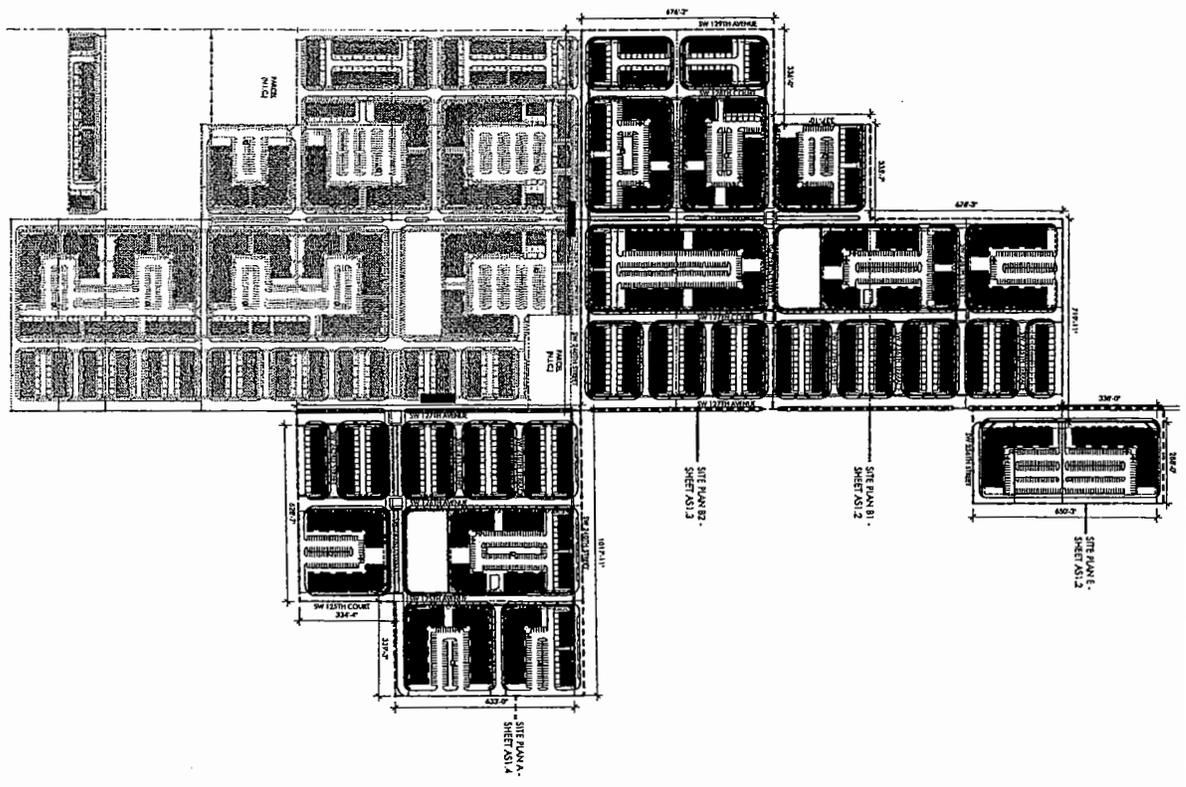
Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.
- Adequate transmission and plant capacity exist at the time of the owner's request. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.

Water Conservation: All future development for the subject area will be required to comply with water use efficiency techniques for indoor water use in accordance with Section 8-31, 32-84 and 8A-381 of the Code of Miami-Dade County. In addition, the future development will be required to comply with the landscape standards in sections 18-A and 18-B of Miami-Dade County Code.

Should you have any questions, please call me at (786) 552-8120 or contact Maria A. Valdes at (786) 552-8198.

MASTER SITE PLAN
 SCALE: 1" = 50'



SITE DATA		EXISTING	PROPOSED REVISION	PROPOSED
1. PROPERTY CORNER IDENTIFICATION:				
2. PROPOSED PROPERTY CORNER IDENTIFICATION:				
3. EXISTING PROPERTY SIZE (TOTAL) = 1,742,533 SQ. FT. = 40.01 ACRES				
4. PROPOSED PROPERTY SIZE (TOTAL) = 1,712,881 SQ. FT. = 39.37 ACRES				
5. BUILDING FOOTPRINTS & DECKING AREA:				
I. EXISTING: 421,342 SQ. FT.				
II. PROPOSED: 744,171 SQ. FT.				
III. TOTAL: 1,165,513 SQ. FT.				
6. COMMON OPEN SPACE REQUIREMENTS:				
I. TOTAL COMMON OPEN SPACE: 15.4 ACRES				
II. TOTAL COMMON OPEN SPACE FOR PROPOSED: 15.4 ACRES				
7. SERVICE DRIVEWAY REQUIREMENTS:				
I. TOTAL SERVICE DRIVEWAY AREA: 20,000 SQ. FT.				
II. TOTAL SERVICE DRIVEWAY AREA FOR PROPOSED: 20,000 SQ. FT.				
8. MANEUVERING LOT WIDTH: SINGLE-FAMILY RESIDENCES:				
I. TOTAL MANEUVERING LOT WIDTH: 100 FEET				
II. TOTAL MANEUVERING LOT WIDTH FOR PROPOSED: 100 FEET				
9. TABLE OF BUILDBLING BY HEIGHT, STORY, COMMON TYPE, AND MAXIMUM AREA:				
10. FEA	A. MAXIMUM FLOOR AREA (S.F.)	3 FLOOR = 63	3 FLOOR = 63	63
	B. MAXIMUM FLOOR AREA (S.F.)	3 FLOOR = 63	3 FLOOR = 63	63
	C. TOTAL FLOOR AREA (S.F.)	189 FLOOR = 11,823	189 FLOOR = 11,823	11,823
11. PUBLIC LOT AREA:				
I. TOTAL PUBLIC LOT AREA: 18.4 ACRES				
12. DRIVEWAY:				
I. TOTAL DRIVEWAY AREA: 12,000 SQ. FT.				
II. TOTAL DRIVEWAY AREA FOR PROPOSED: 12,000 SQ. FT.				
13. TOTAL DRIVING SURFACE REQUIREMENTS:				
I. TOTAL DRIVING SURFACE AREA: 12,000 SQ. FT.				
II. TOTAL DRIVING SURFACE AREA FOR PROPOSED: 12,000 SQ. FT.				
14. NAME OF WATER UTILITY COMPANY:				
15. NAME OF WATER UTILITY COMPANY:				
16. TABLE OF RECTANGULAR PAVING SPACES:				
I. TOTAL RECTANGULAR PAVING SPACES: 108 SPACES				
II. TOTAL RECTANGULAR PAVING SPACES FOR PROPOSED: 108 SPACES				
17. TOTAL TREES REQUIRED AND PROVIDED:				
I. TOTAL TREES REQUIRED: 108 TREES				
II. TOTAL TREES PROVIDED: 108 TREES				



CONSULTANT
 PRINCETON ZONING BOARD
 100 SOUTH STREET
 PRINCETON, NJ 08542

Project Name:
 ZONING REVISION
 FOR
 PRINCETON
 COMMONS

Project No.: 2307

Scale: AS SHOWN

Date: 5-30-07

Drawn by: CS

Checked by: JLP

Professional Zoning:

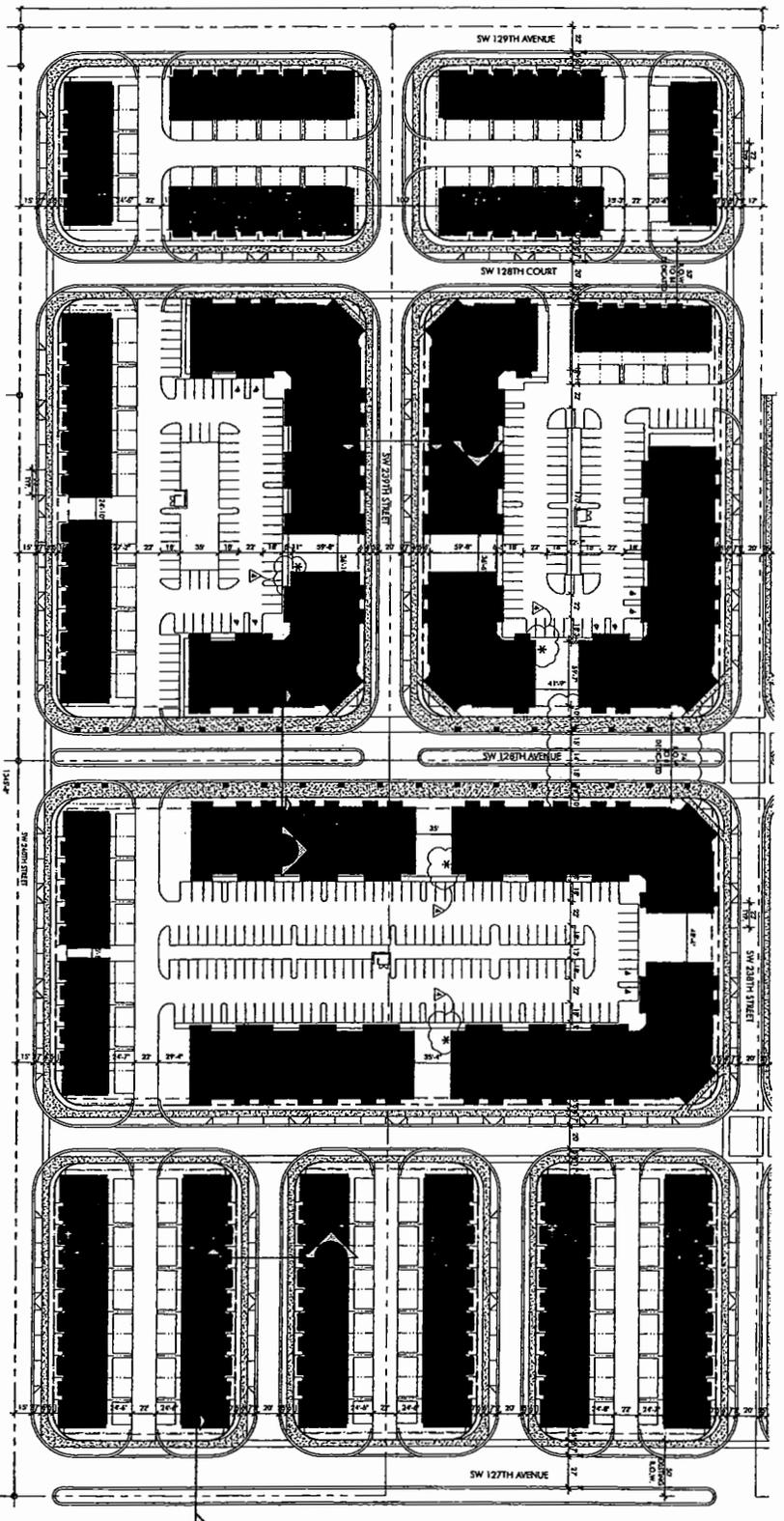
City Plan: 451.1

Drawing Title:

Sheet No.: AS11

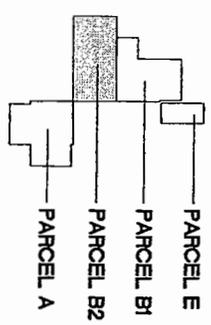
54

RECEIVED
 PLANNING DEPARTMENT
 PROJECT # 2002-000
 DATE OCT 19 2002
 BY: JYAL



* SEE PLOT LOCATION, EACH PLOT HOLDS 8 SHEETS. SEE SHEET A20.1 FOR NUMBER OF REQUIRED AND PROVIDED BICYCLE PARKING SPACES

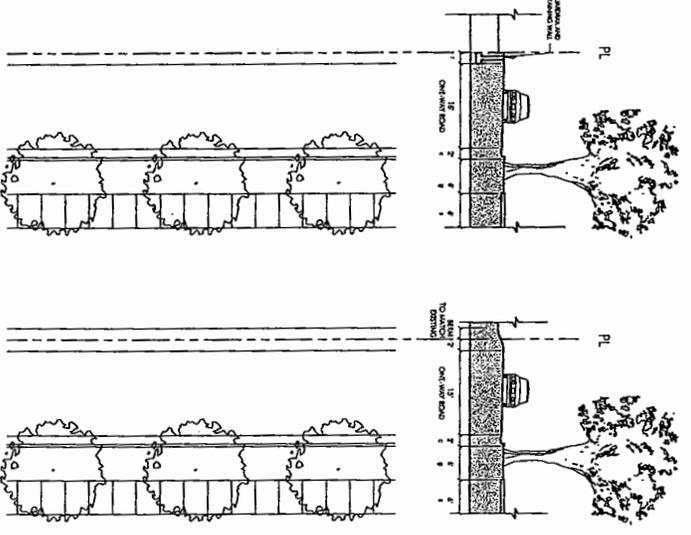
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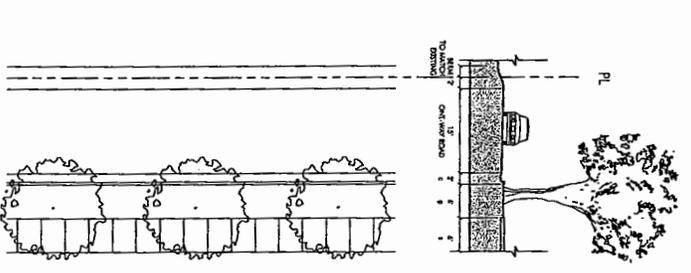
ENLARGED SITE PLAN B2

<p> CH2M HILL 10000 North Central Expressway Suite 1000 Dallas, Texas 75243 Tel: 972.346.7000 Fax: 972.346.7001 www.ch2mhill.com </p>	<p> Project Name: ZONING BLANKET for PRINCETON COMMONS </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>	<p> 100% ARCHITECTURAL, LANDSCAPE AND CIVIL ENGINEERING 100% CONCEPT DESIGN </p>
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OPTION 1
 RETAINING WALL WITH GUARD RAIL



OPTION 2
 2' BERM SLOPING ONTO NEIGHBORS SIDE



STREET TYPE A
 SCALE: 1" = 20'

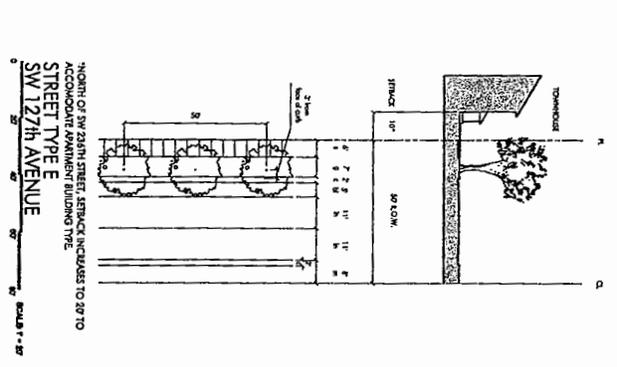
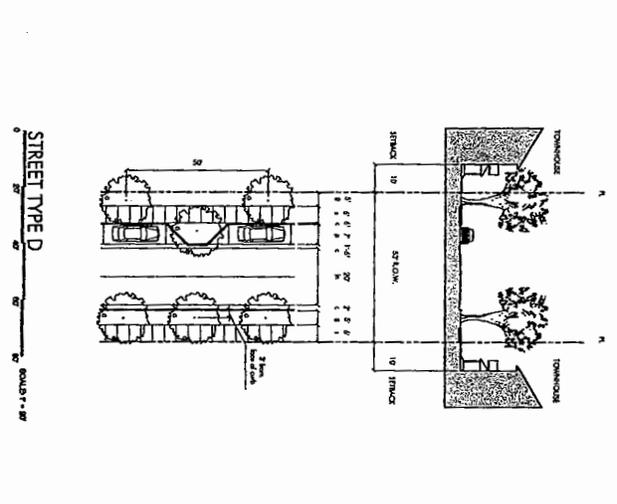
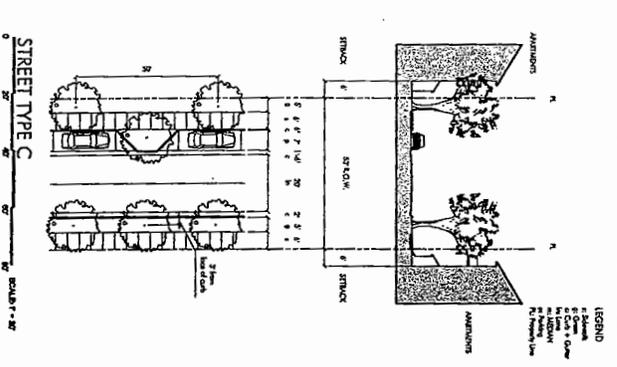
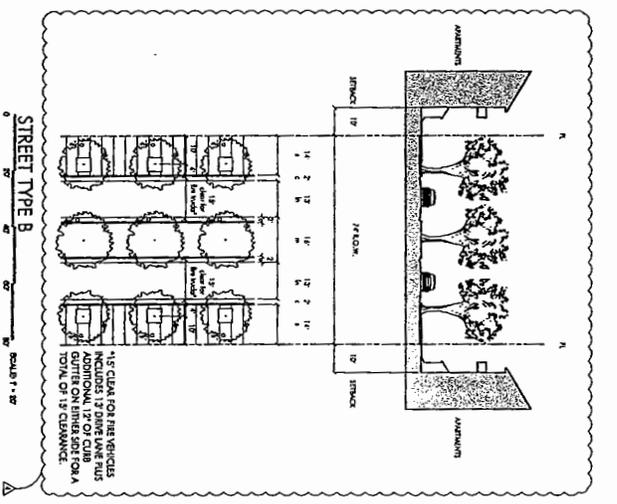
NOTE: SHOULD BE USED AS A GUIDE. SHALL BE MINIMUM OF THIRTY-SIX (36) INCHES TO THE CENTERLINE OF THE ROAD. MAXIMUM AVERAGE SPACING OF TREES SHALL BE MAXIMUM OF FORTY-EIGHT (48) INCHES ON EITHER SIDE. SHALL BE PLANTED AT A MINIMUM OF ONE (1) TREE PER FOOT ON EITHER SIDE OF THE ROAD. SHALL BE PLANTED AT A MINIMUM AVERAGE SPACING OF FORTY-EIGHT (48) INCHES ON EITHER SIDE OF THE ROAD. SHALL BE PLANTED AT A MINIMUM OF ONE (1) TREE PER FOOT ON EITHER SIDE OF THE ROAD.

