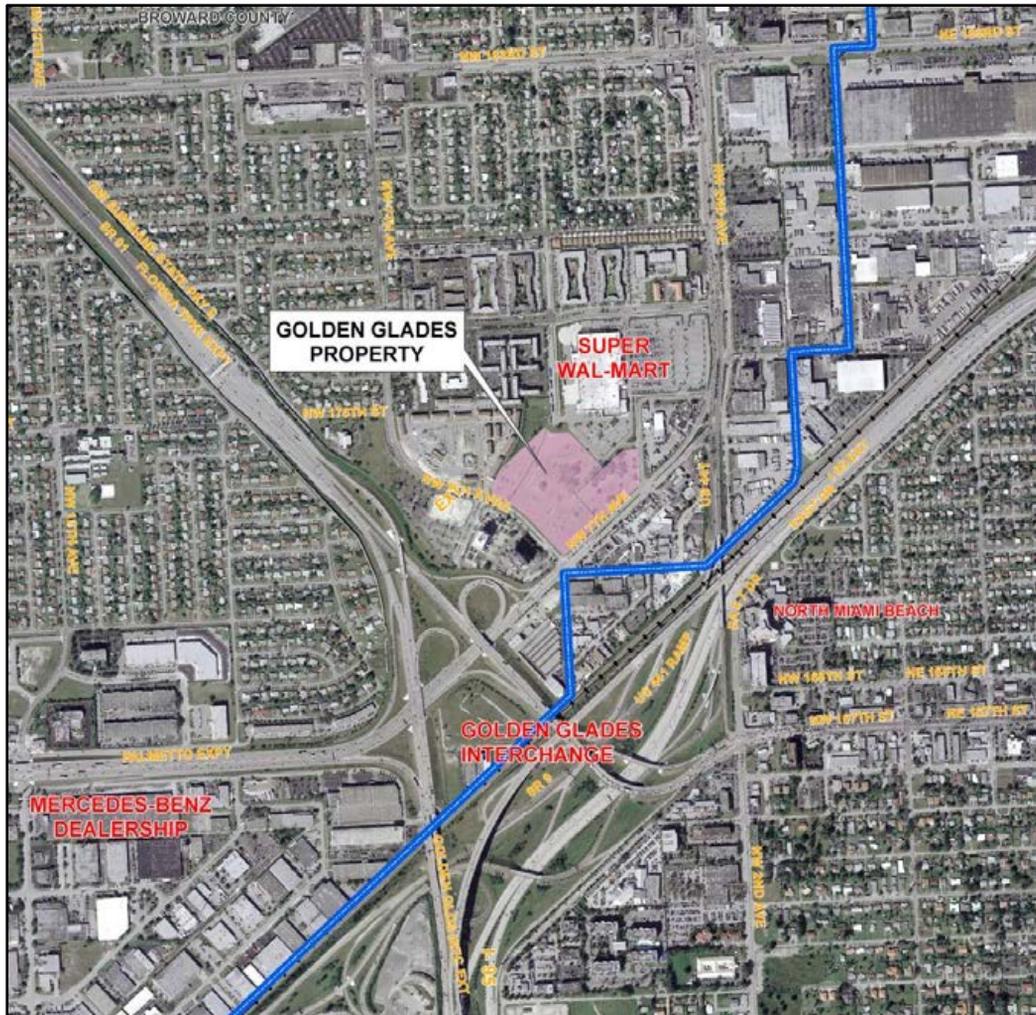




CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY



Golden Glades Property- 17650 NW 2nd Avenue, Miami Gardens, Florida 33169

Contacts:

Dr. Danny O. Crew, City Manager, City of Miami Gardens, 305-622-8000, dcrew@miamigardens-fl.gov, or
Daniel A. Rosemond, Assistant City Manager, 305-622-8005, drosemond@miamigardens-fl.gov

1515 NW 167th Street, Building 5, Suite 200, Miami Gardens, Florida 33169



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

SUMMARY SHEET

1. **Name:** Golden Glades Property
2. **Owner:** City of Miami Gardens
3. **Street Address:** 17650 NW 2nd Avenue, Miami Gardens, Florida 33169
4. **Folios:** 34-2112-000-0060; 34-2112-000-0080; 34-2112-000-0171
5. **Area:** 668,359 square feet or 15.3434 acres
6. **Price:** \$9.3M Net
7. **Access:**
 - East/West
SR 826/ Palmetto Expressway
 - North/South
 - Interstate -95
 - U.S. 441/ NW 2 Ave/ SR 7
 - Florida's Turnpike/ SR 91
8. **Miami Gardens Zoning District Classification:** PCD Planned Commercial Development
9. **Miami Gardens Future Land Use Designation:** Commerce
10. **Road Frontages:**
 - NW 7th Avenue Extension frontage: 771.48 feet
 - NW 7th Avenue frontage: 330.21 feet
11. **Annual Average Daily Traffic (AADT)**
 - NW 7th Avenue Extension = 43,000 trips
 - U.S. 441/ NW 2nd Avenue/ SR7 = 58,000 trips
 - SR 826/Palmetto Expressway = 145,500 trips
 - Florida's Turnpike = 70,700 trips
 - Golden Glades Interchange = 23,000 trips
 - Interstate 95 = 171,000
12. **Flood Zone:** X (Areas determined to be outside the 500 year flood plain.)
13. **Flood Insurance Rate Map (FIRM) Panel Number:** 12086C0137L
14. **Miami Gardens Community Rating System (CRS) Rating:** 6 (on a scale of 1 to 10)
15. **Water and Sewer Service Provider:** City of North Miami Beach
16. **Federal Enterprise Zone Program:** Included
17. **Phase 1 Environmental Analysis:** Clean
18. **Contact:** Cameron Benson, City Manager, 305-622-8005, cbenson@miamigardens-fl.gov



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

BACKGROUND, LOCATION AND ENTERPRISE ZONE

Background

The Golden Glades property is located in City of Miami Gardens that is centrally located in northern Miami-Dade County, Miami Gardens is the county's third largest city, with a population of 105,000 people living in about 30,000 households. Incorporated in 2003, as the County's 33rd city and covering over 20 square miles of land, Miami Gardens is centrally located in the region. Please see **Exhibit A-AERIAL MAP** for details. The boundaries are from I-95 and NE 2nd Avenue on the East; NW 47th Avenue and NW 57th Avenue on the west; County Line Road on the north; and NW 151st Street on the South. This location at the border of Miami-Dade and Broward Counties makes Miami Gardens extremely accessible, and a viable residential and business destination.

The city is easily accessed by I-95, the Palmetto Expressway (SR 826), the Florida Turnpike, as well as numerous other county and state surface roads that form a relatively uninterrupted grid through the City. In addition, the city boasts multi-modal access to rail through the Florida East Coast Railway and the South Florida Tri-Rail System and is easily connected to the Miami International Airport and Fort Lauderdale / Hollywood International Airport. The Tri-Rail station is located at the Golden Glades Interchange which also includes a park-and-ride lot. The City's centrality was a key factor in locating Dolphin Stadium, which is near the county line in a sports complex that is also in close proximity to Calder Race Track. A Florida Turnpike Interchange at NW 199th Street/Ives Dairy Road provide excellent access to these activity generators. Please visit the city's website at www.miamigardens-fl.gov for more information.

Location

The Golden Glades property is located in City of Miami Gardens just north of the Golden Glades Interchange generally at 17650 NW 2nd Avenue, Miami Gardens, Florida 33169. See **Exhibit B-LOCATION MAP** on cover for details. The property is bounded by NW 7th Avenue Extension to the southeast; NW 7th Avenue to the southwest and adjacent to U.S. 441/NW 2nd Avenue/SR7 to the east and SR 826/Palmetto Expressway to the west.