OPTION 1
 RETAINING WALL WITH GUARD RAIL
 PRIVATE ONE-WAY ENTRY / EXIT DRIVE

STREET TYPE F
 SCALE: 1" = 20'

PRIVATE TWO-WAY ENTRY/EXIT DRIVE

STREET TYPE G
 SCALE: 1" = 20'



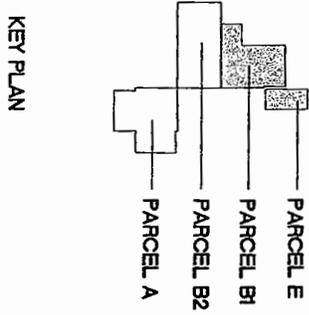
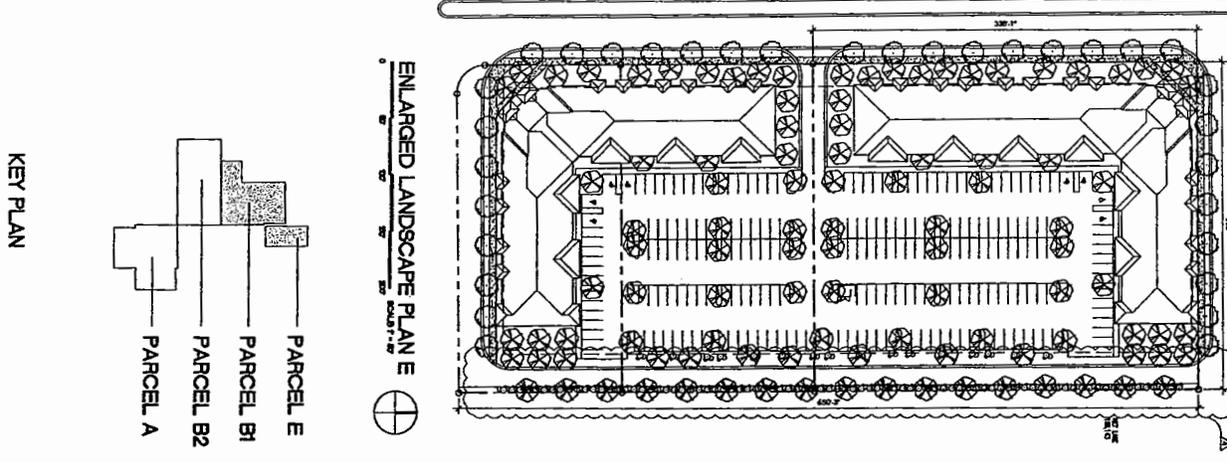
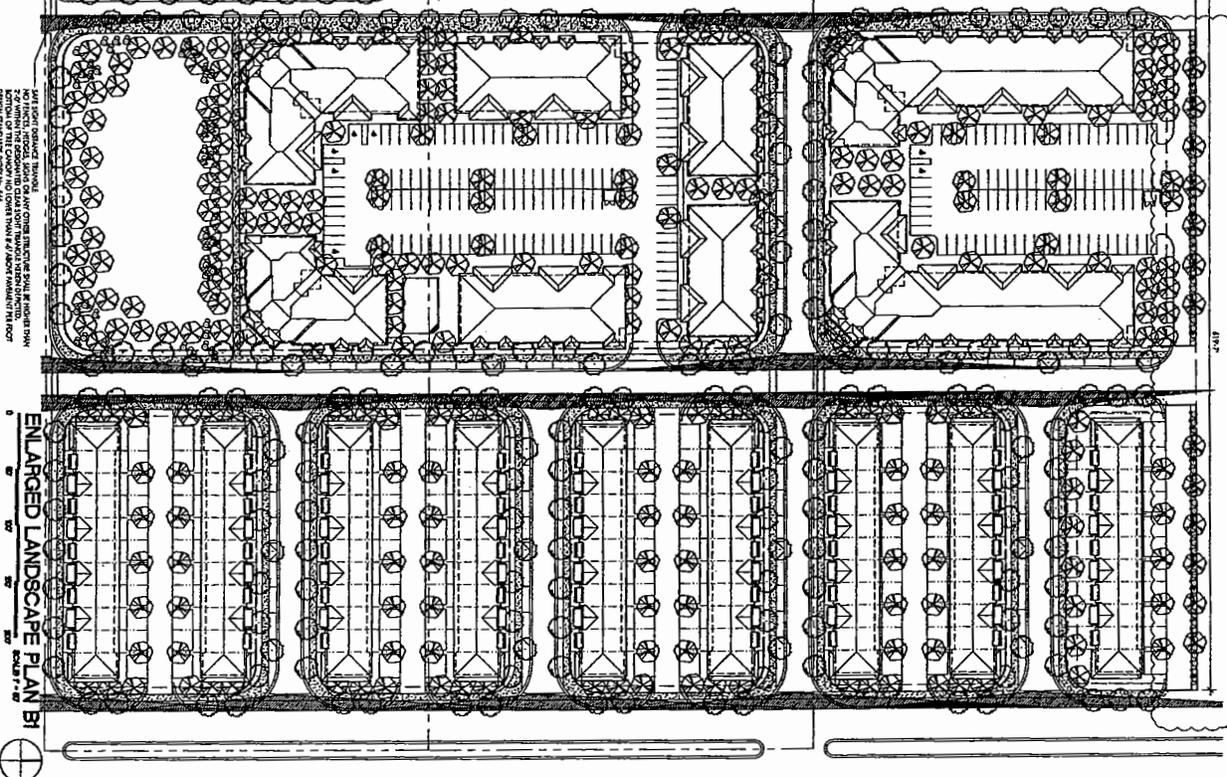
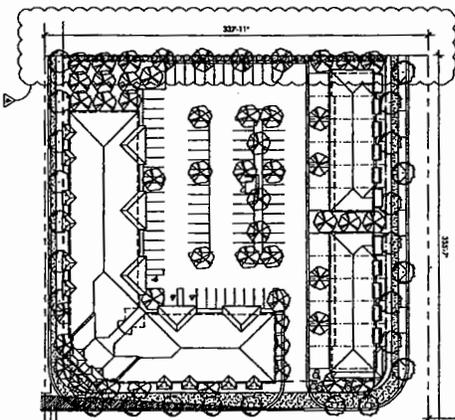
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 SHEET NO. 01-1-07
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT: COMMONS
 SHEET TITLE: COMMONS

PROJECT NO. 2007
 DATE: 08-21-07
 SHEET NO. 01-1-07
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT: COMMONS
 SHEET TITLE: COMMONS

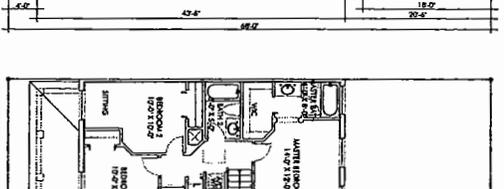
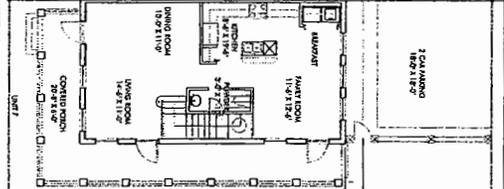
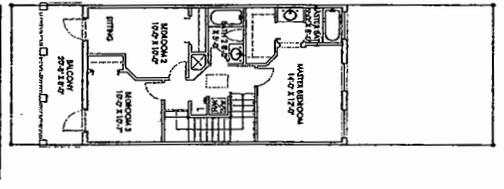
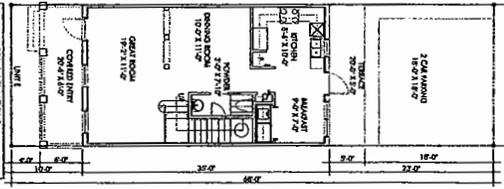
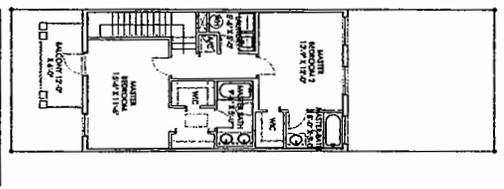
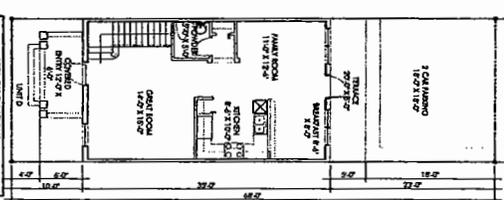
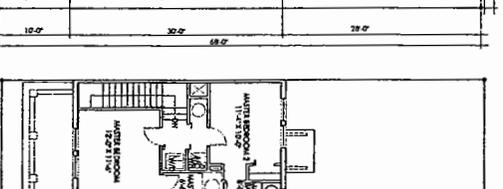
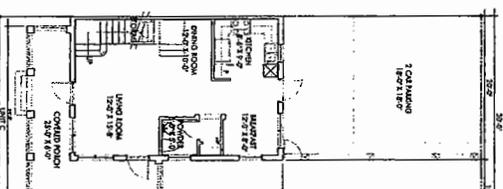
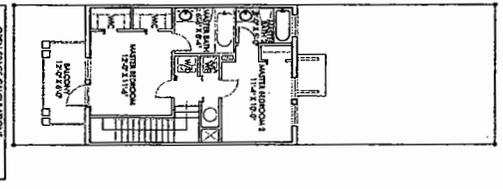
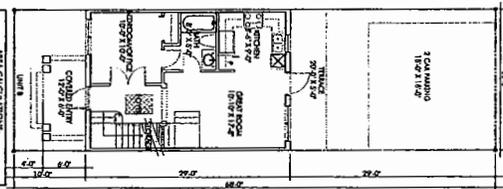
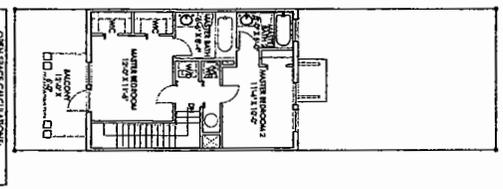
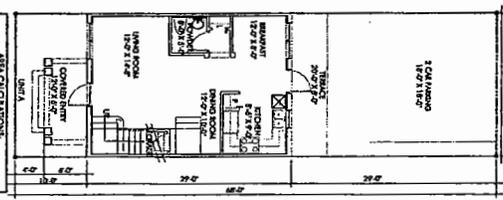
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 SHEET NO. 01-1-07
 DRAWN BY: JH
 CHECKED BY: JH
 PROJECT: COMMONS
 SHEET TITLE: COMMONS

LANDSCAPE DESIGN: 1.11.17
 2.11.17
 3.11.17
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ITEM NO.	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
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PROJECT NAME: ZONING REFORM, PRINCETON COMMONS
DATE: 11/17/2017
SCALE: AS SHOWN
PROJECT NO.: 2307
DATE: 8-21-07
DESIGNER: ES
CHECKED: JR, JR
APPROVED: ASB
CAD FILE: 111
DRAWING TITLE: ENLARGED LANDSCAPE PLAN B1
SHEET NO.: 111



UNIT D OPEN SPACE-68' DEEP LOT
 SCALE: 1/8" = 1'-0"

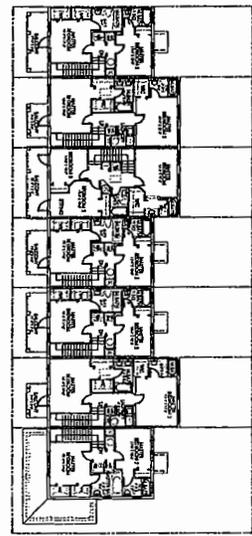
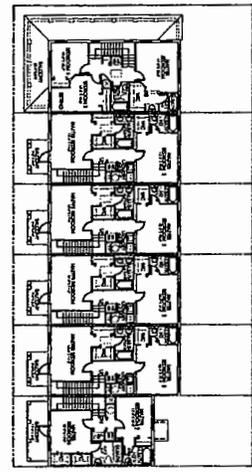
UNIT E OPEN SPACE-68' DEEP LOT
 SCALE: 1/8" = 1'-0"

UNIT F OPEN SPACE-68' DEEP LOT
 SCALE: 1/8" = 1'-0"

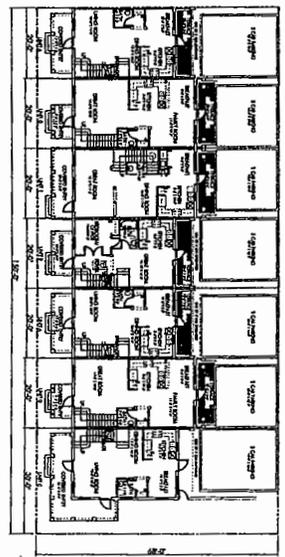
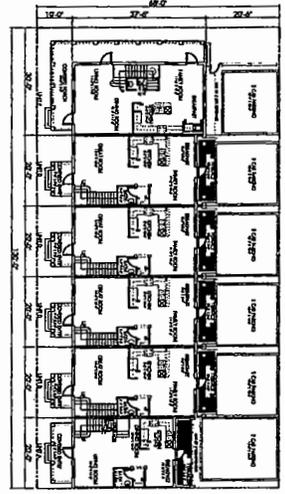
NOTE: FLOOR PLANS REPRODUCED COURTESY OF MAGUIAL, FIEBZ, RUDOLPH & ASSOCIATES, ALL RIGHTS RESERVED.

<p>PROJECT NAME: ZENITH RESIDENTIAL FOR PRINCETON COMMONS</p>	<p>DESIGNED BY: J. J. ...</p>	<p>CHECKED BY: ...</p>	<p>DATE: 03/11/22</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO.: 2022</p>
<p>DATE: 03/11/22</p>	<p>DESIGNED BY: ...</p>	<p>CHECKED BY: ...</p>	<p>DATE: 03/11/22</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO.: 2022</p>
<p>DATE: 03/11/22</p>	<p>DESIGNED BY: ...</p>	<p>CHECKED BY: ...</p>	<p>DATE: 03/11/22</p>	<p>SCALE: AS SHOWN</p>	<p>PROJECT NO.: 2022</p>

Sheet No. **L15**



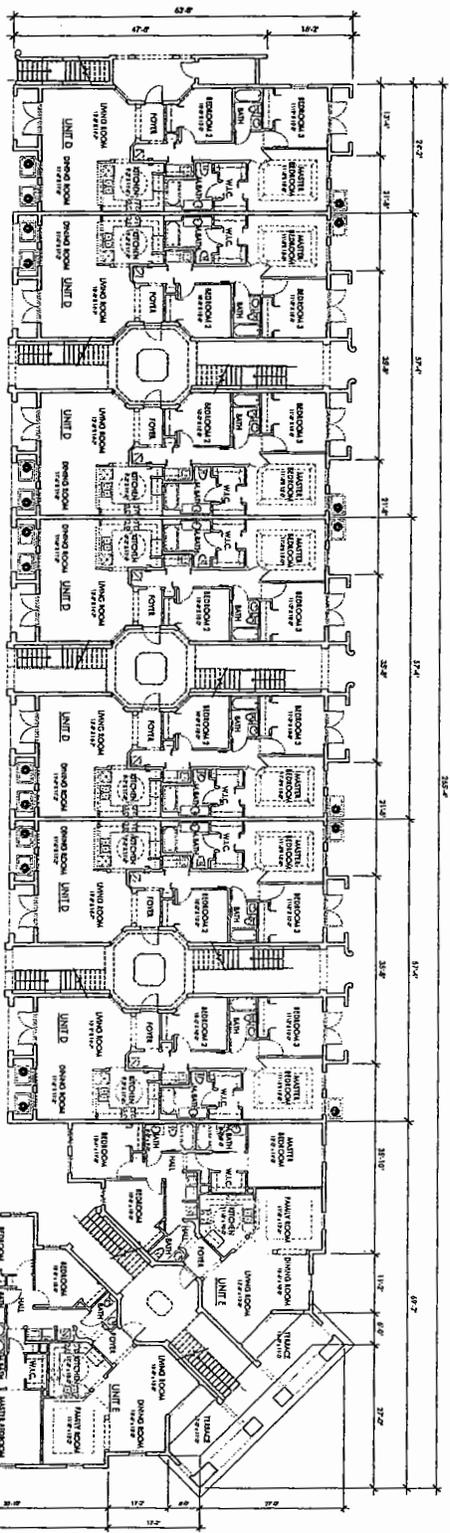
2ND FLOOR PLAN - TYPICAL TOWNHOUSE - UNITS A-F



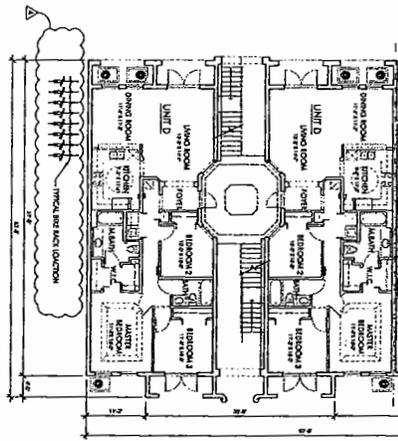
NOTE: ALL UNITS ON 68' DEEP LOTS ARE INTERCHANGEABLE
 1ST FLOOR PLAN - TYPICAL TOWNHOUSE - UNITS A-F

NOTE: FLOOR PLANS REPRODUCED COURTESY OF FACULTY,
 FREL, INDIANAN ASSOCIATES. ALL RIGHTS RESERVED.