Enterprise Zone Designation

The subject property is located within a Federal designated Enterprise Zone. The City of Miami Gardens promotes and supports businesses on incentives offered through this program to boost economic revitalization. Please see **Exhibit C - ENTERPRISE ZONE MAP** for details. City's Community Development Department is the designated department to coordinate with businesses under this program.



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

ACCESS, TRAFFIC AND TRANSPORTATION

There are many levels of connectivity in Miami Gardens, from major interstates, regional rail transit, and sub regional county and state roads, to prevalent pedestrian and bicycle facilities.

The Roadway Network

The following major roadways provide direct access to the Golden Glades facility:

East/West

SR 826/ Palmetto Expressway

North/South

- Interstate -95
- U.S. 441/ NW 2 Ave/ SR 7
- Florida's Turnpike/ SR 91

A well-developed hierarchy of streets provides ample connectivity to and through Miami Gardens. The City's lone US Highway is US-441, (SR-7 or NW 2nd Ave). As shown on **Exhibit D- Map TRAN II - 1: The Roadway Network**, six State Roads border or cross the City. Nine County facilities exist in the City. Other major roads exist connecting the State and County facilities. Inside the section lines is the local street network, which consists of mainly local streets, which provide for neighborhood access.

As shown on **Exhibit E- Map TRAN II -2: Existing Number of Lanes**, there are six "6-lane" roadways consisting of US-441, Florida's Turnpike, and SR 826. The bulk of the through transportation, (non neighborhood) or regional traffic moves on these facilities.

One interstate highway (Principal Arterial), Interstate 95, moves adjacent to the City. I-95 connects several major facilities at the Golden Glades Interchange, a major hub of roadway connectivity. At this location the only two expressways that go through the City (also Principal Arterials) connect, these are Florida's Turnpike and the Palmetto Expressway (SR 826).

Visibility from Palmetto Expressway

The Golden Glades property is easily visible from the Palmetto Expressway to both east and west bound traffic. It is equally visible from the Florida's Turnpike and Interstate 95 High Occupancy Vehicular lanes while in traffic.

Rail Roads

The CSX tracks, located along the southeast boundary of the City, are the only rail facility located within the City of Miami Gardens. See **Exhibit F- Map TRAN II – 5 Railroads** for details. The tracks

carry the Tri-Rail trains through the Golden Glades Interchange between the Miami International Airport and west Palm Beach County.

Airports / Seaports

Miami Gardens has The Opa-Locka Airport is located immediately adjacent to the southern boundary of the City. Miami International Airport is located less than 7 miles from City limits.

Transportation Corridors

The Golden Glades property is located within first and adjacent to second out of the three City's designated major transportation corridors. **Exhibit G - Map TRAN II - 20:** Major Transportation/Transit Corridors Map provides another graphical depiction of the aforementioned corridors with committed developments and anticipated businesses. There are over 2,600 acres of land around three main corridors where the City desires to focus mixed use, primarily commercial and industrial with medium to high density residential.

- **U.S. 441/ SR7/ NW 2nd Avenue corridor**

The Golden Glades property is located within this major transportation corridor. The Commerce designation also encompasses the SR 7 / NW 2nd Avenue corridor. NW 2nd Avenue includes Broward County's planned Fast Bus and Broward Transit Bridge projects with intensified developments along the proposed bus stations at 215th, 199th and 183rd Streets. Broward County already operates express bus service on this corridor.

It should be noted that the Golden Glades facility is adjacent to the second transportation corridor namely Palmetto Expressway corridor and the proposed Golden Glades multi-modal center (outside of city). Each of the major transportation corridor areas are linked by roads and transit. The primary nexus are at the Palmetto Expressway and NW 27 Avenue and in the area just west of the Golden Glades Interchange.

TRAFFIC COUNTS AND TCMA

The Turnpike and the Palmetto Expressway are the two major expressways that carry traffic through the City. Major surface facilities include SR 7/NW 2nd Ave, NW 27 Ave, NW 37 Ave, NW 57 Ave, NW 199 St, and NW 183 St. The Golden Glades property is located just adjacent to the Golden Glades interchange which provides access to these major roadways and the high amount of vehicular traffic commuting during weekdays.

Data on Annual Average Daily Traffic (AADT) trips was obtained from Florida Department of Transportation (FDOT) Florida Traffic Online (2009) for the major roadways that bound the Golden Glades property. Please see **Exhibit H - FDOT Florida Traffic Online Map** for details. The Annual Average Daily traffic count listing is provided below:

Annual Average Daily Traffic (AADT)

- NW 7th Avenue Extension = 43,000 trips
- U.S. 441/ NW 2nd Avenue/ SR7 = 58,000 trips
- SR 826/Palmetto Expressway = 145,500 trips
- Florida’s Turnpike = 70,700 trips
- Golden Glades Interchange = 23,000 trips
- Interstate 95 = 171,000

Transportation Concurrency Management Areas (TCMA)

The City of Miami Gardens has adopted four Transportation Concurrency Management Areas (TCMAs), across the City that promote an area wide level of service. The objective is supportive of providing a safe, convenient and accessible transportation system, which meets applicable level of service standards, works to provide alternative modes of travel, is coordinated with the City’s Future Land Use Map, as well as the major transportation corridors especially in terms of redevelopment opportunities.

The TCMAs also allow the implementation of Smart Growth Principles, relative to the land development standards. Without the ability to intensify mixed uses, these principles become cumbersome for redevelopment projects and supporting lending institutions.

Golden Glades property is located in TCMA #3.

Transportation Concurrency Management Area Descriptions					
Area	Name	Western Limit	Eastern Limit	Southern Limit	Northern Limit
1	Northwest	West City Limits	West of NW 37 th Ave	North of SR 826	County Line
2	North 27 th Avenue	NW 37 th Ave	Turnpike / 17 th Ave	North of SR 826	Turnpike
3	SR-7/441	NW 17 Ave	East City Limits	North of SR 826	County Line
4	South Palmetto	West City Limits	NW 12 Ave	South City Limits	SR 826

Area # 3 is one of the areas where the City desires to concentrate high density development and re-development which will be supported by rail transit, express bus services and headway and coverage improvements to regular bus routes.



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

PARCEL, FEMA, WATER AND SEWER INFORMATION

Property Folio Numbers

The Golden Glades Property formerly known as Warren Henry Zin Acquisitions, L.L.C. contains three parcels with three folio numbers. For details, please see **Exhibits I- 1, I -2 and I-3 Property Map** printouts from Miami-Dade Property Appraiser's website.

- Folio: 34-2112-000-0060
- Folio: 34-2112-000-0080
- Folio: 34-2112-000-0171

Area of Property

Total area of the property is: 668,359 square feet or 15.3434 Acres Approximately. Please see **Exhibit J- Property Survey** for details.

Road Frontages

The Golden Glades property is bounded by NW 7th Avenue Extension to the south and adjacent to U.S. 441/NW 2nd Avenue/SR7 to the east and SR 826/Palmetto Expressway to the west. Please see **Exhibit J- 1 Letter from Manuel G. Vera & Associates, Inc. and Exhibit J-2 Property Survey** for details.

The road frontages are as follows:

- NW 7th Avenue Extension frontage: 771.48 feet
- NW 7th Avenue frontage: 330.21 feet

Flood Zone Designation

- Flood Zone = X (Areas determined to be outside the 500 year flood plain.)
- Flood Insurance Rate Map (FIRM) Panel Number: 12086C0137L
- Miami Gardens Community Rating System (CRS) Rating: 6 (on a scale of 1 to 10)
- Minimum elevation requirement for new construction on this site would be 8" above the highest adjacent crown of road.

It should be noted that since the Golden Glades property is in an X flood zone designation, it is in a "low risk" flood zone, and is more favorable for development than if they were developing in a Special Flood Hazard Area. Please see **Exhibit K- Flood Zone Map** for details.

The City of Miami Gardens also provides exceptional flood protection benefits for its businesses and residents, through participation in the federal Community Rating System (CRS). The CRS rewards communities that provide flood protection benefits to the community by offering the businesses and residents flood insurance discounts on policies issued. Miami Gardens has a rating of 6 in this Program,

one of the highest ratings in Miami-Dade County. Estimated annual savings achieved by this rating are greater than \$650,000 per year.

Water and Sewer Services

The Golden Glades property is serviced by City of North Miami Beach for both sanitary sewer and potable water services.

- Sanitary Sewer Service Provider: City of North Miami Beach
- Potable Water Service Provider: City of North Miami Beach

Miami Gardens is serviced by Miami-Dade Water and Sewer (WASD) and City of North Miami Beach for its potable water and sanitary sewer services. Approximately half of Miami Gardens is served by each entity. See **Exhibit L- Map INF III-1 and Exhibit M- Map INF III- 3** for the existing sanitary sewer and potable water service areas in Miami Gardens.

The central sanitary sewer service in the City, including treatment, transmission and pumping facilities, is owned, maintained and provided by the Miami-Dade County Water and Sewer Department (WASD) and the City of North Miami Beach.

Potable water treatment, transmission and pumping facilities serving the City of Miami Gardens are provided by Miami-Dade County Water and Sewer Department (WASD), the City of North Miami Beach Public Service Department and the City of Opa-Locka.

The City of Miami Gardens receives water service from City of North Miami Beach from the Norwood Water Treatment Plant, located at 19150 NW 8th Avenue within Miami Gardens.



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

ZONING, LAND USES AND MAXIMUM DEVELOPMENT POTENTIAL

The Golden Glades property is zoned PCD- Planned Corridor Development and holds a future land use designation of Commerce. Please see **Exhibit N-** Official City Zoning Map and **Exhibit O- Map FLU I-7:** Future Land Use and Functional Classification Roadways 2016 for details.

Land Use Chart For Golden Glades Property

Property	Future Land Use	Zoning District	Existing Use
Site	Commerce	PCD – Planned Corridor Development	Vacant property
North	Commerce	PCD – Planned Corridor Development	Super Wal Mart Store
South	Commerce	PCD – Planned Corridor Development	Golden Glades Interchange
East	Commerce	PCD – Planned Corridor Development	Truck Leasing Operation
West	Commerce	PCD – Planned Corridor Development	Multi-Family Housing

Permitted Uses Under PCD- Planned Corridor Development District

ZONING DISTRICTS/ USES	PCD
RESIDENTIAL TYPE USES	
Assisted Living Facility (ALF)*	SE
Community residential facility up to 6 residents*	P
Community residential facility 7 to 14 residents *	SE

Community residential facility greater than 15 and more *	SE
Day care center –adult	SE
Dormitories, Fraternity or Sorority house, on campus, off-campus	
Family day care home, 5 children or less	P
Farm worker housing	
Halfway house, treatment facility	SE
Home occupation office*	P
Hotels, Motels, Lodging*	P
Mobile home, Manufactured homes*	
Residential -mixed-use residential*	P
Residential -multi-family residential*	SE
Residential -single family-detached residential*	
Residential –townhouse*	
Residential -two-family residential*	
Transient Housing - shelters	SE
PUBLIC AND INSTITUTIONAL TYPE USES	
Airport, airfield, heliport, related uses–public, private*	
Community centers	
Cultural and civic facilities - libraries, museums	P
Detention facility	
Educational and child care facilities – non-public* (includes charter)	P
Educational facilities - college or university –private; main campus*	SE
Educational facilities – public	P
Educational facilities – technical, vocational, specialty –non-public	P
Government facilities, including administrative, support and service	

Hospital, –private, public	SE
Public parks and recreational facilities	P
Public safety facility	P
Sewage lift or pumping station*	P
Solid waste transfer station	
Transit station	
Utilities and related facilities	
Water plant, waste water plant	
RESERVED	
VEHICLE RELATED COMMERCIAL TYPE USES	
Car wash – enclosed*	P
Car wash – outside, hand wash*	P
Parking Garage. lot - commercial	P
Rental-automobile only (No standards in Section 34-288)	P
Rental-Truck and other vehicles	P
Transit, passenger terminals.	SE
Vehicle Fueling stations and sales	P
Vehicle major repair – mechanical, body (No standards in Section 34-288)	P
Vehicle minor repair – mechanical, service (No standards in Section 34-288)	P
Vehicle - parts sales and installation and service - new	P
Vehicle -parts sales and installation - used	SE
Vehicle sales-new automobiles (No standards in Section 34-288)	P

Vehicle sales-used automobiles (No standards in Section 34-288)	SE
RECREATION, ENTERTAINMENT TYPE USES	
Amusement parks, stadiums, arenas, Marinas*	
Arcade, video games, electronic gaming	P
Camp grounds, RV parks*	
Casino Gaming Facility	
Golf course, driving range	
Golf, miniature	P
Gun, pistol range, gun clubs, archery clubs - indoor, outdoor	SE
Race track- horse, dog, car	
Riding clubs – horses, off-road vehicles, motorcycles	
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities, bowling alleys - indoor	SE
Sports fields, batting cages, basketball courts, racket ball courts, sporting activities - outdoor	SE
RESTAURANT, FOOD AND BEVERAGE SERVICE TYPE USES	
Adult entertainment establishment*	
Catering Service*	P
Nightclub, Discotheque, Club, Cabarets.	SE
Restaurant – sports bar, amusement restaurant/bar, coffee/sandwich shop, cafeteria, outdoor cafe*	P
PLACES OF ASSEMBLY TYPE USES*	
(See Section 34-288 under “Places of Assembly)	
Auction House- indoor	P
Banquet hall	P
Funeral Homes	P

Place of religious assembly	P
Private clubs, not public	P
Theater (movie, performing arts)	P
COMMERCIAL TYPE USES	
Convenience store	P
Donated goods Center - new/used*	P
Drug, Pharmacy store	P
Flea market	SE
Food specialty store	P
Grocery store	P
Liquor package store*	P
Pawn shop	SE
Plant nursery, retail or wholesale *	P
Retail – big box, club membership, department	P
Retail – general, single use	P
Retail - Home improvement, building materials*	P
Secondhand merchandise store/consignment store	SE
OFFICE TYPE USES	
Call center	P
Office- business, sales, professional, semi-professional services	P
Office - medical office/medical clinic	P
SERVICE TYPE USES	
Animal grooming and pet sitting - indoor	P
Animal Hospital/Veterinarian clinic	P
Animal kennel, boarding*	SE

Animal shelters	SE
Blood banks, diagnostic medical treatment centers	P
Check cashing, bill payments	P
Copy, printing center	P
Cosmetic Surgery, beauty clinics	P
Customer service center	P
Dry cleaning	P
Equipment and tool rental	P
Financial institution – banks, credit unions, investment brokerage establishments*	P
Health club, fitness club	P
Laundromat, self-service	P
Package shipping, mail service	P
Personal care services	P
Repair and service shop - general merchandise	P
Self service storage facility	SE
Studios – photographic, and instructional	P
Tattoo parlor, body piercing	P
OTHER USES	
Cemetery, mausoleums, crematory*	
Wireless Antennas and support services*	SE
INDUSTRIAL TYPE USES	
Distribution center	
Dry cleaning- commercial laundry plant	
Industrial uses - heavy	

Industrial uses- light	
Laboratory- medical, research, testing	
Mining/extraction, rock quarry	
Outdoor Storage, open air storage* (See Section 34-310 for Special Requirements)	SE
Radio and transmitting station	SE
Recycling facility, Refuse disposal	
Salvage yard, junkyard	
Self-storage facility	SE
Showrooms, retail sales	P
Showrooms, wholesale sales	SE
Studio for movie, television, music production	SE
Warehouse	
AGRICULTURAL TYPE USES	
Farms – produce, livestock	
Greenhouses – nurseries, retail	P
Outdoor storage – agriculture* (No extra standard in Section 34-288)	
Packing facilities – small* (No extra standard in Section 34-288)	
Produce stand, farmers market*	
Packing facilities – large*	
Seed drying facility	
Urban agricultural gardens*	SE
Wineries, vineyards*	

(Ord. No. 2010-10-218, § 2(9-10), 4-7-2010)

Note: Miami Gardens Land Development Code Adopted April 2010. Uses marked with an asterisk (*) are permitted with extra requirements. See Land Development Code Chapter 34, ARTICLE IX, Sec. 34-288: Uses permitted with extra requirements.