<p>PROJECT NAME: ZONING SEAMLESS PRINCETON COMMONS</p> <p>NO. 100, ANN ARBOR, MI, 48106 ARCHITECTURAL RECORDS</p>	<p>PROJECT NO.: 2002</p> <p>SCALE: AS NOTED</p> <p>DATE: 08/31/02</p> <p>DRAWN: MCKLIS</p> <p>CHECKED: JF</p> <p>CAD FILE: ALL</p> <p>DWING TITLE:</p>	<p>DATE: 08/31/02</p> <p>BY: J. J. J. J.</p> <p>FOR: J. J. J. J.</p>	<p>PROJECT NO.: 2002</p> <p>SCALE: AS NOTED</p> <p>DATE: 08/31/02</p> <p>DRAWN: MCKLIS</p> <p>CHECKED: JF</p> <p>CAD FILE: ALL</p> <p>DWING TITLE:</p>	<p>PROJECT NO.: 2002</p> <p>SCALE: AS NOTED</p> <p>DATE: 08/31/02</p> <p>DRAWN: MCKLIS</p> <p>CHECKED: JF</p> <p>CAD FILE: ALL</p> <p>DWING TITLE:</p>	<p>PROJECT NO.: 2002</p> <p>SCALE: AS NOTED</p> <p>DATE: 08/31/02</p> <p>DRAWN: MCKLIS</p> <p>CHECKED: JF</p> <p>CAD FILE: ALL</p> <p>DWING TITLE:</p>
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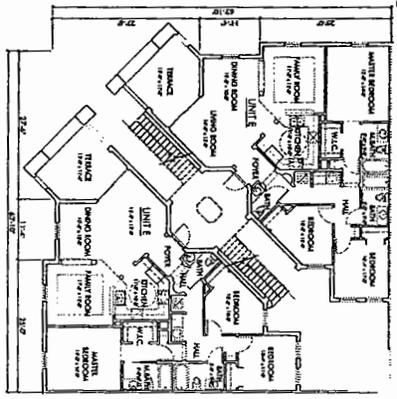
NOTE: MULTI-FAMILY UNITS A, B, C AND D MAY BE SUBSTITUTED WITH UNITS H, I, J, K, L AND M.
TYPICAL GARDEN STYLE APARTMENT GROUND FLOOR PLAN



NOTE: FLOOR PLANS REPRODUCED COURTESY OF RAJOUAL, FELIZ, RUDOLPH & ASSOCIATES. ALL RIGHTS RESERVED.

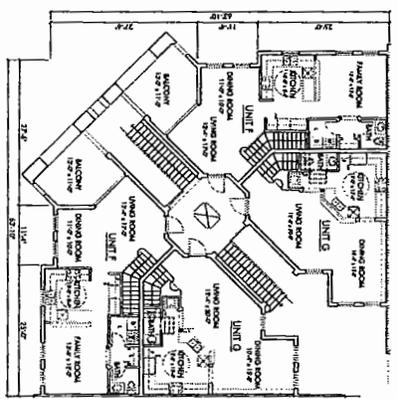
NOTE: ROOM LOCATIONS ARE SUBJECT TO CHANGE.

<p>Project Name ZOHND RESIDENTIAL AT PRINCETON COMMONS</p> <p>100 SOUTH BRIDGE STREET PRINCETON, NJ 08542</p>	<p>Project No. 2207</p> <p>Scale 1/8" = 1'-0"</p> <p>Date 05/21/07</p> <p>Drawn MCA/B</p> <p>Checked JAC/CS</p> <p>Ord Title 01.6</p> <p>Drawing Title</p>	<p>OWNER ZOHND RESIDENTIAL AT PRINCETON COMMONS</p>	<p>DESIGNER RAJOUAL, FELIZ, RUDOLPH & ASSOCIATES ARCHITECTS</p>	<p>DATE 05/21/07</p>	<p>PROJECT NO. 2207</p>	<p>PROJECT NAME ZOHND RESIDENTIAL AT PRINCETON COMMONS</p>
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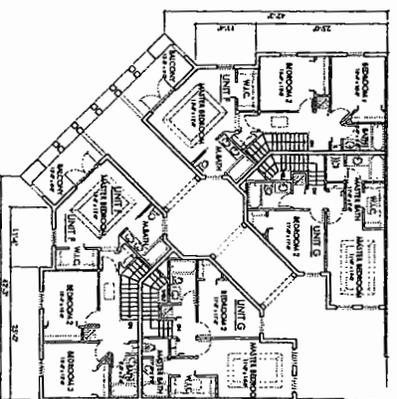
UNIT E - AREA CALCULATIONS
 TOTAL FLOOR AREA: 1,434.00 SQ. FT.
 TOTAL BALCONY AREA: 111.30 SQ. FT.
 TOTAL: 1,545.30 SQ. FT.

1ST FLOOR PLAN - UNIT E - CORNER



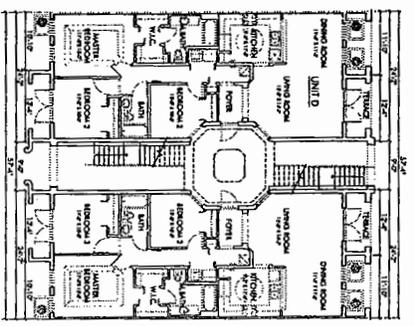
UNIT F - AREA CALCULATIONS
 TOTAL FLOOR AREA: 1,434.00 SQ. FT.
 TOTAL BALCONY AREA: 111.30 SQ. FT.
 TOTAL: 1,545.30 SQ. FT.

2ND FLOOR PLAN - UNIT F-G (1ST FLR) - CORNER



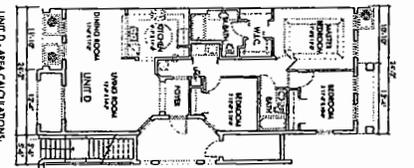
UNIT F - AREA CALCULATIONS
 TOTAL FLOOR AREA: 1,434.00 SQ. FT.
 TOTAL BALCONY AREA: 111.30 SQ. FT.
 TOTAL: 1,545.30 SQ. FT.

3RD FLOOR PLAN - UNIT F + G(2ND FLR) - CORNER

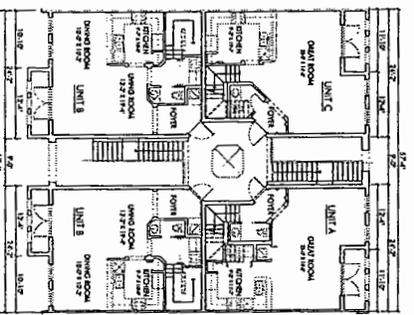


UNIT D - AREA CALCULATIONS
 TOTAL FLOOR AREA: 1,386.11 SQ. FT.
 TOTAL BALCONY AREA: 126.89 SQ. FT.
 TOTAL: 1,513.00 SQ. FT.

1ST FLOOR PLAN - UNIT D + END

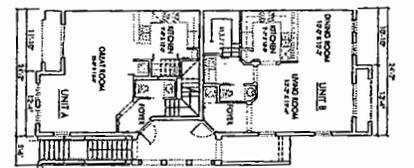


UNIT D - AREA CALCULATIONS
 TOTAL FLOOR AREA: 1,386.11 SQ. FT.
 TOTAL BALCONY AREA: 126.89 SQ. FT.
 TOTAL: 1,513.00 SQ. FT.

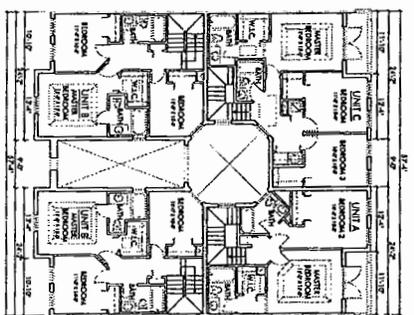


UNIT A - AREA CALCULATIONS
 TOTAL FLOOR AREA: 1,386.11 SQ. FT.
 TOTAL BALCONY AREA: 126.89 SQ. FT.
 TOTAL: 1,513.00 SQ. FT.

2ND FLOOR PLAN - UNITS A-B-C + END (1ST FLR)

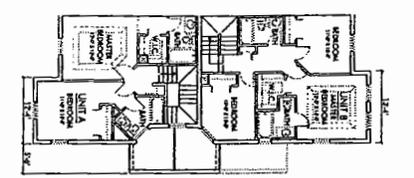


UNIT B - AREA CALCULATIONS
 TOTAL FLOOR AREA: 1,386.11 SQ. FT.
 TOTAL BALCONY AREA: 126.89 SQ. FT.
 TOTAL: 1,513.00 SQ. FT.



UNIT C - AREA CALCULATIONS
 TOTAL FLOOR AREA: 1,386.11 SQ. FT.
 TOTAL BALCONY AREA: 126.89 SQ. FT.
 TOTAL: 1,513.00 SQ. FT.

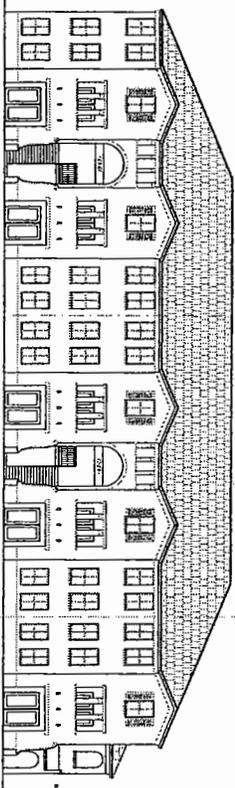
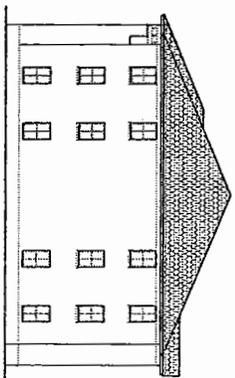
3RD FLOOR PLAN - UNITS A-B-C + END (2ND FLR)



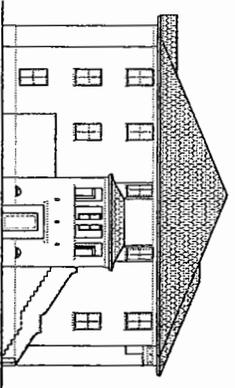
UNIT A - AREA CALCULATIONS
 TOTAL FLOOR AREA: 1,386.11 SQ. FT.
 TOTAL BALCONY AREA: 126.89 SQ. FT.
 TOTAL: 1,513.00 SQ. FT.

NOTE: FLOOR PLANS RENOVATED COURTESY OF PASQUA, PIZEL, RINDOJAN & ASSOCIATES, ALL RIGHTS RESERVED.

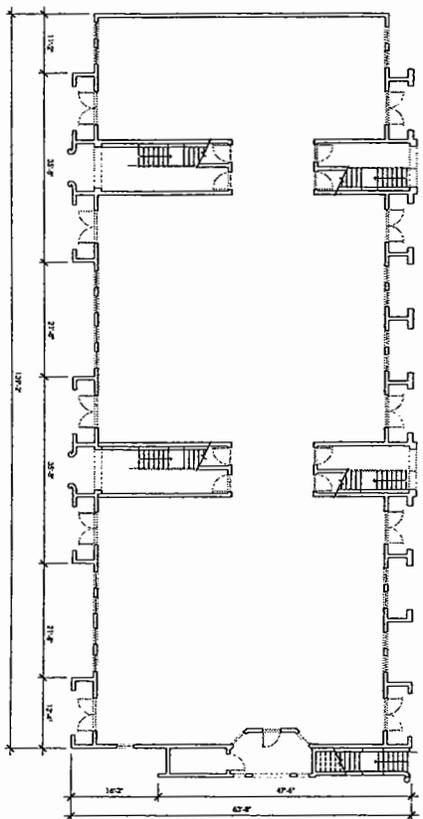
<p>Project Name: ZONING REZONING FOR PRINCETON COMMONS</p>	
<p>Client: PRINCETON COMMONS</p>	
<p>Address: 1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202</p>	
<p>Site No.: 1000 WEST 10TH AVENUE, SUITE 1000, DENVER, CO 80202</p>	
<p>Scale: AS SHOWN</p>	
<p>Date: 08/14/07</p>	
<p>Drawn: JC/MS</p>	
<p>Checked: JC/MS</p>	
<p>City: DENVER, CO</p>	
<p>Sheet No.: A17</p>	
<p>Project No.: 2007-0001</p>	
<p>Block: AS SHOWN</p>	
<p>Drawn: JC/MS</p>	
<p>Checked: JC/MS</p>	
<p>City: DENVER, CO</p>	
<p>Sheet No.: A17</p>	



- ◆ +38'-0" T.O. RIDGE
- ◆ +27'-0" T.O. BWM
- ◆ +19'-4" T.O. BWM
- ◆ +2'-8" F.F.F.E
- ◆ 2ND. FLOOR
- ◆ +2'-4" T.O. BWM
- ◆ 0'-0" F.F.F.E
- ◆ GROUND FLOOR



NOTE: UNITS ARE ABOVE AMENITY CENTER ON SECOND AND THIRD FLOORS
AMENITY CENTER STREET ELEVATION

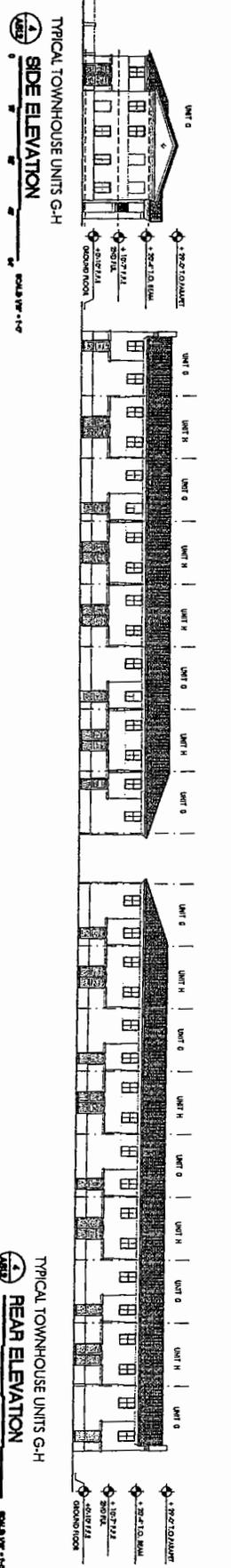
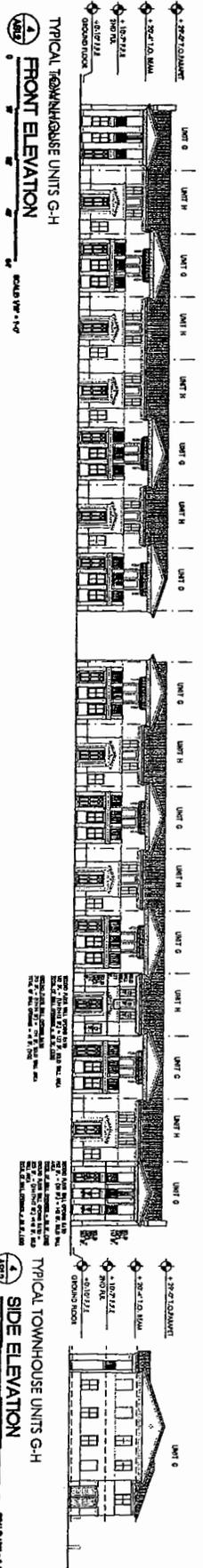
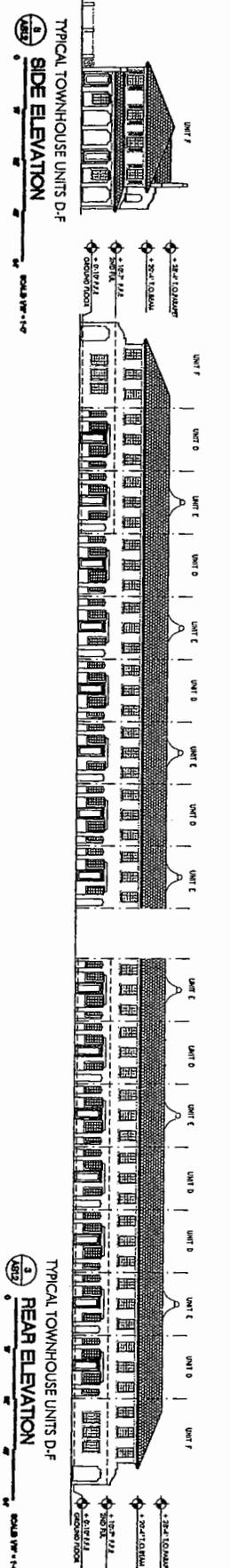
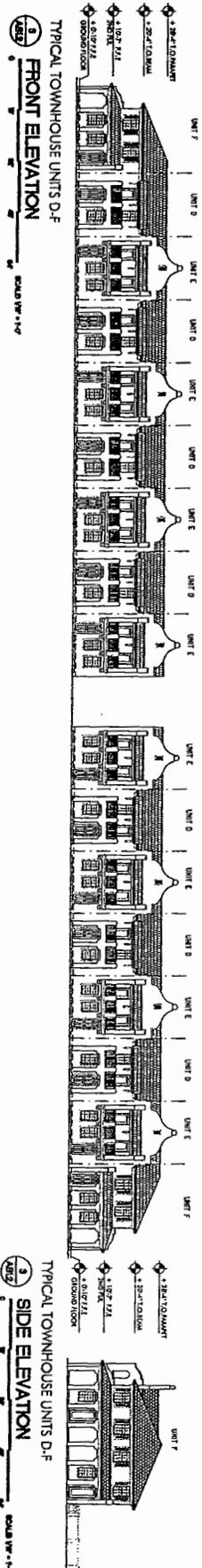


NOTE: UNITS ARE ABOVE AMENITY CENTER ON SECOND AND THIRD FLOORS
AMENITY CENTER GROUND FLOOR PLAN

NOTE: UNIT ELEVATIONS EMPLOYED COURTESY OF
 PACIFIC REZ, RESIDENTIAL ASSOCIATES. ALL RIGHTS
 RESERVED.