Maximum Land Development Potential Per Comprehensive Development Master Plan (CDMP)

The following future land use designation with accompanying allowable uses, density and intensity standards and subsequent policies shall be used as a tool to manage future growth in Miami Gardens.

Land Use Designation	Uses	Density: Gross Dwelling Units Per Acre (DU/A) / Intensity: Floor Area Ratio (FAR)
Commerce	Golden Glades Area	Minimum 1.0 to Maximum 3.0 Floor Area Ratio 51 - 100 DU/A
All Areas	Public and Semi-Public Uses	Permitted in Neighborhood, Commerce and Preservation designations subject to applicable policies in this Plan

Source: Miami Gardens Comprehensive Development Master Plan, Future Land Use Element, Adopted December 2006.

Per City's CDMP Future Land Use Element, the following policy is placed to support and intensify development in the Golden Glades area where the subject property is located:

Policy 2.1.4: *Mixed-Use Uses.* Performance criteria for mixed-use development projects shall be set forth as follows:

d. Golden Glades-Palmetto Area

- Purpose. The Golden Glades-Palmetto Area is similar to the Urban Core standards except that for taller buildings appropriate near the Golden Glades interchange. The Golden Glades-Palmetto Area standards are designed to provide for high intensity, mixed use, downtown-style development. A combination of residential, commercial and office uses within at least some of the building(s) is required.
- Density. Minimum of fifty one (51) to a maximum of one hundred (100) dwelling units per gross acre
- Floor Area Ratio (Intensity). Minimum of one (1.0) up to a maximum of three (3.0)
- Land Use Mix. Residential shall be a minimum of 40% of total floor area. Commercial and office shall be a minimum of 10% of total floor area. A minimum of 5% of the total floor area shall be ground floor retail sales and services.
- Building Height. Up to an average height of twenty (20) stories
- Access. Public street within ¼ mile of the Golden Glades Intersection along SR-7/US 441 and Palmetto Expressway Corridors.



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

SURVEY, PLATTING AND RESTRICTIONS

Property Survey

The Golden Glades property is located in City of Miami Gardens just north of the Golden Glades Interchange. See **Exhibit B- LOCATION MAP** as seen on cover for details. The property is bounded by NW 7th Avenue Extension to the southeast; NW 7th Avenue to the southwest and adjacent to U.S. 441/NW 2nd Avenue/SR7 to the east and SR 826/Palmetto Expressway to the west. See **Exhibit- J-1 Letter from Manuel G. Vera & Associates, Inc.** and **Exhibit J-2 Property Survey** for details.

Platting Background

The Golden Glades property now owned by City of Miami Gardens was formerly owned by Warren Henry Zin, Acquisitions, LLC. The previous property owner has obtained Tentative Plat approval from the City of Miami Gardens, and must obtain Tentative Plat approval from Miami-Dade County Plat Committee and ultimately Final Plat approval from both the City and Miami-Dade County. The platting process will be complete upon recordation of the Final Plat in the official records of Miami-Dade County. See **Exhibit P - Letter from Miami Gardens, Exhibit J-1 Letter from Manuel G. Vera & Associates, Inc.** and **Exhibit Q - Tentative Plat** for details.

Restrictions

There is a sanitary sewer line that stretches across the property from NW 7th Avenue generally in the northerly direction. Appropriate coordination with City of North Miami Beach Public Works Department will be required to address any issues on this matter. See **Exhibit Q - Tentative Plat** drawings for details.

Other Restrictions

The Golden Glades Property was originally owned by Wal-Mart. Shortly after the Super Wal-Mart was completed, Wal-Mart planned a SAM's warehouse on the Golden Glades Property. During the SAM's store planning, Wal-Mart requested a public hearing with the Miami Gardens City Council to establish a liquor store. That request was denied. After the SAM's plan was discontinued, the property was sold to the Warren Henry Auto Dealership interests. As part of that transaction, a non-complete use restriction was placed on the site in order to prevent certain retail uses that would compete with the existing Super Wal-Mart. Please see **Exhibit R - Special Warranty Deed** for details on those restrictions.



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

ZONING HISTORY

Zoning History

The zoning history on the property has no significant impact on the future development of the property. The property can be developed under the current zoning designation and regulations of the City's Land Development Regulations.

Resolutions/Ordinances

Please see **Exhibit- S** for Board of County Commissioners Dade County **Resolution No. 10685**

Please see **Exhibit - T** for Board of County Commissioners Dade County **Resolution No. R-743**



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – A CITY AERIAL MAP



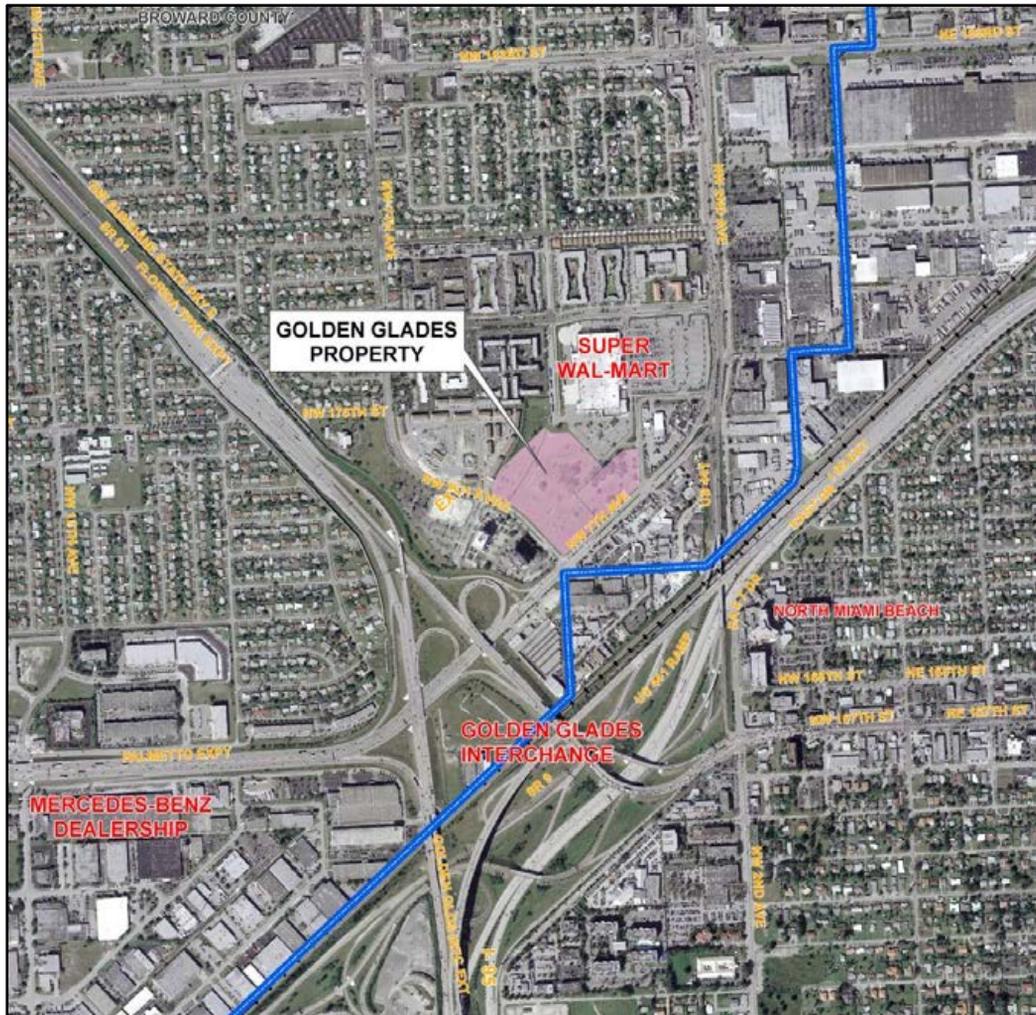
CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – B