NOT:
 FOR THE RECORD
 DATE: 10/15/13

<p>Project Name: ZENNO SUBMITTAL for PRINCETON COMMONS</p> <p>1000 N. UNIVERSITY BLVD. SUITE 200 PRINCETON, NJ 08542</p>	<p>Project No.: 2007</p> <p>Scale: 1/8" = 1'-0"</p> <p>Date: 08/11/12</p> <p>Drawn: AK/LL</p> <p>Checked: MP/CS</p> <p>Cell. Rev.: 01/12</p> <p>Drawing Title:</p>	<p>Author: LI, GORDON, PAUL</p> <p>1000 N. UNIVERSITY BLVD. SUITE 200 PRINCETON, NJ 08542</p>	<p>Sheet No. A19</p>
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NOTE: ELEVATIONS RENOVATED COURTESY OF INACQUA, PEREZ, KIRKOWAN & ASSOCIATES. ALL RIGHTS RESERVED.

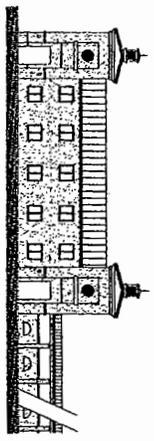
<p>Princeton Commons 2017.07.20 10:58 AM</p>	
<p>Project No. 2017 Date: 08.21.07 Drawn: JAC/CE Checked: JP Old Title: 422 Drawing Title: Sheet No. A22</p>	<p>Princeton Commons 2017.07.20 10:58 AM</p>

RECEIVED

MIAMI-DADE COUNTY
PLANNING DEPARTMENT
DATE: SEP 24 2009
BY: ZAKG

SOMERSET ACADEMY AT COUNTRY PALMS (K-12th GRADE SCHOOL)

S.W. 124 AVENUE & S.W. 248th STREET
MIAMI, FLORIDA



DIC No. 04-404

APPLICANT:
SCHOOL DEVELOPMENT HC,
LLC
6255 BIRD ROAD Miami, FL 33155
tel: (305) 669-2906

DATE: JAN. 2005 / FEB. 2009 / AUG. 2009 / SEPT. 2009
ISSUED FOR: DIC SUBMITTAL

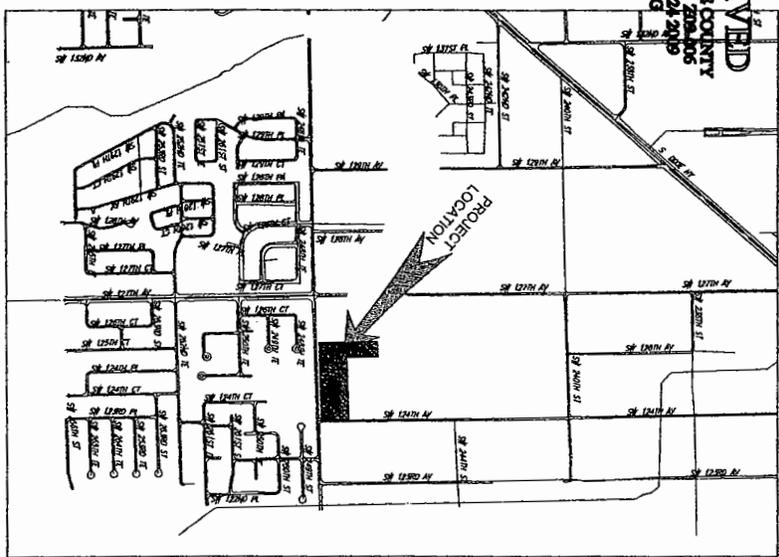
ARCHITECT
CIVICA
tel: 305.593.9959 6323 NW 12th St. Suite No.209, Doral, FL 33126 fax: 305.583.9855

INDEX OF DRAWINGS

- ARCHITECTURAL
- A-1 LOCATION MAP & ZONING DATA
- A-1A PARKING DETAILS & GENERAL ROAD TAPERING DIAGRAM
- A-2 PROPOSED SITE PLAN
- A-3 PHASE-I BLDG. 1st & 2nd FLOOR PLANS
- A-4 PHASE-II BLDG. 1st & 2nd FLOOR PLANS
- A-5 PROPOSED ELEVATIONS
- A-6 PROPOSED ELEVATIONS
- A-7 GENERAL SITE DETAILS
- LANDSCAPE
- LA-1 PROPOSED LANDSCAPE PLAN & PLANT LIST
- LA-2 LANDSCAPE LEGEND & SPECIFICATION

REVISION
08.17.09
PUBLIC WORKS MEETING

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS # 2004-19
 DATES SEP 24 2004
 BY: ZABER



1 LOCATION MAP

*PROPOSED USE EDUCATIONAL	K-12 GRADES CHARTER SCHOOL (11,463 SQ.FT. @ 250/SQ.FT.)
*ZONING DISTRICT	AI/RU (SITING/USE/FORM REC 24-17) SITING/USE/FORM REC 24-17 SITING/USE/FORM REC 24-17
*GROSS LOT AREA	41,739 SQ.FT. = 314,153 SQ.FT. (NEW K.O.W.)
*NET AREA	4,677 SQ.FT. = 30,786.9 SQ.FT. (NEW K.O.W.)
*LOT COVERAGE	(AU MAX ALLOWED) 10% Building Foot Print Provided: 4,677 SQ.FT. (Including all Exterior Areas) TOTAL COVER: 4,677 SQ.FT. = (11.2%) (Lot Cover)
*FLOOR AREA RATIO	Allowable: 0.1 FAK (Per Area) = 15,891 SQ.FT. Provided: 4,677 (Including all Exterior Areas) - EXTERIOR AREAS: 3,663 (Including all Exterior Areas) Total Provided: 11,400 SQ.FT. = (0.27) FAK with all exterior Areas, Basement.
*OPEN SPACE	SEC 23-302 (I) Required: 227,940 SQ.FT. Provided: 111,100 (GREEN) 111,100 SQ.FT. (GREEN) = (66.6%) 244,914 SQ.FT.
*NUMBER OF TREES	REQUIRED 24 TREES PER ACRES + (STREET TREES) 227 TREES PROVIDED
*BIORIGHT	31'-0" (Under-TOP OF MAIN FLOOR)
*SITING/USE/FORM REC 24-17	English 255A (Small) Required: 15'-0" Proposed: (Phase-1) Bldg: 25'-0" (Phase-2) Bldg: 25'-0" Proposed: 25'-0" Bldg (1st) 11th Area Required: 15'-0" Proposed: (Phase-1) Bldg: 25'-0" (Phase-2) Bldg: 25'-0" Proposed: 25'-0" Wash. Bldg Required: 15'-0" Proposed: (Phase-1) Bldg: 25'-0" (Phase-2) Bldg: 25'-0" Proposed: 25'-0" Bldg Required: 15'-0" Proposed: (Phase-1) Bldg: 25'-0" (Phase-2) Bldg: 25'-0" Proposed: 25'-0"

BASED ON ALL Applications with Building permits and/or 1/4" scale as shown to be in compliance with the provisions of Chapter 13-17 of the Miami-Dade Zoning Ordinance.

ELEVATION NOTE:
 ALL ROOF DEGRADATIVE LANDINGS AND ACENT TOWERS SHALL BE EXEMPT FROM THE 7'-0" HEIGHT RESTRICTIONS AS PER SEC 23-354(0) OF THE MIAMI-DADE COUNTY ZONING ORDINANCE (179)

TRIEES:
 Section 23-151.16 (b), and Planning Department for additional Site Requirements (12th floor).
 A. 28 trees are required per net acre. Trees required: 227 (60.00 Acres)
 B. 10 shrubs are required for each tree required. Shrubs required: 2,270
 C. Lawn area in square feet provided (exclusive of imported sports / play areas): 84,800.56

69

PROJECT: CIVICA
 5910 SW 26th St
 MIAMI, FL 33155
 PROJECT NAME: SOMERSET ACADEMY AT COUNTRY PALMS
 OWNER: SCHOOL DEVELOPMENT HC, LLC
 CIVIC PROJECT NO: 2004-19
 ISSUED FOR: DIC APPROVAL No. 04-404
 DATE: 09/17/2004
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: As Shown
 SHEET NUMBER: A-1

PARKING DATA: (K-12th GRADE SCHOOL, 1440 STUDENTS)

Use Proposed	Total Classroom Area	Classroom Area	No. of Students	No. of Teachers	No. of Adult	No. of Admin	Vehicle	Total Proposed	Admin Area
K-8th GRADES	28	14,800 SQ. FT.	510	28	1	1	2-Van/Bus	32	1,200 SQ. FT.
6th-12th GRADES	18	10,400 SQ. FT.	390	18	0	0	2-Van/Bus	30	1,200 SQ. FT.
9th-12th GRADES	24	12,200 SQ. FT.	540	24	4	2	2-Van/Bus	32	500 SQ. FT.
Grand Total	70	42,000 SQ. FT.	1,440	70	5	3	6-Van/Bus	94	1,900 SQ. FT.

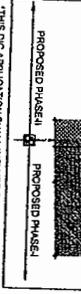
NOTE:
PARKING REQUIREMENTS BASED ON MIAMI-DADE COUNTY CODE OF ORDINANCES
SECTION 22-12(4) FOR 850001 USE

Code Requirement	Parking Required	Parking Provided
1. 1 sq. ft. staff plus a transportation vehicle	00 Staff + 2 Van/Bus = 22 REQS	114
1. 1 sq. ft. staff plus 1/4 of staff & transported vehicles	(11 Staff + 2 Van/Bus x 0.25 req) = 5 20 + 5 = 25 REQS	
1. 1 sq. ft. per 40 sq. ft. + 1 space per 4 Classroom + Admin Area	(12,200 sq. ft. Classroom + 500 sq. ft. Admin + 100 sq. ft. Hallway) / 200 = 71 Spaces	
1. 1 sq. ft. per 40 sq. ft. + 1 space per 4 Classroom + Admin Area	(12,200 sq. ft. Classroom + 500 sq. ft. Admin + 100 sq. ft. Hallway) / 200 = 71 Spaces	

VEHICULAR SPEED:
SCHOOL ZONED ZONE AND SPEED LIMITS SHALL BE MAINTAINED BY CHARTER SCHOOL IN COMPLIANCE WITH THE APPROVED TRAFFIC STUDY.

PHASE 1 TO OPEN AS A K-12th GRADE FACILITY:
UPON PHASE 1 COMPLETION, GRADES LEVEL FLEXIBILITY SHALL BE MAINTAINED DURING PHASE 1 AND PHASE 2 PERIODS AS MAINTAINED IN COMPLIANCE WITH THE APPROVED TRAFFIC STUDY.

PROPOSED WORKS REQUIRING:
THIS DC APPLICATION SHALL INCLUDE ENTIRE LAYOUT.



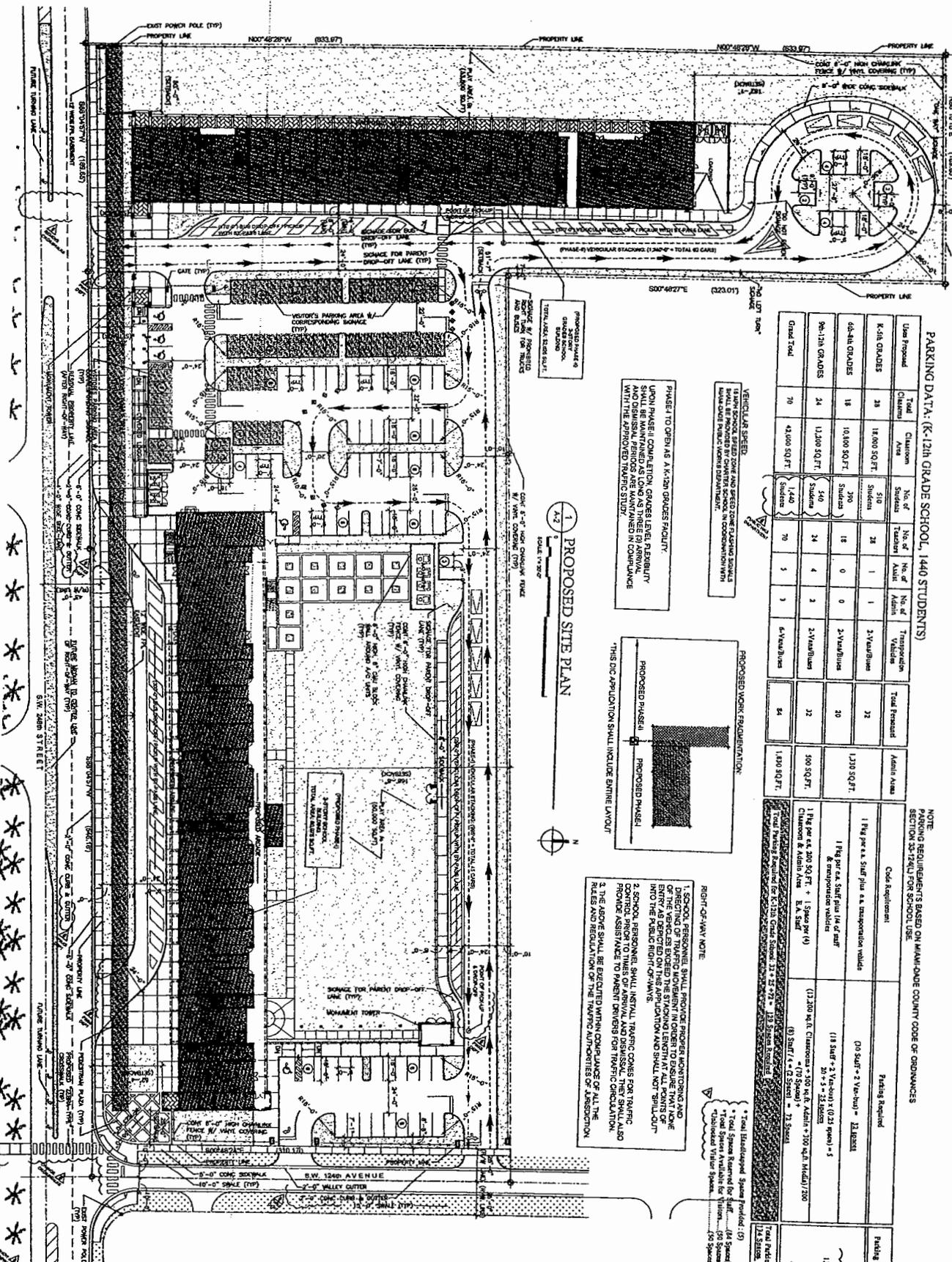
1 PROPOSED SITE PLAN



RIGHT-OF-WAY NOTE:
SCHOOL PERSONNEL SHALL PROVIDE PROPER MONITORING AND DIRECTING OF TRAFFIC TO PREVENT COLLISIONS THAT MAY OCCUR AS VEHICLES ENTER THE STANDING LINE TO DISBURSE THAT LINE INTO THE PUBLIC RIGHT-OF-WAYS.
2. SCHOOL PERSONNEL SHALL INSTALL TRAFFIC CONES FOR TRAFFIC CONTROL AT TIMES OF ARRIVAL AND DEPARTURE. THEY SHALL ALSO PROVIDE ASSISTANCE TO PARENT DRIVERS FOR TRAFFIC CIRCULATION.
3. THE ABOVE SHALL BE EXECUTED WITH COORDINATION OF ALL THE AGENCIES AND AGENCIES OF THE TRAFFIC AUTHORITIES OF JURISDICTION.

1. Total Undeveloped Space Provided: (5)
1. Total Space Reserved for Staff: (45 Spaces)
1. Total Space Reserved for Vehicle: (50 Spaces)
1. Total Space Reserved for Vehicle: (100 Spaces) 100%

NO.	DATE	REVISION	BY
1	02/28/19	ISSUED FOR APPROVAL	ALL
2	02/27/19	ISSUED FOR APPROVAL	ALL
3	02/27/19	ISSUED FOR APPROVAL	ALL
4	02/27/19	ISSUED FOR APPROVAL	ALL
5	02/27/19	ISSUED FOR APPROVAL	ALL
6	02/27/19	ISSUED FOR APPROVAL	ALL
7	02/27/19	ISSUED FOR APPROVAL	ALL
8	02/27/19	ISSUED FOR APPROVAL	ALL
9	02/27/19	ISSUED FOR APPROVAL	ALL
10	02/27/19	ISSUED FOR APPROVAL	ALL



OWNER:
CIVICA
9910 SW 24th St
Miami, FL 33156
Tel: 305.866.1830

PROJECT NAME:
SOMERSET
ACADEMY
AT
COUNTRY PALMS

OWNER:
SCHOOL
DEVELOPMENT HC,
LLC
10000 SW 24th St, Suite 101
Miami, FL 33156

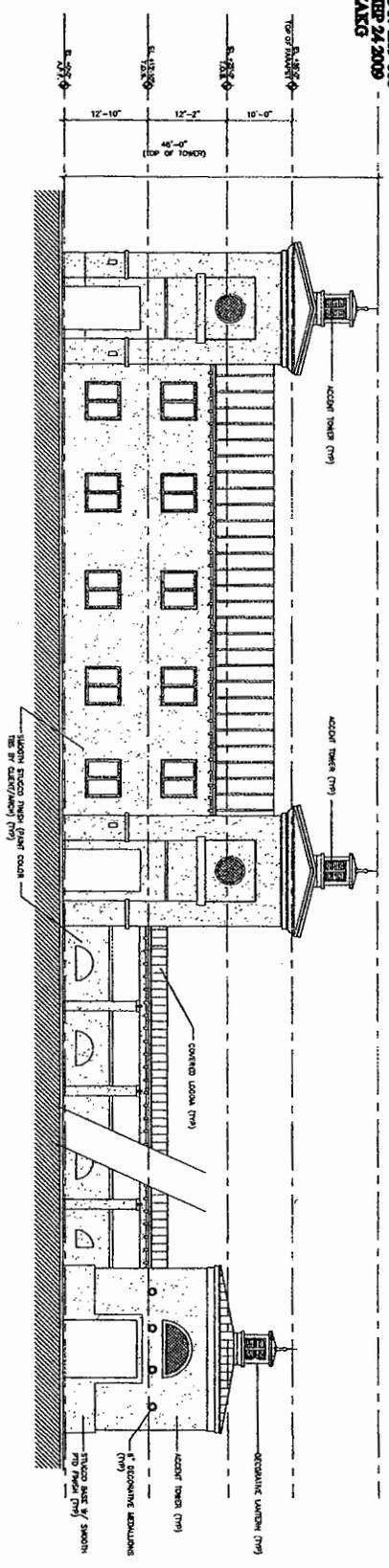
ISSUED FOR APPROVAL
DATE: 02/28/19
NO. 04-404

DESIGNER:
DATE: 02/28/19
NO. 04-404

CONTRACTOR'S NAME:
DATE: 02/28/19
NO. 04-404

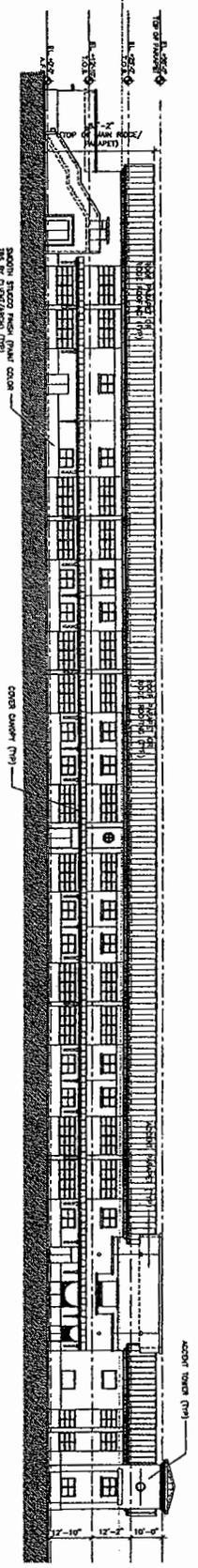
PROPOSED SITE PLAN

RECEIVED
 MIAMI-DADE COUNTY
 PROCESS # Z09-006
 DATE SEP 24 2009
 BY: ZAKG



1 PROPOSED EAST BLDG ELEVATION AND COVERED LOGGIA (PHASE I)

GENERAL NOTE:
 ALL DIMENSIONS UNLESS OTHERWISE SPECIFIED SHALL BE IN FEET AND INCHES. DIMENSIONS SHALL BE TAKEN FROM THE 3/4\"/>



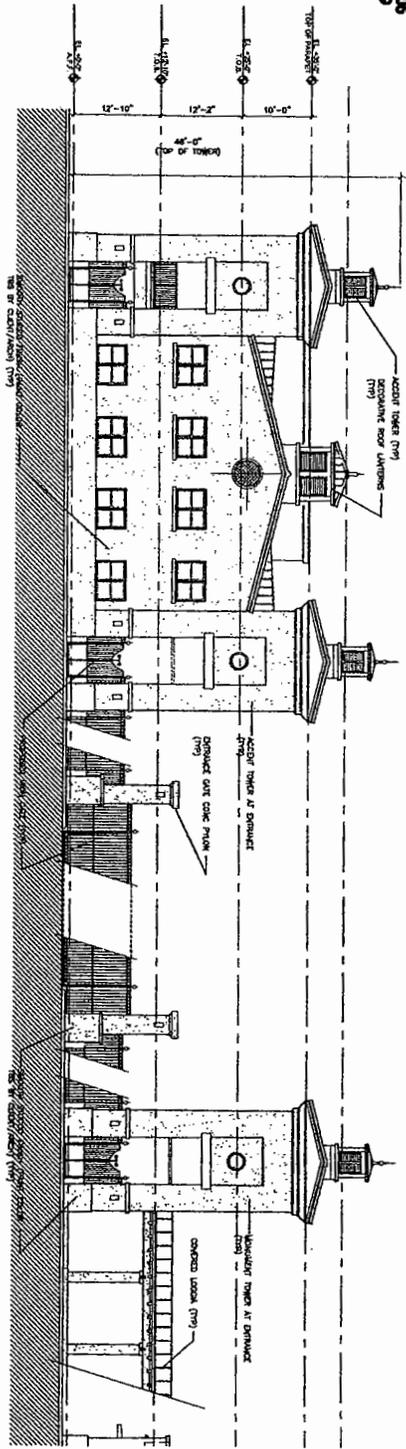
2 PROPOSED SOUTH ELEVATION (PHASE I)

DATE: 09/17/2009
 PROJECT NAME: CIVICA
 PROJECT ADDRESS: 1815 SW 55th St, Miami, FL 33149
 PROJECT OWNER: SOMERSET ACADEMY AT PALMS
 ARCHITECT: CIVICA PROJECT INC.
 SCALE: AS SHOWN
 SHEET TITLE: PROPOSED BUILDING ELEVATIONS
 SHEET NUMBER: A-5

DATE: 09/17/2009
 PROJECT NAME: CIVICA
 PROJECT ADDRESS: 1815 SW 55th St, Miami, FL 33149
 PROJECT OWNER: SOMERSET ACADEMY AT PALMS
 ARCHITECT: CIVICA PROJECT INC.
 SCALE: AS SHOWN
 SHEET TITLE: PROPOSED BUILDING ELEVATIONS
 SHEET NUMBER: A-5

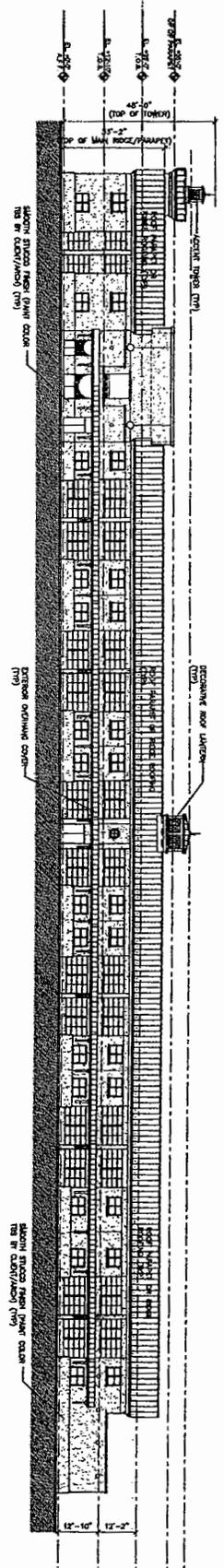
72

RECEIVED
MANASSAS COUNTY
PROCESS # 20-005
DATE SEP 24, 2009
BY: DAKG



1 PROPOSED SOUTH ELEVATION W/ ENTRANCE TOWERS (PHASE II)
 SCALE: 1/8" = 1'-0"

ELEVATION NOTE
 ALL ROOF ACCENTIVE LANDINGS AND ACCENT TOWERS SHALL BE CONCRETE. SHOW THE 30" OF ROOF ACCENTIVE AS PER DRAWING. (TYP)



2 PROPOSED EAST ELEVATION (PHASE II)
 SCALE: 1/8" = 1'-0"

ADDRESS:
CIVICA
 5810 SW 28th St
 Miami, FL 33155
 305.551.1800

PRODUCT NAME:
**SOMERSET
 ACADEMY**

AT
COUNTRY PALMS

OWNER:
**SCHOOL
 DEVELOPMENT HC,
 LLC**

1341 BIRD ROAD MIAMI, FL 33146
 305.551.1800

CONCA PROJECT No.
2004-19

ISSUED FOR:
**DIC
 APPROVAL
 No. 04-04**

NO.	DATE	REVISION	BY

SHEET NO. **11** OF **11**
 DATE: **11/20/08**
 SCALE: **As Shown**

REVISIONS:
 08/17/2008
 08/17/2008

PROJECT TITLE:
**PROPOSED
 BUILDING
 ELEVATIONS**

SHEET NUMBER:
A-6

DISCLOSURE OF INTEREST*

If a CORPORATION owns or leases the subject property, list principal stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Princeton Land Investments, L.L.C.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>KG Group, L.L.C.</u>	<u>100%</u>
<u>230 Palermo Avenue, Coral Gables, Florida 33134</u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

CORPORATION NAME: Country Palm Holdings, L.L.C.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Ignacio G. Zulueta</u>	<u>50%</u>
<u>6361 Sunset Drive, Miami Florida 33143</u>	<u></u>
<u></u>	<u></u>
<u>Fernando J. Zulueta</u>	<u>50%</u>
<u>6361 Sunset Drive, Miami Florida 33143</u>	<u></u>

If a TRUST or ESTATE owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: N/A

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
<u></u>	<u></u>
<u></u>	<u></u>
<u></u>	<u></u>

RECEIVED
Zoning
JAN 20 2009

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

If there is a **CONTRACT FOR PURCHASE** by a corporation, Trust or Partnership, list purchasers below, including principal officers, stockholders, beneficiaries or partners [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: N/A

<u>NAME ADDRESS AND OFFICE (if applicable)</u>	<u>Percentage of Interest</u>

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

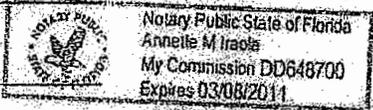
NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in his application to the best of my knowledge and belief

Signature: [Signature] (Ignacio G. Zulueta)
(Applicant)

Sworn to and subscribed before me this day of 5 JAN 2009 Affiant is personally known to me or has produced n/a as identification.

[Signature]
(Notary Public)



My commission expires _____

*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or a other country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership and where no one (1) person or entity holds more than a total of five percent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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.

RECEIVED
JAN 20 2009

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

Interests in KG Group, LLC

	Percentage of Interest
Princeton Associates, LLC 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	25%

Princeton Group Investments, LLC 230 Palermo Avenue, Coral Gables, Florida 33134	75%
---	-----

Interests in Princeton Associates, LLC

	Percentage of Interest
Goldmeier (NJ) Ltd. Mack Centre IV 61 South Paramus Road Paramus, New Jersey 07652	100%

Interests in Goldmeier (NJ) Ltd.

	Percentage of Interest
Barry Goldmeier Trust 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	40%
Lee Goldmeier Trust 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	40%
Goldmeier (NJ) Corp. Mack Centre IV 61 South Paramus Road Paramus, New Jersey 07652	20%

RECEIVED
209000
DEC 21 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____

Interests in Barry Goldmeier Trust

	Percentage of Interest
Barry Goldmeier 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	100%

Interests in Lee Goldmeier Trust

	Percentage of Interest
Lee Goldmeier 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	100%

Interests in Goldmeier (NJ) Corp.

	Percentage of Interest
Barry Goldmeier 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	50%
Lee Goldmeier 250 Catalonia Avenue, Suite 606 Coral Gables, FL 33134	50%

Interests in Princeton Group Investments, LLC

	Percentage of Interest
Christopher Korge 230 Palermo Avenue, Coral Gables, Florida 33134	86%
Tom Korge 230 Palermo Avenue, Coral Gables, Florida 33134	8%
Christopher G. Korge Family Trust 230 Palermo Avenue, Coral Gables, Florida 33134	6%

Interests in Christopher G. Korge Family Trust

	Percentage of Interest
Christopher Korge 230 Palermo Avenue, Coral Gables, Florida 33134	100%

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ZD 9000
DEC 21 2009

ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.

BY _____ 78

CHILD CARE CHECK LIST FOR CHARTER SCHOOLS

A signed charter contract from the Miami-Dade County School Board must accompany this application which matches the location, # of students and grade levels of the proposed application.

Sunset Academy at
School Name: Country Palms School Address: Switz Ave and Switz St

Tax Folio # 30 B924 000-1621, 1620, 1410 Total size of site: 6.97 net acres

Is this an expansion to an existing school? Yes No Add 4th and 5th grades requested to approved but unbuild school

If yes, indicate the # of students and grade levels previously approved: 1,440 K-8 and the Resolution # E-15-05

Number of children/students requested: 1,440 Grade Levels: K-12 Ages: 5-18

Number of classrooms: 70 Total square footage of classroom area: 13,200

Total square footage of non-classroom area (offices, bathrooms, kitchens, etc.): Approx 100,400

Total square footage of outdoor recreation/play area: 50,000

Number of parking spaces provided for staff, visitors, and transportation vehicles: 84

Days and hours of operation: M-F 7:00 - 6:00

THE INFORMATION ABOVE IS COMPLETE AND IS CORRECT TO THE BEST OF MY KNOWLEDGE.

Signed, sealed, executed and acknowledged on this 21 day of December at Miami-Dade County, Florida.

WITNESSES:

[Signature]
[Signature]

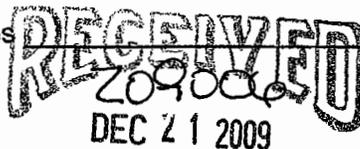
[Signature]
Attorney for Applicant

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

I hereby certify that on this 21 day of December, 2009, before me personally appeared Grisham Penn, to me known to be the person described in an who executed the foregoing instrument and he/she acknowledge to me the execution thereof to be his/her free act for the uses and purposes therein mentioned.