GOLDEN GLADES PROPERTY LOCATION MAP



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY



Golden Glades Property- 17650 NW 2nd Avenue, Miami Gardens, Florida 33169

Contacts:

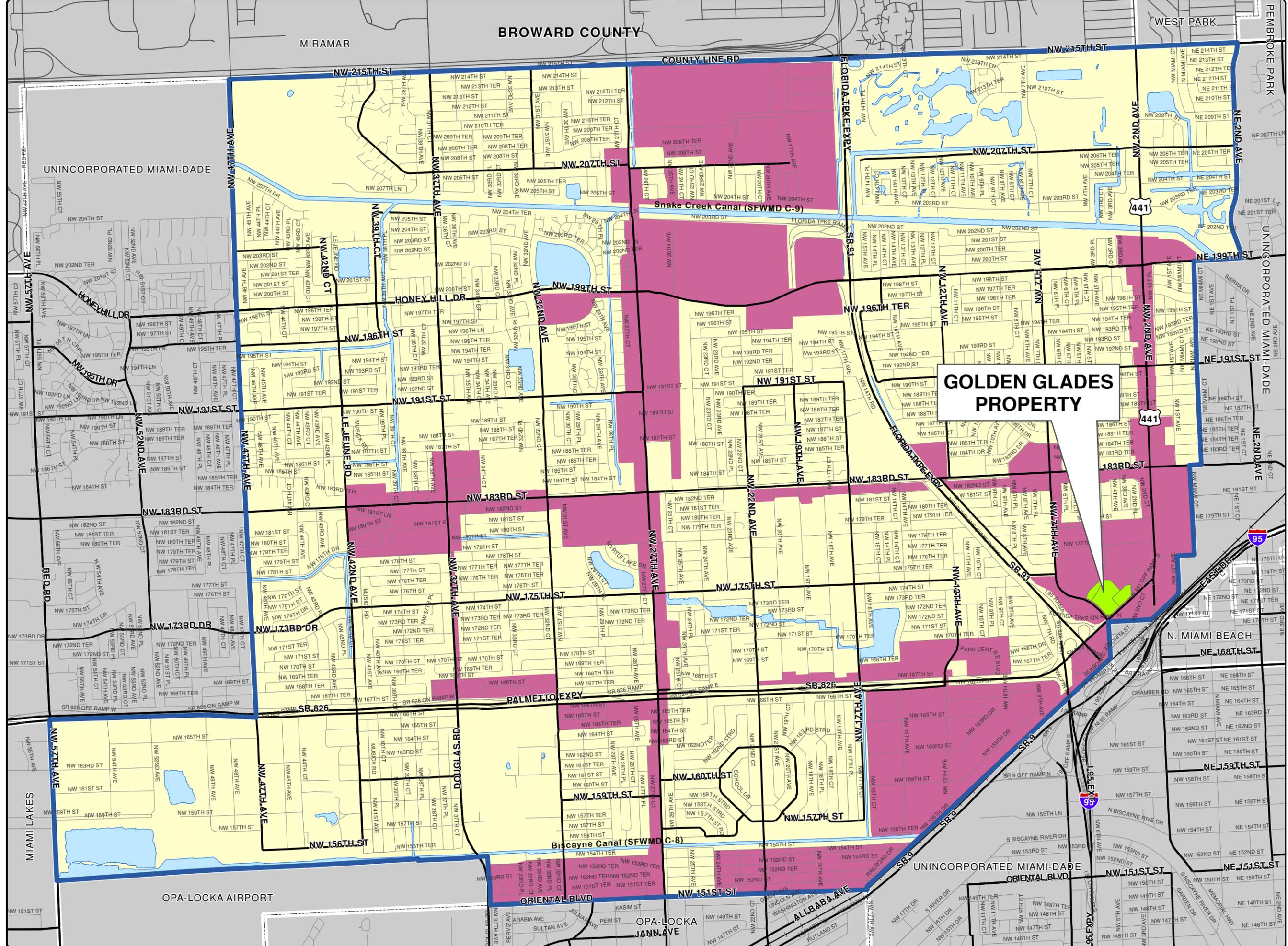
Dr. Danny O. Crew, City Manager, City of Miami Gardens, 305-622-8000, dcrew@miamigardens-fl.gov, or
Daniel A. Rosemond, Assistant City Manager, 305-622-8005, drosemond@miamigardens-fl.gov

1515 NW 167th Street, Building 5, Suite 200, Miami Gardens, Florida 33169



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

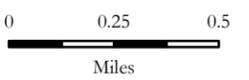
EXHIBIT – C ENTERPRISE ZONE MAP



**City of
Miami Gardens**

Enterprise Zones

- Corporate Boundary
- Enterprise Zones
- Major Roadways
- Local Streets
- Water



August 17, 2006

Prepared by:
Development Services Department
Planning & Zoning Division

DISCLAIMER:
Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the planning & zoning division for verification of information provided on this map.



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – D

TRANSPORTATION ELEMENT TRAN II-1 MAP



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – E

TRANSPORTATION ELEMENT TRAN II-2 MAP



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – F

TRANSPORTATION ELEMENT TRAN II-5 MAP

Map TRAN II - 5: Railroads

Note: **As part of the future transportation plan there are no proposed changes to this map.**





CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – G

TRANSPORTATION ELEMENT TRAN II-20 MAP

Map TRAN II - 20: Major Transportation/Transit Corridors





CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – H

FDOT FLORIDA TRAFFIC ONLINE MAP



FDOT Florida Traffic Online (2009)

[Home](#) | [Bookmark](#)