My Commission Expires

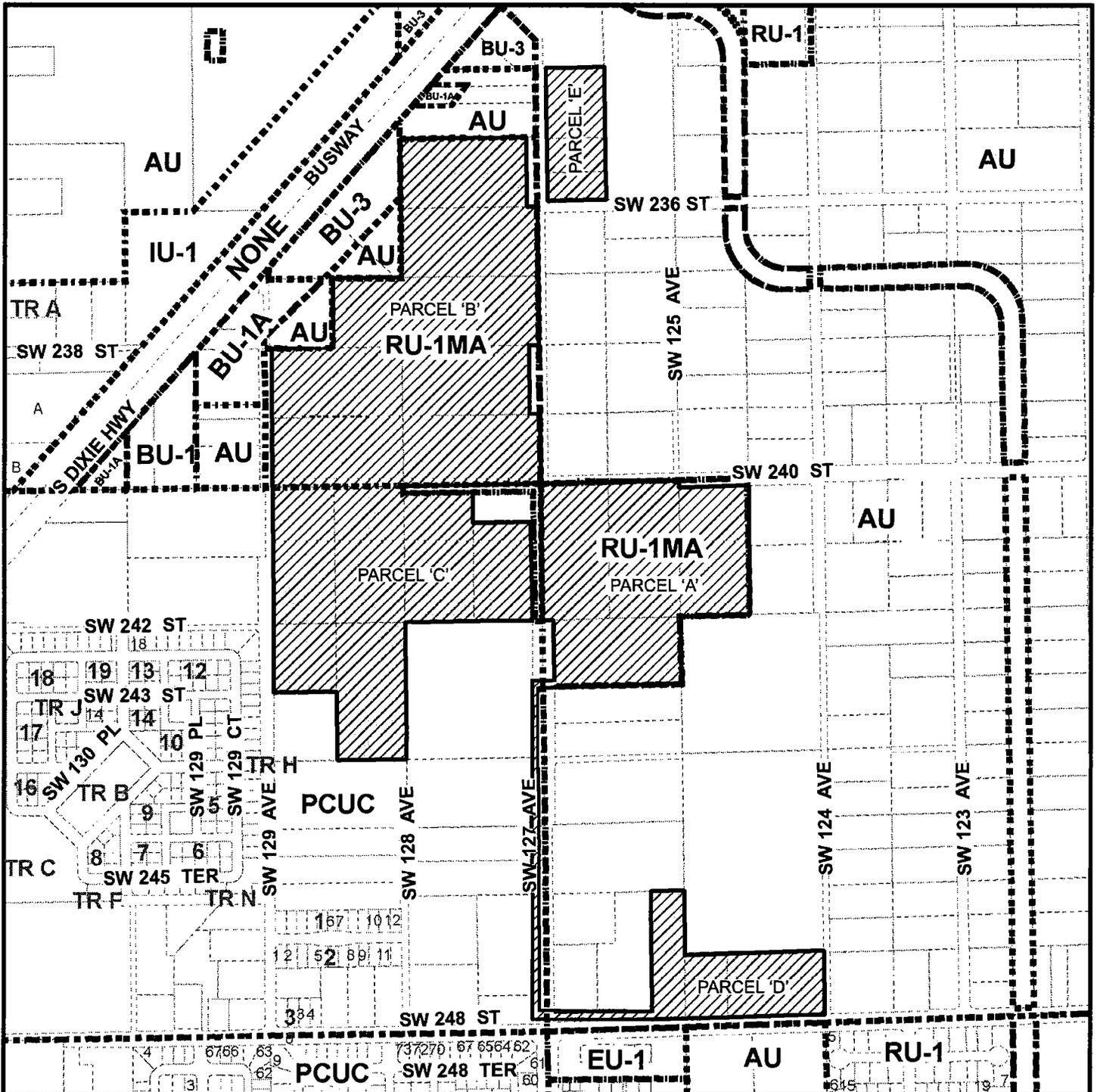
4/1/08



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

Cristina P. Gonzalez
NOTARY PUBLIC-STATE OF FLORIDA
Cristina D. Gonzalez
Commission # DD514108
Expires: MAR. 23, 2010
Florida Trust Account Bonding Co., Inc.

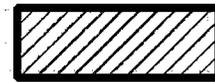
79



**MIAMI-DADE COUNTY
HEARING MAP**

Process Number
09-006

Section: 23,24 Township: 56 Range: 39
 Applicant: PRINCETON LANDINVESTMENTS LLC
 & COUNTY PALM HOLDINGS, LLC.
 Zoning Board: C15
 Commission District: 08
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY

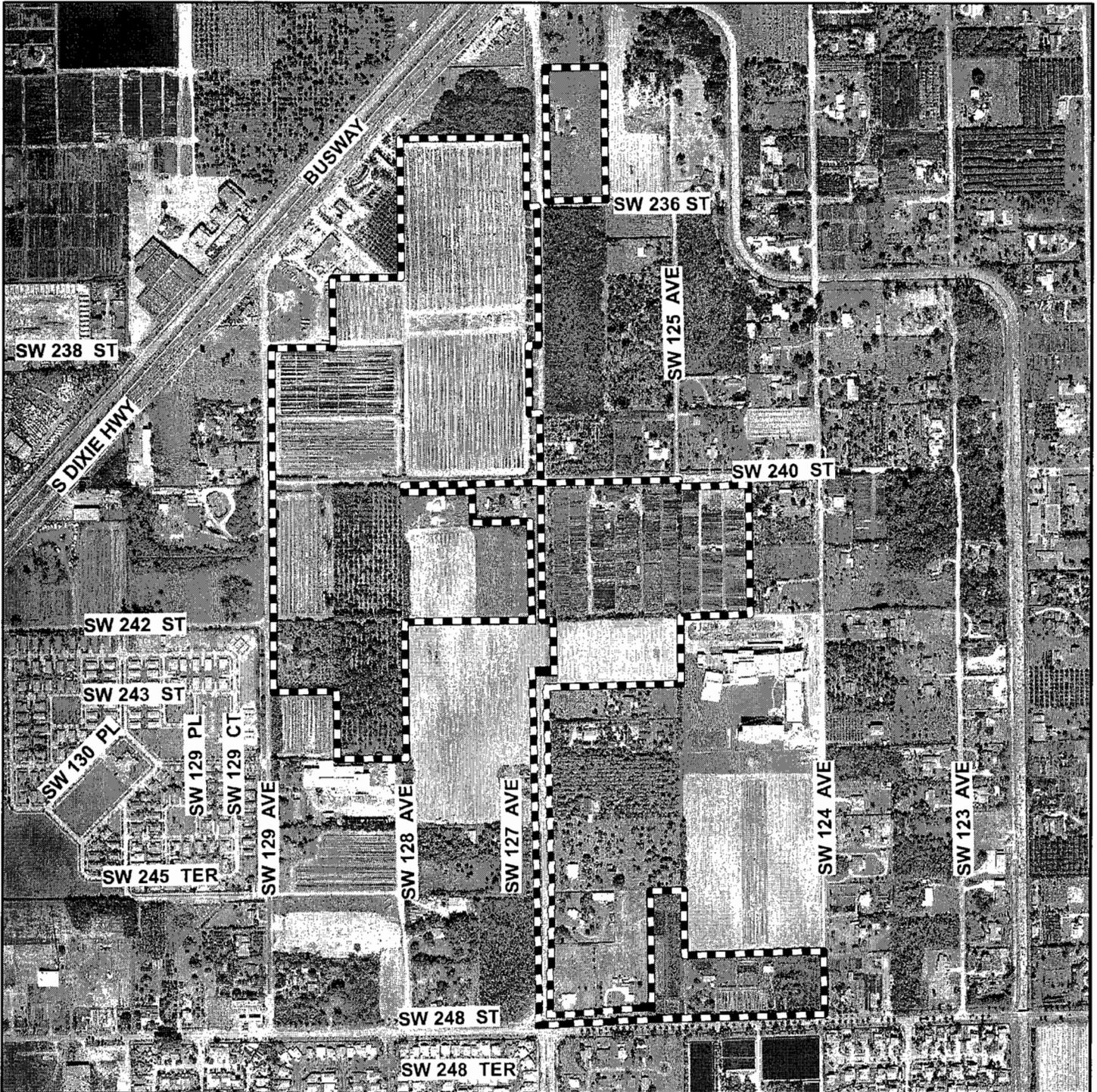


80



SKETCH CREATED ON: 01/27/09

REVISION	DATE	BY
PARCEL'S LABELS	09/24/09	AFT
NEW LABELS 'C' & 'D'	11/24/09	AFT



MIAMI-DADE COUNTY
AERIAL YEAR 2008

Process Number
09-006

Section: 23,24 Township: 56 Range: 39
 Applicant: PRINCETON LANDINVESTMENTS LLC
 & COUNTY PALM HOLDINGS, LLC.
 Zoning Board: C15
 Commission District: 08
 Drafter ID: ALFREDO
 Scale: NTS
 ----- Zoning



SUBJECT PROPERTY



SKETCH CREATED ON: 01/27/09

REVISION	DATE	BY

This instrument was prepared by:

Name: Graham Penn, Esq.

Address: Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the 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

IN ORDER TO ASSURE the **County** that the representations made by the Owner during consideration of Public Hearing No. 09-006 will be abided by the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. Development Plans. That said Property shall be developed substantially in accordance with the development plans previously submitted, entitled "Somerset Academy at Country Palms" prepared by Civica, consisting of twelve (12) sheets, and dated September 17, 2009 (the "Development Plans") said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

2. School Site. The Property shall be developed as a school site.

2. Operation of Charter School. The operation of the charter school on the Property shall be subject to the following requirements:

- a) The charter school shall be limited to a maximum of 1,440 K-12 students.
- b) The operating hours of the school shall be limited to 7:00 A.M. to 6:00 P.M., except for normal and customary before and after school activities common to public schools.

(Public Hearing)

(Space reserved for Clerk)

- c) There will be three staggered arrival times and three staggered dismissal times for students as follows:
 - 1) The Phase I building, as depicted on the Development Plans, will operate with two shifts with the maximum number of students in each shift not to exceed 535 K-12 students.
 - 2) The Phase II building, as depicted on the Development Plans, will operate with one shift with a maximum number of 640 K-12 students.
 - d) Properly trained personnel shall be posted adjacent to and within the site during the school dismissal periods to facilitate traffic operations.
 - e) No outside speakers shall be permitted on the school property.
 - f) The waste pick-up for the charter school shall be performed by a private commercial entity and shall be limited to pick-up between the hours of 9:00 A.M. and 4:00 P.M., Monday through Friday, except that pick up shall not occur during arrival and dismissal times.
 - g) The school gates shall be opened at least thirty (30) to forty-five (45) minutes prior to the arrival and dismissal times.
 - h) The Owner shall comply with all of the applicable conditions, requirements, recommendations, requests and other provisions of the various departments as contained in the Departmental memoranda, which are part of the December 30, 2009 Developmental Impact Committee ("DIC") record of the Application, except as amended by the DIC Executive Council at its meeting on December 30, 2009, and incorporated herein by reference.
 - i) At time of Certificate of Use renewal, the Owner shall submit to the Department a letter from the principal of the school detailing the number of students and the grade levels that are then currently enrolled in said facility.
4. **Closure of School.** If the Charter School is constructed but fails to begin operation and/or the Charter School fails after establishment, the Owner, within thirty-six (36) months of the Charter School's failure to begin operation or closure, shall:

(Space reserved for Clerk)

- (a) cause the Charter School to be in full compliance with all zoning regulations applicable to the Property allowing a use other than the charter school use, or
- b) transfer the operation of the Charter School to another charter school operator or to the Miami-Dade County School Board, after securing the necessary approvals from the Miami-Dade County School Board, or
- (c) convert the Charter School to a permitted use within the zoning district applicable to the Property, provided said use has first been authorized through the issuance of the appropriate permits from the Department, or
- (d) secure necessary public hearing approvals to convert the Charter School to a use not otherwise permitted within the zoning district applicable to the Property.

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

6. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and its heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

(Space reserved for Clerk)

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

8. **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

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

9. **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.

(Space reserved for Clerk)

10. 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.

11. 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.

12. 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.

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

14. Recording. 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 Planning and

(Space reserved for Clerk)

Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

15. 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 and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

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

[Execution Pages Follow]

**ACKNOWLEDGMENT
LIMITED LIABILITY COMPANY**

Signed, witnessed, executed and acknowledged on this 18 day of December, 2009.

IN WITNESS WHEREOF, Country Palm Holdings, L.L.C. has caused these presents to be signed in its name by its proper officials.

Witnesses:

Annette M. Iraola
Signature
Annette M. Iraola
Print Name
IR
Signature
Twinky Rodriguez
Print Name

Country Palm Holdings, LLC
Name of Limited Liability Company
Address:
6361 Sunset Drive
Miami, Florida 33143
By [Signature]
Ignacio Zulueta
Managing Member

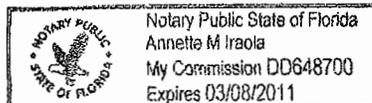
**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by Ignacio Zulueta, the Managing Member of Country Palm Holdings, L.L.C., on behalf of the Limited Liability Company. He is personally known to me.

Witness my signature and official seal this 18 day of December, 2009, in the County and State aforesaid.

Annette M. Iraola
Notary Public, State of Florida
Annette M. Iraola
Print Name

My Commission Expires:



JOINDER BY MORTGAGEE
TO THE DECLARATION OF RESTRICTIONS

The undersigned, 1st National Bank of South Florida, and mortgagee ("Mortgagee") under that certain Mortgage and Security Instrument dated October 3, 2005 and recorded October 4, 2005 in Official Records Book 23839, Page 272, Public Records of Miami-Dade County; covering all/or a portion of the property described in the foregoing Declaration of Restrictions (the "Declaration") does hereby acknowledge that the terms of the Declaration are and shall be binding upon the undersigned and its successors in title.

NOW THEREFORE, Mortgagee consents to the recordation of the Declaration.

Mortgagee makes no warranty or representation of any kind or nature concerning the Declaration, any of its terms or provisions, or the legal sufficiency thereof, and disavows any such warranty or representation as well as any participation in the development of the Charter School, and does not assume and shall not be responsible for any of the obligations or liabilities of the Owner or Charter School Operator contained in the Declaration. None of the representations contained in the Declaration or other documents shall be deemed to have been made by the Mortgagee, nor shall they be construed to create any obligations on the Mortgagee to any person relying thereon. Nothing contained herein shall affect or impair the rights and remedies of the Mortgagee as set forth in the Mortgage or in the Declaration.

IN WITNESS WHEREOF, these presents have been executed this 18th day of December 2009.

WITNESSES:

1st National Bank of South Florida

Patricia L. Dunbar
Signature

Patricia L. Dunbar
Printed Name

Idania Kestel
Signature

Idania Kestel
Printed Name

By: Karen Hirschko
Signature

KAREN Hirschko
Printed Name

Vice President
Title

Address

1ST NATIONAL Bank of South Florida
1550 NORTH KROME Avenue
Homestead, Florida 33030

[NOTARY SIGNATURE NEXT PAGE]

STATE OF Florida)
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me this 18 day of June December
2009, by Karen Hirschowitz as Vice President of 1st National Bank of South
Florida, on behalf of same. She/He is personally known to me or has produced _____
as identification.

My Commission Expires:



Notary Public - State of _____
Printed Name: Mariela Huanuco



Exhibit A -- LEGAL DESCRIPTION

PARCEL "D"

SUBPARCEL1

The E1/2 of E1/2 of S.W.1/4 of S.W.1/4 of S.W.1/4 less street R/W.

AND

SUBPARCEL2

The W 132.4 feet of S1/2 of S.E.1/4 of S.W.1/4 of S.W.1/4 & S 11.32 feet of W 132.4 feet of N1/2 of S.E.1/4 of S.W.1/4 of S.W.1/4 less street R/W AND

SUBPARCEL3

The S11.34 feet of the N1/2 of The S.E.1/4, of The S.W.1/4, of the S.W.1/4, less the West 132.4 feet and the S1/2 of the S.E.1/4, of the S.W.1/4 of the S.W.1/4, less W 132.4 feet and less street R/W, lying and being in Section 24, Township 56 South, Range 39 East, in Dade County, Florida, and being ±3.72 acres

OPINION OF TITLE

To: **Miami-Dade County**

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Use/Unity of Title/Declaration of Restrictions/Development Agreement or in compliance with Chapter 28, and as an inducement for acceptance of a proposed final subdivision plat covering the real property, hereinafter described, it is hereby certified that I have examined a complete "Abstract of Title" covering the period from the beginning to the 28th day of December 2009 at the hour 11:00 p.m., inclusive, of the following described property:

Parcel One:

The E1/2 of the E1/2 of the SW1/4 of the SW1/4, less street R/W. Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel Two:

The West 132.4 feet of S1/2 of SE1/4 of SW1/4 of SW1/4 & South 11.32 feet of West 132.4 feet of N1/2 of SE1/4 of SW1/4 of SW1/4 less street R/W. Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

Parcel Three:

The South 11.34 feet of the N1/2 of the SE1/4 of the SW1/4 of the SW1/4, less the West 132.4 feet and the S1/2 of the SE1/4 of the SW1/4 of the SW1/4; less the West 132.4 feet and less street R/W, Section 24, Township 56 South, Range 39 East, lying and being in Miami-Dade County, Florida.

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

Country Palm Holdings LLC, a Florida limited liability company

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES:

Mortgage in favor of 1st National Bank of South Florida dated October 3, 2005 and recorded October 4, 2005 in Official Records Book 23839, Page 272, Public Records of Miami-Dade County, Florida.

2. RECORDED CONSTRUCTION LIENS, CONTRACTORS LIENS AND JUDGEMENTS:

N/A

3. GENERAL EXCEPTIONS:

1. Real Estate taxes.

2. Rights of persons other than the above owners who are in possession.
3. Facts that would be disclosed upon accurate survey.
4. Any unrecorded labor, mechanic's or materialsmens' liens.
5. Zoning and other restrictions imposed by governmental authority.
6. Easement in favor of Florida Power and Light Company, contained in instrument recorded March 5, 1971, in O.R. Book 7140, Page 998; O.R. Book 7140, Page 1000; O.R. Book 7141, Page 5, Public Records of Miami-Dade County, Florida.
7. Covenants recorded in O.R. Book 14411, Page 4948 and O.R. Book 16456, Page 581, Public Records of Miami-Dade County, Florida.
8. Subject to rights of tenants under unrecorded leases, if any.
9. Taxes and assessments for the year 2007 under Folio Number 30-6924-000-1410; 30-6924-000-1620; 30-6924-000-1621 (are paid).
10. Declaration of Restrictions recorded in O.R. Book 23798, Page 4449, Public Records of Miami-Dade County, Florida.
11. Assignment of Rents recorded in O.R. Book 23829, Page 0280, Public Records of Miami-Dade County, Florida.
12. UCC Financing Statement in favor of 1st National Bank of South Florida recorded in O.R. Book 23839, Page 286, Public Records of Miami-Dade County, Florida.
13. Agreement recorded in O.R. Book 23839, Page 289, Public Records of Miami-Dade County, Florida.
14. Taxes for the year 2009, which are not yet due and payable.

4. SPECIAL EXCEPTIONS:

N/A

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrance and exceptions.

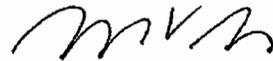
Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the lands described herein.

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
Country Palm Holdings LLC	100%	N/A
<u>Number</u>	<u>Company Certifying No. of Entries Period Covered</u>	
N/A	N/A	

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

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

Respectfully submitted this 28th day of December 2009.



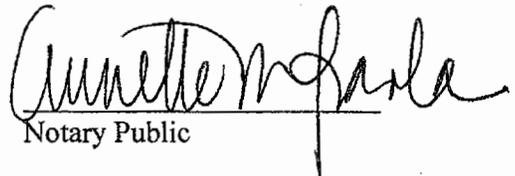
 Maria V. Rives, Esq.
 Florida Bar No.: 273960

NOTE: Ignacio G. Zulueta is authorized to sign on behalf of COUNTRY PALM HOLDINGS LLC, a Florida limited liability company, as Manager.

STATE OF FLORIDA

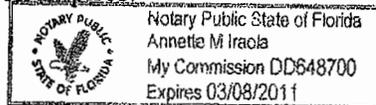
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 28 day of December 2009, by Maria V. Rives, Esq., who is personally known to me.



 Notary Public

My Commission Expires:



This instrument was prepared by:

Name: Graham Penn, Esq.

Address: Bercow Radell & Fernandez, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the 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

IN ORDER TO ASSURE the **County** that the representations made by the Owner during consideration of Public Hearing No. 09-006 will be abided by the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

- 1. Development Plans.** That said Property shall be developed substantially in accordance with the development plans previously submitted, entitled "Princeton Commons" prepared by Chisholm Architects, Inc., consisting of twenty-seven (27) sheets, dated October 7, 2009, except Sheet AS1.7, dated stamped received December 21, 2009 (the "Development Plans") said plans being on file with the Miami-Dade County Department of Planning and Zoning, and by reference made a part of this agreement.

- 2. Total Residential Density.** In no event shall the Property be developed with more than 1,320 residential units.

- 3. Public Park(s).** The Owner voluntarily agrees to offer to convey two public parks on the Property to Miami-Dade County. The total size of the park areas shall be two (2)

(Public Hearing)

(Space reserved for Clerk)

acres. The location of the park areas shall be substantially in accordance with the park areas depicted on Parcels A and B of the Development Plans.

Subject to the foregoing, each park area shall be subject to the review of the Park and Recreation Department for appropriateness for use as County parks at the time of final plat approval for Parcel A or B. The park areas shall be offered to be conveyed to the County by general warranty deed, in fee simple, free from all liens and encumbrances. The conveyance of an individual park area shall occur immediately after the recordation of the plat covering the portion of the Property in which the park area is located.

Conveyance shall occur only upon a determination by Miami-Dade County that the value of the donation, including both the value of the land and any proposed improvements, will be accepted by the County as a contribution in lieu of the payment of all or a portion of the required Park Impact Fee under Section 33H-7 of the Miami-Dade County Code.

Prior to any conveyance, the Owner shall fund and provide to the County an Assessment Report(s) prepared by a licensed geotechnical firm, and shall further provide a Phase I Environmental Assessment and a Phase II Environmental Assessment if indicated by such Phase I Environmental Assessment Report.

The County shall retain the sole right to accept or reject the conveyance of each of the park areas in accordance with Section 33H-10 of the Code of Miami-Dade County governing the suitability of public park donations, as amended from time to time.

If the County accepts a proffered park area donation, the Owner shall construct on the park areas passive recreational improvements pursuant to a site plan and specification approved by the Miami-Dade County Parks and Recreation Department. The cost of the improvements shall be at least equal to the Owner's obligation to pay the improvement portion of the Park Impact Fee under Section 33H-7 of the Code of Miami-Dade County, as

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amended from time to time. The improvements specified in this paragraph for any individual park area shall be completed no later than the issuance of the 250th building permit for a residential unit on the Parcel (A or B) in which the park area is located.

If the County accepts the proffered park area donations, the funding for the improvement and perpetual maintenance of the park areas shall be through a special taxing district, if approved by Miami-Dade County, or similar entity, as approved by Miami-Dade County.

In the event one or more of the proffered park areas are not accepted by the County, the Owner shall improve and maintain these park areas as private open space for the benefit of the Owner and residents of Parcels A and B. In this event, funding for the improvement and perpetual maintenance of the park areas shall be through a homeowner's association, special taxing district, if approved by Miami-Dade County, or similar entity, as approved by Miami-Dade County.

4. Workforce Housing. In accordance with the Workforce Housing Development Program, Chapter 33, Article XIIA of the Code of Miami-Dade County (the "Code"), the development of the Property shall include 65 workforce housing units. Additionally, the Property shall be developed in accordance with the following specifications:

- (a) A workforce housing unit ("WHU" or "restricted WHU") shall mean a dwelling unit, the sale, rental or pricing of which, is restricted to households whose income range is established at between 65% and 140% of the most recent median family income for the County as reported by the U.S. Department of Housing and Urban Development (HUD) and as maintained by the Department of Planning and Zoning at the time of sale or rental of each WHU;
- (b) The development of the Property shall include 65 WHUs, which will be restricted by a Declaration of Restrictions in accordance with Chapter 33, Article XIIA of the Code and 1,255 unrestricted dwelling units, which may include market-rate dwelling units;
- (c) WHUs may be offered for sale or lease;

(Space reserved for Clerk)

- (d) Each owner or lessee of the restricted WHUs will use the WHU as the owner or lessee's primary residence and subleasing shall be prohibited;
- (e) The Property will be developed generally in accordance with the following estimated construction schedule which indicates the approximate dates when construction of the new residential dwelling units (including the restricted WHUs and unrestricted units) is currently anticipated to be initiated and completed:

Units	Anticipated Construction
1 - 330	2011
331 - 660	2013
661 - 990	2015
991 - 1320	2017

Market conditions may accelerate or slow the above construction schedule;

- (f) The restricted WHUs on the Property will consist of apartment type units and will be developed in "garden apartment" style buildings in the project as depicted on the Development Plans;
- (g) The final new residential building on the Property to be issued a building permit shall not contain only restricted WHUs;
- (h) The restricted WHUs and unrestricted units will be built and made available for occupancy simultaneously except that building permits for the last 10% of the market-rate units shall be withheld until building permits have been issued for all of the WHUs; and
- (i) Prior to the earlier of final plat approval or application for building permit for the first new residential unit on the Property, the Owner shall submit a Workforce Housing Agreement (the "Agreement") for the restricted WHUs on the Property to the Director of the Department of Planning and Zoning. The Agreement will encumber each restricted WHU in the entire development, and specify the restrictions of each of the restricted WHUs and such further arrangements, restrictive covenants, resale restrictions, and rental

(Space reserved for Clerk)

restrictions as are necessary to carry out the purposes of Chapter 17, Article IX, Sections 17-142 through 17-144 inclusive, of the Code, and shall include the following:

- i. A binding commitment that the restrictions of Chapter 33, Article XIIA and Chapter 17, Article IX of the Code shall run with the land for the entire 20-year control period of each of the WHUs;
- ii. A binding commitment that the covenants will bind the Owner, any assignee, mortgagee, or buyer, and all other parties that receive title to or an interest in each of the WHUs;
- iii. A statement that the covenants shall be senior to all other liens or encumbrances on the Property, including all instruments securing permanent financing, except that tax and assessment liens shall be superior to the covenants; and
- iv. A binding commitment that incorporates all terms and conditions regarding WHUs, including without limitation, the required shared equity agreement, eligibility standards, appropriate sale and rental price standards and affordability controls required of purchasers of WHUs pursuant to Chapter 17, Article IX of the Code.

5. Educational Facilities Mitigation Plan. The Owner acknowledges that the development of the Property will be subjected to Miami-Dade County's uniform school concurrency system. In addition to any educational facilities mitigation required under the school concurrency system due to the impact of the students generated by the development of the Property, the Owner shall donate \$10,000 to Miami-Dade County Public Schools. The monetary donation shall be made prior to the approval of a final plat for any portion of the Property and shall be over and above any educational facilities impact fees paid for the development. The educational facilities mitigation shall not include the 1,440 student station charter school approved under Zoning Application No. 04-404.

(Space reserved for Clerk)

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

7. Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at the Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and its heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owner, and its heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

10. Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the Board of County Commissioners or Community Zoning Appeals Board of Miami-Dade County, Florida, whichever by law has jurisdiction over such matters, after public hearing.

(Space reserved for Clerk)

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

11. 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.

12. 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.

13. 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.

14. 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

(Space reserved for Clerk)

approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

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

16. Recording. 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 Planning and Zoning Department or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

17. 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 and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance or dedication.

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

[Execution Pages Follow]

**ACKNOWLEDGMENT
LIMITED LIABILITY COMPANY**

Signed, witnessed, executed and acknowledged on this 18th day of December, 2009.

IN WITNESS WHEREOF, Princeton Land Investments, LLC has caused these presents to be signed in its name by its proper officials.

Witnesses:

Ruth M. Bayler
Signature
Ruth M. Gonzalez
Print Name
Crystal Mueller
Signature
Crystal Mueller
Print Name

Princeton Land Investments, LLC
Name of Limited Liability Company
Address:
230 Palermo Avenue
Coral Gables, Florida 33134
By Christopher G. Korge
(Managing Member of Princeton Group Investments, LLC, which is the Managing Member of KG Group, LLC, which owns 100% of Princeton Land Investments, LLC)

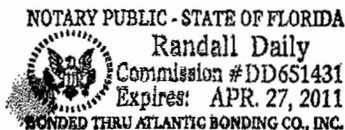
**STATE OF FLORIDA
COUNTY OF MIAMI-DADE**

The foregoing instrument was acknowledged before me by Christopher G. Korge, the Managing Member of Princeton Group Investments, LLC, which is the Managing Member of KG Group, LLC, which owns 100% of Princeton Land Investments, LLC, on behalf of the Limited Liability Company. He is personally known to me.

Witness my signature and official seal this 18 day of December, 2009, in the County and State aforesaid.

Randall Daily
Notary Public-State of Florida
Randall Daily
Print Name

My Commission Expires:



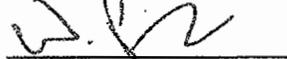
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**JOINDER BY MORTGAGEE
CORPORATION**

The undersigned Israel Discount Bank of New York, a Florida Banking Corporation, Mortgagee under that certain mortgage from Princeton Land Investments, L.L.C. dated the 10th day of February 2006, and recorded in Official Records Book 24227, Page 509 of the Public Records of Miami-Dade County, Florida, covering all of the property described in the foregoing agreement, does hereby acknowledge that the terms of this agreement are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 22 day of December, 2009.

Witnesses:



Signature

William P. AWA

Print Name



Signature

Rajesh Melwani

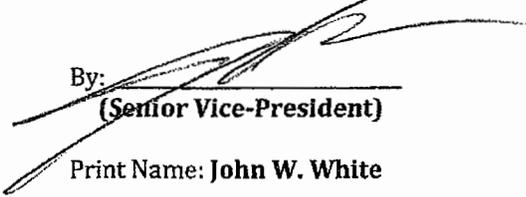
Print Name

Israel Discount Bank of New York

Name of Corporation

Address:

18851 N.E. 29 Avenue, Suite #600
Aventura, Florida 33180

By: 
(Senior Vice-President)

Print Name: **John W. White**

[*Note: All others require attachment of original corporate resolution of authorization]

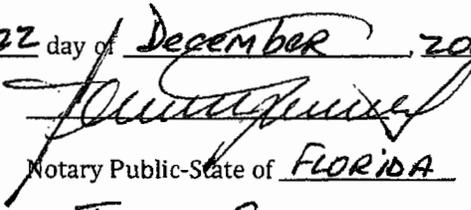
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STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me John W. White, a Senior Vice President of Israel Discount Bank of New York, on behalf of the banking corporation. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 22 day of December, 2009, in the County and State aforesaid.


Notary Public-State of FLORIDA

TANIA GOMEZ

Print Name

My Commission Expires:



TANIA GOMEZ
MY COMMISSION # DD 816025
EXPIRES: December 18, 2012
Bonded Thru Budget Notary Services

Exhibit A -- LEGAL DESCRIPTION

PARCEL "A"

A PORTION OF THE SW ¼ OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST ¼ CORNER OF SAID SECTION 24-56-39; THENCE N88°25'55"E ALONG THE NORTH LINE OF THE SW ¼ OF SAID SECTION 24, AS A BASIS OF BEARING, FOR 678.60 FEET; THENCE S00°48'39"E FOR 35.00 FEET; THENCE N88°25'55"E FOR 339.29 FEET; THENCE S00°48'38"E FOR 663.20 FEET; THENCE S 88°20'37"W FOR 339.29 FEET; THENCE S00°48'39"E FOR 334.36 FEET; THENCE S88°17'59"W FOR 628.59 FEET; THENCE N00°48'44"W FOR 334.85 FEET; THENCE S88°20'37"W FOR 50.01 FEET TO A POINT ON THE WEST LINE OF THE SW ¼ OF SAID SECTION 24; THENCE N00°48'44"W ALONG SAID WEST LINE OF THE SW ¼ OF SAID SECTION 24 FOR 669.77 FEET TO THE POINT OF BEGINNING.

AND

PARCEL "B"

A PORTION OF THE NE ¼ OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST ¼ CORNER OF SAID SECTION 23-56-39; THENCE S89°11'46"W ALONG THE SOUTH LINE OF THE NE ¼ OF SAID SECTION 23, AS A BASIS OF BEARING, FOR 1345.72 FEET TO A POINT ON THE WEST LINE OF THE NE ¼ OF SAID SECTION 23; THENCE N00°42'55"W ALONG THE WEST LINE OF THE NE ¼ OF SAID SECTION 23 FOR 676.02 FEET; THENCE N89°11'01"E FOR 335.85 FEET; THENCE N00°45'52"W FOR 338.05 FEET; THENCE N89°10'38"E FOR 335.55 FEET; THENCE N00°48'49"W FOR 676.17 FEET; THENCE N89°09'51"E FOR 619.94 FEET; THENCE S00°54'44"E FOR 338.16 FEET; THENCE N89°10'14"E FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE ¼ OF SAID SECTION 23; THENCE S00°54'44"E ALONG THE EAST LINE OF THE NE ¼ OF SAID SECTION 23 FOR 676.32 FEET; THENCE S89°11'00"W FOR 50.00 FEET; THENCE S00°54'44"E FOR 338.16 FEET; THENCE N89°11'23"E FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE ¼ OF SAID SECTION 23; THENCE S00°54'44"E FOR 338.16 FEET TO THE POINT OF BEGINNING.

AND

PARCEL "C"

A PORTION OF THE SE ¼ OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE EAST ¼ CORNER OF SAID SECTION 23-56-39; THENCE S89°11'46"W ALONG THE NORTH LINE OF THE SE ¼ OF SAID SECTION 23, AS A BASIS OF BEARING FOR 336.42 TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE S00°46'22"E FOR 185.00 FEET; THENCE N89°11'46"E FOR 286.55 FEET; THENCE S00°48'44"E FOR 484.80 FEET; THENCE S89°09'36"W FOR 623.78 FEET; THENCE S00°43'58"E FOR 670.19 FEET; THENCE S89°07'28"W FOR 337.35 FEET; THENCE N00°41'36"W FOR 335.06 FEET; THENCE S89°08'03"W FOR 302.12 FEET; THENCE N00°39'14"W TO A POINT ON THE NORTH LINE OF THE SE ¼ OF SAID SECTION 23 FOR 1006.07 FEET; THENCE N89°11'46"E ALONG TO THE NORTH LINE OF THE OF THE SE ¼ OF SAID SECTION 23 FOR 974.28 FEET TO THE POINT OF BEGINNING.

AND

PARCEL "E"

SUB PARCEL 1:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROAD PURPOSES.

SUB PARCEL 2:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET AND LESS THE SOUTH 25 FEET AND LESS THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24 BOUNDED BY THE NORTH LINE OF THE SOUTH 25 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES.

SUB PARCEL 3:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES. ALL LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

AND

The East One (1) foot of the SE $\frac{1}{4}$ of Section 23, Township 56 South, Range 39 East in Miami-Dade County, Florida

AND

The South One (1) foot of the West 512.00 feet of the SW $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East in Miami-Dade County, Florida

AND

The East One (1) foot of the West 512.00 feet of the South 35.00 feet of the SW $\frac{1}{4}$ of Section 24, Township 56 South, Range 39 East in Miami-Dade County, Florida.

**MIAMI-DADE COUNTY
OPINION OF TITLE**

To: **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida.