Zoom to

State Extent

Florida Counties

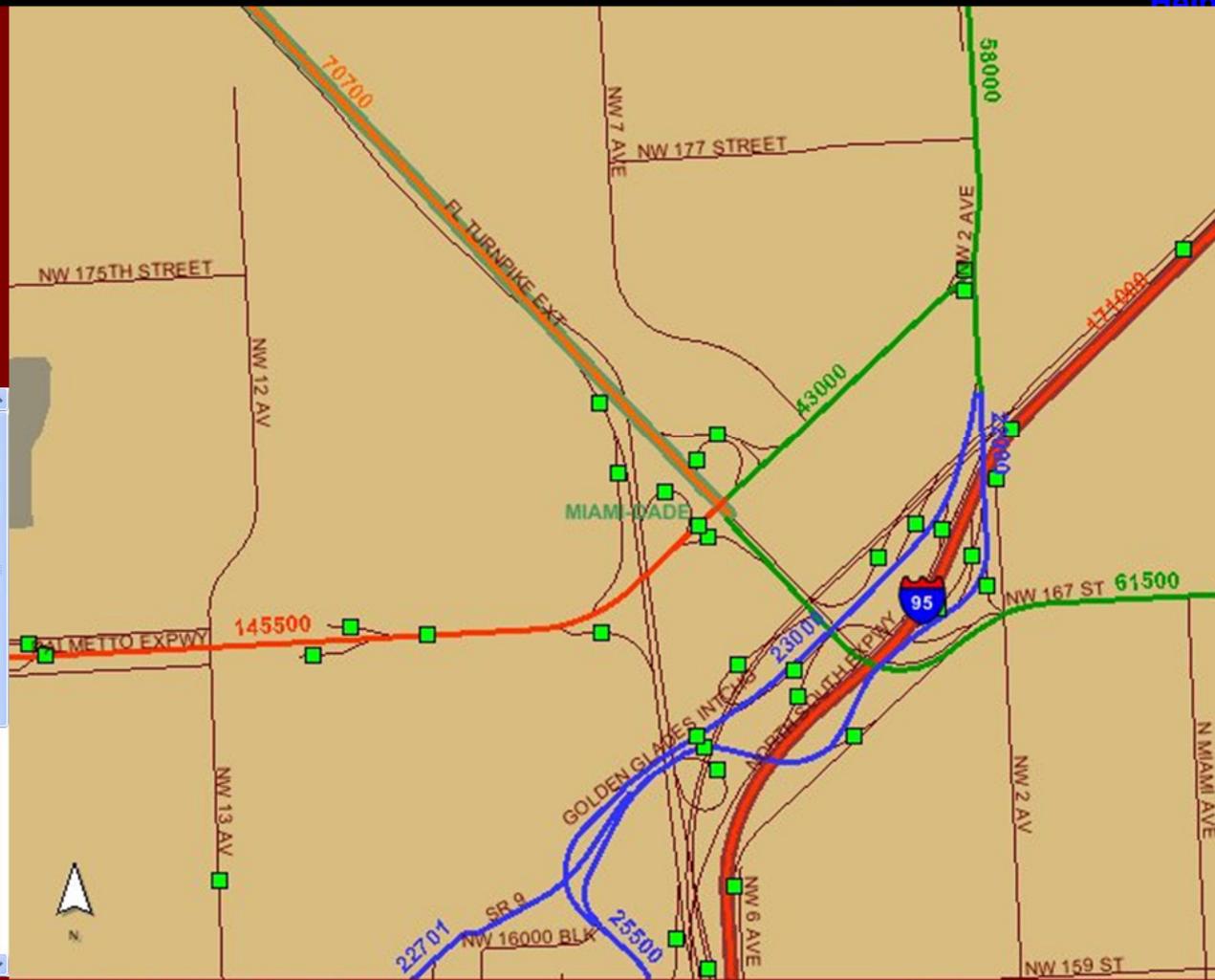
Zoom to a county

Florida Cities

Zoom to a city

LEGEND

- Portable Traffic Monitoring Sites
- Telemetered Traffic Monitoring Sites
- AADT
 - Less than 15000
 - 15001 - 36000
 - 36001 - 70000
 - 70001 - 130000
 - More than 130000
- Toll Roads
- Interstates
- Roads
- Rivers
- Lakes
- County Lines



Map created for FDOT/TranStat 2004-2011.

0 0.2mi

Tools

- Start Here
- Locator Map
- Zoom In
- Zoom Out
- Pan
- Identify
- Find
- Print
- Traffic Reports
- Daily Traffic
- Truck Traffic
- Labels & Layers
- Clear



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – I-1

MIAMI-DADE COUNTY PROPERTY APPRAISER WEBSITE

PROPERTY MAP

My Home

Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 181 ft

This map was created on 2/2/2011 4:42:26 PM for reference purposes only.

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



Close

Summary Details:

Folio No.:	34-2112-000-0060
Property:	
Mailing Address:	CITY OF MIAMI GARDENS 1515 NW 167 ST BLDG 5 STE 200 MIAMI GARDENS FL 33169-

Property Information:

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	2.44 ACRES
Year Built:	0
Legal Description:	12 52 41 2.441 AC M/L BEG 35FTW & 602.02FTS OF NE COR OF S1/2 OF SW1/4 OF NW1/4 TH S63.69FT SWLY ALG CURVE TO RT AD 575.68FT S 34 DEG W265.93FT SWLY-WLY & NWLY ALG CURVE TO RT

Assessment Information:

Year:	2010	2009
Land Value:	\$956,970	\$956,970
Building Value:	\$0	\$0
Market Value:	\$956,970	\$956,970
Assessed Value:	\$956,970	\$956,970

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$956,970/\$0	\$831,122/ \$125,848
County:	\$956,970/\$0	\$831,122/ \$125,848
City:	\$956,970/\$0	\$831,122/ \$125,848
School Board:	\$956,970/\$0	\$831,122/ \$125,848

Sale Information:

Sale Date:	2/2009
Sale Amount:	\$7,194,700
Sale O/R:	26760-3069
	Deeds to or executed by a federal, state, or local

Sales Qualification Description:	government agency (including trustees (or Board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations)
View Additional Sales	



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – I-2

MIAMI-DADE COUNTY PROPERTY APPRAISER WEBSITE

PROPERTY MAP

My Home

Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 181 ft

This map was created on 2/2/2011 4:40:56 PM for reference purposes only.

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



Close

Summary Details:

Folio No.:	34-2112-000-0080
Property:	17650 NW 2 AVE
Mailing Address:	CITY OF MIAMI GARDENS 1515 NW 167 ST BLDG 5 STE 200 MIAMI GARDENS FL 33169-

Property Information:

Primary Zone:	6200 ARTERIAL BUSINESS
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	10.07 ACRES
Year Built:	0
Legal Description:	12 52 41 10.072 AC M/L BEG 35FTE OF NW1/4 OF NE1/4 OF SW1/4 E597.51FT N35FT E586.90FT SWLY60FT M/L W582.51FT S263.67FT S 46 DEG W706.17FT S 43 DEG E300FT S 46 DEG W367.21FT WLY ALG

Assessment Information:

Year:	2010	2009
Land Value:	\$3,948,624	\$3,948,624
Building Value:	\$0	\$0
Market Value:	\$3,948,624	\$3,948,624
Assessed Value:	\$3,948,624	\$3,948,624

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$3,948,624/ \$0	\$3,429,353/ \$519,271
County:	\$3,948,624/ \$0	\$3,429,353/ \$519,271
City:	\$3,948,624/ \$0	\$3,429,353/ \$519,271
School Board:	\$3,948,624/ \$0	\$3,429,353/ \$519,271

Sale Information:

Sale Date:	2/2009
Sale Amount:	\$7,194,700
Sale O/R:	26760-3069
	Deeds to or executed by a federal, state, or local government agency

Sales Qualification Description:	(including trustees (or Board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations)
View Additional Sales	



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – I-3

MIAMI-DADE COUNTY PROPERTY APPRAISER WEBSITE

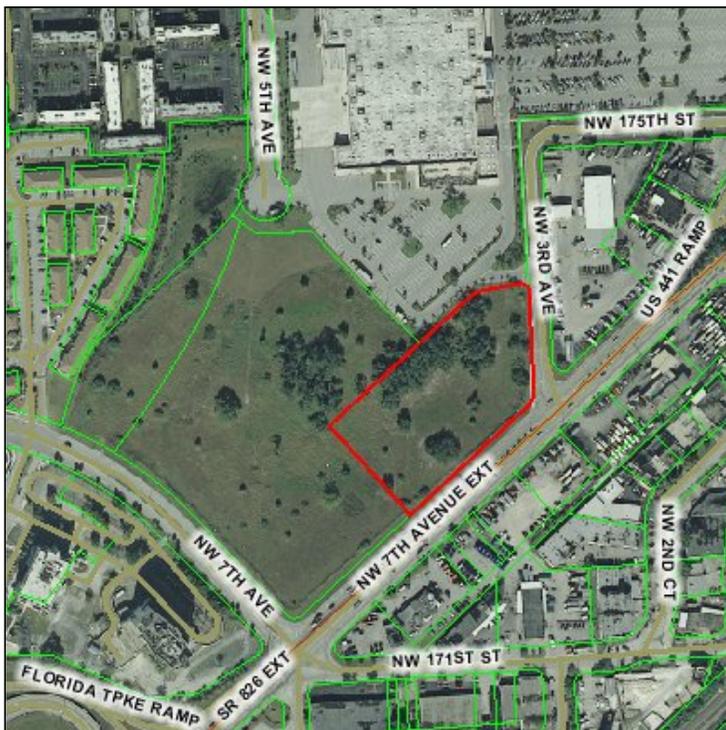
PROPERTY MAP

My Home Miami-Dade County, Florida

miamidade.gov



Property Information Map



Aerial Photography - 2009

0 — 181 ft

This map was created on 2/2/2011 4:43:12 PM for reference purposes only.

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



Close

Summary Details:

Folio No.:	34-2112-000-0171
Property:	17650 NW 2 AVE
Mailing Address:	CITY OF MIAMI GARDENS
Address:	1515 NW 167 ST BLDG 5 STE 200 MIAMI GARDENS FL 33169-

Property Information:

Primary Zone:	8900 UNZONED
CLUC:	0080 VACANT LAND-GOVERNMENTAL
Beds/Baths:	0/0
Floors:	0
Living Units:	0
Adj Sq Footage:	0
Lot Size:	3.65 ACRES
Year Built:	0
Legal Description:	12 52 41 3.657 AC M/L BEG AT X OF NW/L OF ST RD 7 & E/L OF W1/2 OF NE1/4 OF SW1/4 N 390.98FT SW & PARR TO S R 7 FOR 706.17FT SE & AT R/A TO S R 7 FOR 300FT NE ALG S R 7 R/W

Assessment Information:

Year:	2010	2009
Land Value:	\$796,495	\$1,146,953
Building Value:	\$0	\$0
Market Value:	\$796,495	\$1,146,953
Assessed Value:	\$796,495	\$1,146,953

Taxable Value Information:

Year:	2010	2009
Taxing Authority:	Applied Exemption/ Taxable Value:	Applied Exemption/ Taxable Value:
Regional:	\$796,495/\$0	\$996,121/ \$150,832
County:	\$796,495/\$0	\$996,121/ \$150,832
City:	\$796,495/\$0	\$996,121/ \$150,832
School Board:	\$796,495/\$0	\$996,121/ \$150,832

Sale Information:

Sale Date:	2/2009
Sale Amount:	\$7,194,700
Sale O/R:	26760-3069
Sales Qualification Description:	Deeds to or executed by a federal, state, or local government agency (including trustees (or Board) of the Internal Improvement Trust Fund, courts, counties, municipalities, sheriffs, or educational organizations)
View Additional Sales	



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – J-1

LETTER FROM MANUEL G. VERA & ASSOCIATES, INC.



MANUEL G. VERA & ASSOCIATES, INC.

Engineers • Surveyors • Mappers

February 3, 2009

To: City of Miami Gardens
1515 NW.167th. Street Suite 200
Miami, Florida, 33169

Attn: Mr. Cyril Saiphoo,
Zoning Administrator

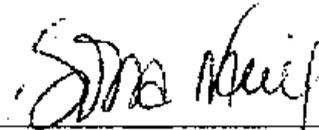
Re: WARREN HENRY MIAMI GARDENS- Tentative Plat

Mr. Saiphoo:

Our firm has reviewed the above named Tentative Plat located at the intersection of NW. 7th Ave. and State Road No.7 (U.S. Highway 441), the same being prepared by: W.L.FISH & COMPANY INC., dated 12-22-08 and the following comments are provided in relation to said review:

1. Miami-Dade County Flood Criteria Elevation information, as requested by D.E.R.M. for all Tentative Plats, is missing.
2. Identify the Parcel as "Vacant".

Please feel free to contact me further for any other questions,



Silvia Nuin P.S.& M. #5982
For Manuel G. Vera & Associates, Inc.

13960 SW 47th St.

Miami, FL 33175

P.O. Box 650578

Miami, FL 33265

Ph (305)221-6210

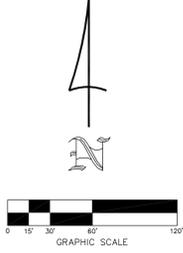
Fx (305)221-1295

www.mgvera.com



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – J-2 PROPERTY SURVEY



TRACT "A"
LEGACY POINTE
PLAT BOOK 163, PAGE 85

TRACT "B"
LEGACY POINTE
PLAT BOOK 163, PAGE 85

TRACT "C"
WAL-WART NORLAND
PLAT BOOK 165, PAGE 40

TRACT "A"
WAL-WART NORLAND
PLAT BOOK 165, PAGE 40

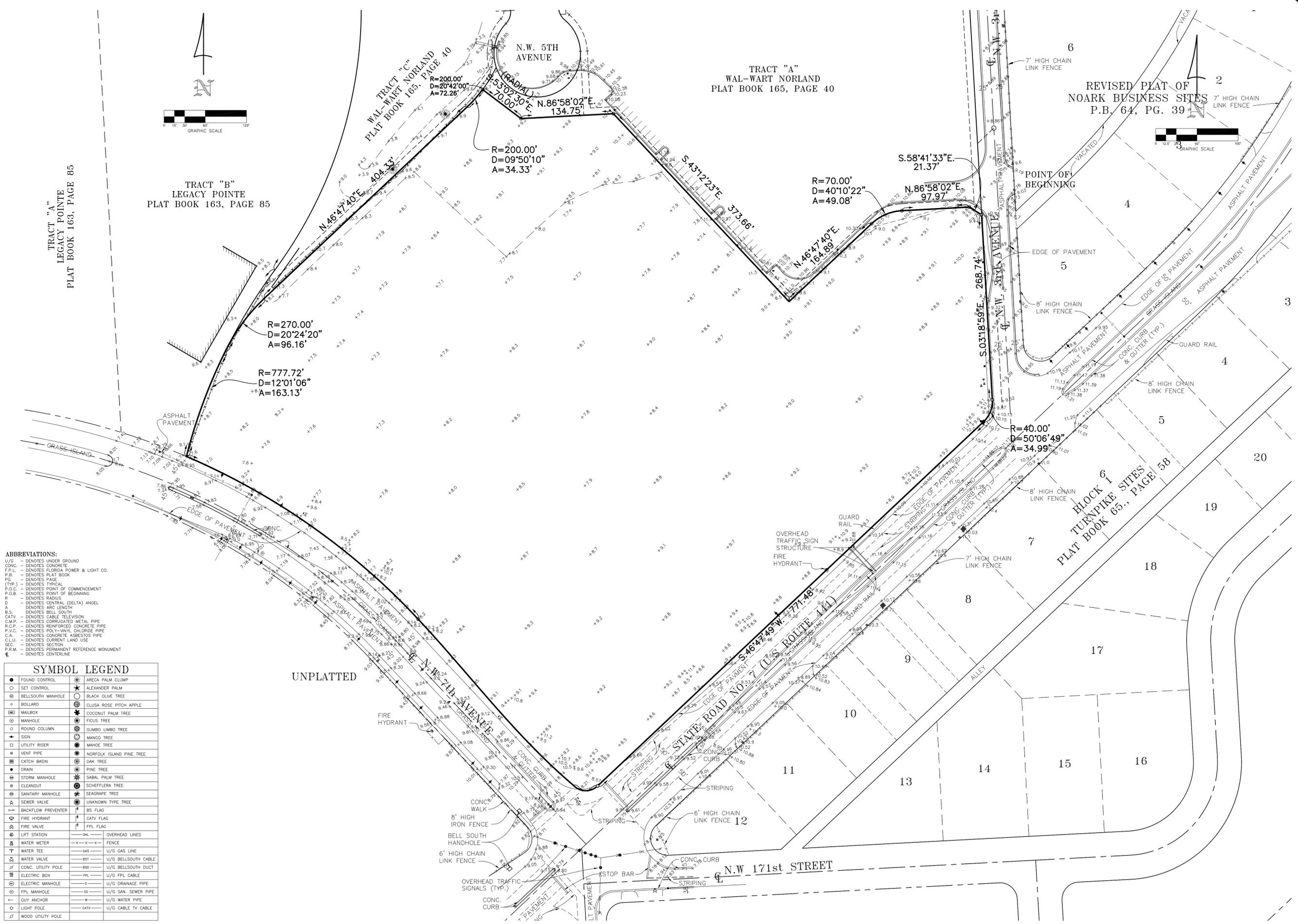
REVISED PLAT OF
NOARK BUSINESS SITES
P.B. 64, PG. 39