With the understanding that this Opinion of Title is furnished to Miami-Dade County Department of Planning and Zoning, as an inducement for acceptance of a Declaration of Restrictive Covenants covering the real property hereinafter described, it is hereby certified that I (we) have examined an Owner's Title Insurance Policy issued by **ATTORNEYS' TITLE INSURANCE COMPANY, INC., OPM-2661976**, with an effective date of June 6, 2005, a Title Search Report and Update issued by **ATTORNEYS' TITLE INSURANCE COMPANY, INC., File No. 01-2008-001692-A**, with a search through date of November 17, 2009, and an Owner's Title Insurance Policy issued by **LAWYER'S TITLE INSURANCE CORPORATION, Policy No. A81-0211492**, with an effective date of February 10, 2006, and a Time Period Search Report issued by **LAWYER'S TITLE INSURANCE CORPORATION, File No. 2981183**, with a search through date of November 25, 2009, of the following described real property (collectively, the "Title Search Report"):

SEE EXHIBIT "A" ATTACHED HERETO

Basing our opinion on an examination of said Title Search Report, I (we) are of the opinion that on the above mentioned date, fee simple title to the above-described real property is vested in:

PRINCETON LAND INVESTMENTS, LLC, a Florida limited liability company

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES:

- a. Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company and Colonial Bank, N.A., a national banking association, dated June 1, 2005 and recorded June 6, 2005, in O.R. Book 23442, Page 3860, of the Public Records of Miami Dade County, Florida.
- b. Note, Extension, and Modification of Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company and of Colonial Bank, N.A., a national banking association, dated January 1, 2008 and recorded February 21, 2008, in O.R. Book 26225, Page 4840, of the Public Records of Miami Dade County, Florida.
- c. Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company, and Israel Discount Bank of New York, a New York banking corporation, dated February 9, 2006 and recorded February 10, 2006, in Official Records Book 24227, Page 509, of the Public Records of Miami-Dade County, FL.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS & JUDGMENTS:

- a. None.

3. GENERAL EXCEPTIONS:

- a. All taxes and assessments for the year in which this Opinion is rendered, and subsequent years.
- b. Rights or claims of persons other than the above owner who is in possession.
- c. Subject to the rights of tenants under unrecorded leases, if any.
- d. Easements or claims of easements not shown by the public records, boundary line disputes, overlaps, encroachments and any facts or matters not of record which would be disclosed by an accurate survey and inspection of the premises.
- e. Any unrecorded labor, mechanic or materialmen liens.
- f. Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS

- a. Easement in favor of Metropolitan Dade County, contained in instrument recorded 6-23-92, in O.R. Book 15563, Page 139, of the Public Records of Miami Dade County, Florida.
- b. Easement in favor of Metropolitan Dade County, contained in instrument recorded 2-11-92, in O.R. Book 15382, Page 3326, of the Public Records of Miami Dade County, Florida.
- c. Easement in favor of Metropolitan Dade County, contained in instrument recorded 8-8-91, in O.R. Book 15141, Page 1503 and O.R. Book 15141, Page 1516, of the Public Records of Miami Dade County, Florida.
- d. Easement in favor of Florida Power & Light Co., contained in instrument recorded 4-12-00, in O.R. Book 19066, Page 60, of the Public Records of Miami Dade County, Florida.
- e. Easement in favor of Metropolitan Dade County, contained in instrument recorded 6-6-91, in O.R. Book 15055, Page 3653, of the Public Records of Miami Dade County, Florida.
- f. Easement in favor of Florida Power & Light Company, contained in instrument recorded 4-1-97, in O.R. Book 17585, Page 453, of the Public Records of Miami Dade County, Florida.
- g. Easement in favor of Metropolitan Dade County, contained in instrument recorded 9-16-91, in O.R. Book 15190, Page 1230, of the Public Records of Miami Dade County, Florida.

- h. Agreement for Water and Sanitary Sewage Facilities recorded in O.R. Book 19254, Page 346, of the Public Records of Miami Dade County, Florida.
- i. Right of Way Agreement recorded in Deed Book 1139, Page 467, of the Public Records of Miami Dade County, Florida.
- j. Dedication and Improvement Agreement recorded in O.R. Book 14858, Page 2048, of the Public Records of Miami Dade County, Florida.
- k. Right of Way Agreement recorded in Deed Book 1139, Page 469, of the Public Records of Miami Dade County, Florida.
- l. Easement in favor of Florida Power & Light Company, contained in instrument recorded 11-14-1955, in Deed Book 4181, Page 143, of the Public Records of Miami Dade County, Florida.
- m. Dedication and Improvement Agreement recorded in O.R. Book 17746, Page 3038, of the Public Records of Miami Dade County, Florida.
- n. Taxes and assessments for the year 2009 and subsequent years.
- o. Subject to rights of tenants under unrecorded leases, if any.
- p. Easement in favor of Florida Power & Light Company, contained in instrument recorded 8-31-55, in Deed Book 4146, Page 60, of the Public Records of Miami Dade County, Florida.
- q. Right of Way Agreements in Deed Book 1139, Page 463 and Deed Book 1139, Page 471, of the Public Records of Miami Dade County, Florida.
- r. Matters disclosed or appearing in surveys prepared by Ludovici & Orange, dated 5/10/2005 under Job No. 2004-18.
- s. Mortgage from Princeton Land Investments, LLC, a Florida limited liability company in favor of Colonial Bank, N.A., a national banking association, dated June 1, 2005 and recorded June 6, 2005, in O.R. Book 23442, Page 3860, of the Public Records of Miami Dade County, Florida.
- t. Collateral Assignment of Leases, Rents, and Profits from Princeton Land Investments, LLC, a Florida limited liability company in favor of Colonial Bank, N.A., a national banking association, dated June 1, 2005 and recorded June 6, 2005, in O.R. Book 23442, Page 3889, of the Public Records of Miami Dade County, Florida.
- u. UCC-1 Financing Statement from Princeton Land Investments, LLC, a Florida limited

liability company in favor of Colonial Bank, N.A., a national banking association, dated June 1, 2005 and recorded June 6, 2005, in O.R. Book 23442, Page 3897, of the Public Records of Miami Dade County, Florida.

- v. Declaration of Restrictions dated, June 15, 2005 and recorded September 22, 2005, in O.R. Book 23798, Page 4449, of the Public Records of Miami Dade County, Florida.
- w. Marital Settlement Agreement by and between Gary Trewick, petitioner, and Lillith Trewick, respondent, dated January 18, 2006 and recorded February 23, 2006, in O. R. Book 24261, Page 4487, of the Public Records of Miami Dade County, Florida.
- x. Final Judgment of Dissolution of Marriage by and between Gary Trewick, petitioner, and Lillith Trewick, respondent, dated February 15, 2006 and recorded February 23, 2006, in O.R. Book 24263, Page 1335, of the Public Records of Miami Dade County, Florida.
- y. Any rights, title and interest, held by Gary Trewick and Lillith Trewick, his wife, and/or their successors and assigns, to any portion of the property contained within the legal description set forth in Exhibit A herein, by virtue of that certain Quit Claim Deed by and between Gary Trewick, and Lillith Trewick, his wife (collectively, the "Grantor") and Lillith Trewick, married woman ("Grantee"), dated January 25, 2006 and recorded March 14, 2006, in O.R. Book 24323, Page 312, Lillith Trewick, a married woman ("Grantor") and Princeton Land Investments, LLC ("Grantee"), recorded July 18, 2006 in O.R. Book 24732, Page 3772, and Gary Trewick and Lillith Trewick, his wife ("Grantor") and Princeton Land Investments, LLC ("Grantee"), recorded July 18, 2006 in O.R. Book 24732, Page 3773, all of the Public Records of Miami Dade County, Florida.
- z. Note, Extension, and Modification of Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company and of Colonial Bank, N.A., a national banking association, dated January 1, 2008 and recorded February 21, 2008, in O.R. Book 26225, Page 4840, of the Public Records of Miami Dade County, Florida.
- aa. Mortgage and Security Agreement by and between Princeton Land Investments, LLC, a Florida limited liability company, and Israel Discount Bank of New York, a New York banking corporation, dated February 9, 2006 and recorded February 10, 2006, in Official Records Book 24227, Page 509, of the Public Records of Miami-Dade County, FL.
- bb. Assignment of Rents and Leases by and between Princeton Land Investments, LLC, a Florida limited liability company, and Israel Discount Bank of New York, a New York banking corporation, dated February 9, 2006 and recorded February 10, 2006, in Official Records Book 24227, Page 534, of the Public Records of Miami-Dade County, FL.
- cc. UCC-1 Financing Statement by and between Princeton Land Investments, LLC, a Florida limited liability company, and Israel Discount Bank of New York, a New York banking

corporation, dated February 9, 2006 and recorded February 10, 2006, in Official Records Book 24227, Page 541, of the Public Records of Miami-Dade County, FL.

- dd. Terms, conditions, and provisions of Covenant Running with the Land in favor of Metropolitan Dade County, recorded in Official Records Book 14360, Page 605, of the Public Records of Miami-Dade County, FL.
- ee. The following matters disclosed on surveys prepared by Joseph L. Martin, Professional Land Surveyor #4368, under Drawing Number 2005-, dated 10-6-05:
 - a) Asphalt driveway and chain link fence extend beyond South boundary line into adjacent property. (As to Parcel 1)
 - b) Asphalt driveway extends into S.W. 127 Ave. (As to Parcel 1)
 - c) Chain link fence extends beyond North boundary line into adjacent property. (As to Parcel 2)
 - d) Asphalt and chain link fence extend beyond North boundary line into adjacent property. (As to Parcel 3)
 - e) Chain link fence extends beyond South boundary line into adjacent property.
- ff. Declaration of Restrictions recorded in Official Records Book 24467, Page 3255, of the Public Records of Miami-Dade County, Florida.

I hereby certify that I have reviewed all the aforementioned encumbrances and exceptions.

Therefore, it is (my) our opinion that the following party(ies) must join in the agreement in order to make the agreement a valid and binding covenant on the land described herein.

<u>NAME</u>	<u>INTEREST</u>	<u>SPECIAL EXCEPTION #</u>
Princeton Land Investments, LLC, a Florida limited liability company	Fee Simple	N/A
Colonial Bank, N.A., a national banking Association	Mortgagee	S, T, U and Z
Israel Discount Bank of New York, a New York banking corporation	Mortgagee	AA, BB and CC

The following is a description of the aforementioned abstract and its continuations:

<u>NUMBER</u>	<u>COMPANY CERTIFYING</u>	<u># OF ENTRIES</u>	<u>PERIOD COVERED</u>
Policy No. OPM-2661976	ATTORNEYS' TITLE INSURANCE FUND, INC.	N/A	Through 06-06-05

Title Search Report 01-2008-001692-A	ATTORNEYS' TITLE INSURANCE FUND, INC.	N/A	Through 11-17-09
Policy No. A81-0211492	LAWYER'S TITLE INSURANCE CORP.	N/A	Through 02-10-06
Time Period Search 2981183	LAWYER'S TITLE INSURANCE CORP.	N/A	Through 11-25-09

It is also my opinion that per that certain Surveyor's Affidavit, signed by Joseph L. Martin (State of Florida License No. 4368), the legal descriptions contained in Exhibit A of this Opinion of Title coincides with, and is the same as, the legal descriptions in Exhibit B, with the exception of the Right-of-Way Deeds to Dade County recorded in Deed Book 1973, Page 397 and Official Records Book 14906, Page 2059, of the Public Records of Miami-Dade County, Florida.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and am a member in good standing of the Florida Bar.
Respectfully submitted this 18th day of December, 2009.

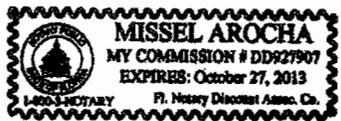
By: *Raymond J. Kayal, Jr.*
 Raymond J. Kayal, Jr., Esquire
 Florida Bar #0961175
 RAYMOND J. KAYAL, JR., P.A.
 6910 NW 12th Street
 Miami, FL 33126

STATE OF FLORIDA)
)
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 18th day of December, 2009, by **RAYMOND J. KAYAL, JR.**, who [X] is personally known to me; or, [] has produced the following type of identification: _____ N/A _____.

My Commission Expires:

Missel Arocha
 NOTARY PUBLIC



Missel Arocha
 PRINT NAME

EXHIBIT "A"

PARCEL 1:

The West ½ of the South ½ of the South ½ of the SE ¼ of the NE ¼, less the West 35 feet for right of way purposes, in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 2:

The East ½ of the North ½ of the South ½ of the SE ¼ of the NE ¼ less the East 50 feet for R/W in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 3:

The East ½ of the South ½ of the South ½ of the SE ¼ of the NE ¼, in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 4:

The North ½ of the NE ¼ of the SE ¼ of the NE ¼ of Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 5:

The South ½ of the SE ¼ of the NE ¼ of the NE ¼ less the East 50 feet for R/W in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 6:

The North ½ of the SW ¼ of the NW ¼ of the SW ¼ less the West 50 feet for R/W in Section 24, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 7:

The East ¾ of the South ½ of the North ½ of the SE ¼ of the NE ¼, in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 8:

The West ½ of the North ½ of the South ½ of the SE ¼ of the NE ¼, less the West 35 feet for right-of-way purposes in Section 23, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 9:

The West ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 24, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 10:

The East ½ of the NW ¼ of the NW ¼ of the SW ¼ of Section 24, Township 56 South, Range 39 East, lying and being in Miami Dade County, Florida.

PARCEL 11:

The West ½ of the NE ¼ of NW ¼ of the SW ¼, of Section 24, Township 56 South, Range 39 East, less the North 35 for Right of Way.

PARCEL 12:

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROAD PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 13:

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET AND LESS THE SOUTH 25 FEET AND LESS THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 24 BOUNDED BY THE NORTH LINE OF THE SOUTH 25 FEET OF THE WEST 1/2 OF THE SW 1/4 OF THE NW 1/4 OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

PARCEL 14:

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "B"

PARCEL "A"

A PORTION OF THE SW ¼ OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE WEST ¼ CORNER OF SAID SECTION 24-56-39; THENCE N88°25'55"E ALONG THE NORTH LINE OF THE SW ¼ OF SAID SECTION 24, AS A BASIS OF BEARING, FOR 678.60 FEET; THENCE S00°48'39"E FOR 35.00 FEET; THENCE N88°25'55"E FOR 339.29 FEET; THENCE S00°48'38"E FOR 663.20 FEET; THENCE S 88°20'37"W FOR 339.29 FEET; THENCE S00°48'39"E FOR 334.36 FEET; THENCE S88°17'59"W FOR 628.59 FEET; THENCE N00°48'44"W FOR 334.85 FEET; THENCE S88°20'37"W FOR 50.01 FEET TO A POINT ON THE WEST LINE OF THE SW ¼ OF SAID SECTION 24; THENCE N00°48'44"W ALONG SAID WEST LINE OF THE SW ¼ OF SAID SECTION 24 FOR 669.77 FEET TO THE POINT OF BEGINNING.

PARCEL "B"

A PORTION OF THE NE ¼ OF SECTION 23, TOWNSHIP 56 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE EAST ¼ CORNER OF SAID SECTION 23-56-39; THENCE S89°11'46"W ALONG THE SOUTH LINE OF THE NE ¼ OF SAID SECTION 23, AS A BASIS OF BEARING, FOR 1345.72 FEET TO A POINT ON THE WEST LINE OF THE NE ¼ OF SAID SECTION 23; THENCE N00°42'55"W ALONG THE WEST LINE OF THE NE ¼ OF SAID SECTION 23 FOR 676.02 FEET; THENCE N89°11'01"E FOR 335.85 FEET; THENCE N00°45'52"W FOR 338.05 FEET; THENCE N89°10'38"E FOR 335.55 FEET; THENCE N00°48'49"W FOR 676.17 FEET; THENCE N89°09'51"E FOR 619.94 FEET; THENCE S00°54'44"E FOR 338.16 FEET; THENCE N89°10'14"E FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE ¼ OF SAID SECTION 23; THENCE S00°54'44"E ALONG THE EAST LINE OF THE NE ¼ OF SAID SECTION 23 FOR 676.32 FEET; THENCE S89°11'00"W FOR 50.00 FEET; THENCE S00°54'44"E FOR 338.16 FEET; THENCE N89°11'23"E FOR 50.00 FEET TO A POINT ON THE EAST LINE OF THE NE ¼ OF SAID SECTION 23; THENCE S00°54'44"E FOR 338.16 FEET TO THE POINT OF BEGINNING.

PARCEL "C"

THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROAD PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET AND LESS THE SOUTH 25 FEET AND LESS THE AREA BOUNDED BY THE EAST LINE OF THE WEST 50 FEET OF THE WEST ½ OF THE SW ¼ OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 24 BOUNDED BY THE NORTH LINE OF THE SOUTH 25 FEET AND THE

WEST ½ OF THE SW ¼ OF THE NW ¼ OF THE NW ¼ OF SAID SECTION 24 AND BOUNDED BY A 25 FOOT RADIUS ARC CONCAVE TO THE NORTHEAST, SAID ARC BEING TANGENT TO BOTH OF THE LAST DESCRIBED LINES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

AND

THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 56 SOUTH, RANGE 39 EAST, LESS THE WEST 50 FEET FOR ROADWAY PURPOSES, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.