BLOCK 1
TURNPIKE SITES
PLAT BOOK 65, PAGE 58

- ABBREVIATIONS:**
- U/G - DENOTES UNDER GROUND
 - CONC. - DENOTES CONCRETE
 - F.P.L. - DENOTES FLORIDA POWER & LIGHT CO.
 - P.B. - DENOTES PLAT BOOK
 - P.C. - DENOTES PAGE
 - (TYP.) - DENOTES TYPICAL
 - P.O.C. - DENOTES POINT OF COMMENCEMENT
 - P.O.B. - DENOTES POINT OF BEGINNING
 - R - DENOTES RADIUS
 - D - DENOTES DELTA (ANGLE)
 - A - DENOTES ARC LENGTH
 - B.S. - DENOTES BELL SOUTH
 - CATV - DENOTES CABLE TELEVISION
 - C.M.P. - DENOTES CORRUGATED METAL PIPE
 - R.C.P. - DENOTES REINFORCED CONCRETE PIPE
 - P.V.C. - DENOTES POLY-VINYL CHLORIDE PIPE
 - C.A. - DENOTES CONCRETE ASPBESTOS PIPE
 - C.L.U. - DENOTES CURRENT LAND USE
 - SEC. - DENOTES SECTION
 - P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
 - - DENOTES CENTERLINE

SYMBOL LEGEND	
●	FOUND CONTROL
○	SET CONTROL
⊙	BELLSOUTH MANHOLE
⊖	BOLLARD
⊠	MAILBOX
⊙	MANHOLE
○	ROUND COLUMN
+	SIGN
□	UTILITY RISER
⊖	VENT PIPE
⊠	CATCH BASIN
⊖	DRAIN
⊙	STORM MANHOLE
⊖	CLEANOUT
⊙	SANITARY MANHOLE
⊖	SEWER VALVE
⊖	BACKFLOW PREVENTER
⊖	FIRE HYDRANT
⊖	FIRE VALVE
⊖	LIFT STATION
⊖	WATER METER
⊖	WATER TEE
⊖	WATER VALVE
⊖	CONC. UTILITY POLE
⊖	ELECTRIC BOX
⊖	ELECTRIC MANHOLE
⊖	FPL MANHOLE
⊖	GUY ANCHOR
⊖	LIGHT POLE
⊖	WOOD UTILITY POLE
⊖	ARECA PALM CLUMP
⊖	ALEXANDER PALM
⊖	BLACK OLIVE TREE
⊖	CLUSA ROSE PITCH APPLE
⊖	COCONUT PALM TREE
⊖	FIGUS TREE
⊖	GUMBO LIMBO TREE
⊖	MAHOE TREE
⊖	NORFOLK ISLAND PINE TREE
⊖	OAK TREE
⊖	PINE TREE
⊖	SABAL PALM TREE
⊖	SCHEFFLERA TREE
⊖	SEAGRAPE TREE
⊖	UNKNOWN TYPE TREE
⊖	BS FLAG
⊖	CATV FLAG
⊖	FPL FLAG
⊖	OVERHEAD LINES
⊖	FENCE
⊖	U/G GAS LINE
⊖	U/G BELLSOUTH CABLE
⊖	U/G BELLSOUTH DUCT
⊖	U/G FPL CABLE
⊖	U/G DRAINAGE PIPE
⊖	U/G SAN. SEWER PIPE
⊖	U/G WATER PIPE
⊖	U/G CABLE TV CABLE

UNPLATED



REVISIONS:

ALTA/ACSM SURVEY FOR:
**WARREN HENRY
 AUTOMOBILES, INC.**
 SPOT ELEVATION SHEET
 CITY OF MIAMI GARDENS, MIAMI-DADE CO., FL.

W.L.FISH & COMPANY
 PROFESSIONAL SURVEYORS AND MAPPERS
 5730 Corporate Way, Unit 100, West Palm Beach, Florida 33407
 Phone: (561)615-9266 Fax: (561)615-9270
 E-mail: mappers@wfish.com L.B. NO. 6216



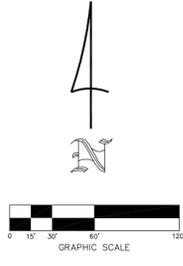
DRAWN:
M. LA TOUR

CHECKED:
W. L. FISH

DATE:
06/07/2007

JOB NO.
2007-097

SHEET NO.
3 OF 5



REVISED PLAT OF
NOARK BUSINESS SITES
P.B. 64, PG. 39

FOUND PK NAIL &
DISK, P.S.M. NO.
3563, 0.06' N.W.
SET PK NAIL & DISK
L.B. NO. 6216

POINT OF
BEGINNING

STORM INLET
GRATE EL. = 10.32'
N.W. INV. EL. = 5.57'
EDGE OF PAVEMENT

STORM INLET
GRATE EL. = 8.96'
S.E. INV. EL. = 5.56'

STORM INLET
GRATE EL. = 9.95'
N.E. INV. EL. = 1.95'

STORM INLET
GRATE EL. = 9.73'
S.W. INV. EL. = 2.78'

STORM INLET
GRATE EL. = 9.24'
INV. EL. = 4.83'E.

SANITARY MANHOLE
RIM EL. = 8.68'
W. INV. EL. = 1.76'
E. INV. EL. = 1.73'
S.W. INV. EL. = (-)0.12'
N. INV. EL. = (-)0.21'

SANITARY MANHOLE
RIM EL. = 8.77'
S.W. INV. EL. = 0.45'
N.E. INV. EL. = 0.40'

SANITARY MANHOLE
RIM EL. = 8.64'
S.W. INV. EL. = 1.19'
N.E. INV. EL. = 1.09'

SANITARY MANHOLE
RIM EL. = 9.68'
N.E. INV. EL. = 4.06'
N.W. INV. EL. = 3.98'

STORM INLET
GRATE EL. = 6.18'
N.W. INV. EL. = 1.77'
S.E. INV. EL. = 1.65'
N.E. INV. EL. = 1.42'

STORM INLET
GRATE EL. = 6.17'
N.W. INV. EL. = 1.82'
S.W. INV. EL. = 2.02'

SANITARY MANHOLE
RIM EL. = 8.07'
N.W. INV. EL. = 2.67'
S.E. INV. EL. = 2.61'
S.W. INV. EL. = 1.92'
N.E. INV. EL. = 1.87'

STORM INLET
GRATE EL. = 6.71
S.E. INV. EL. = 1.80'

SANITARY MANHOLE
RIM EL. = 8.57'
N.E. INV. EL. = 4.09'
S.W. INV. EL. = 4.05'
S.E. INV. EL. = 3.97'

- ABBREVIATIONS:
- U/G - DENOTES UNDER GROUND
 - CONC. - DENOTES CONCRETE
 - F.P.L. - DENOTES FLORIDA POWER & LIGHT CO.
 - P.B. - DENOTES PLAT BOOK
 - P.C. - DENOTES PAGE
 - P.O.C. - DENOTES POINT OF COMMENCEMENT
 - (TYP.) - DENOTES TYPICAL
 - P.O.B. - DENOTES POINT OF BEGINNING
 - R - DENOTES RADIUS
 - D - DENOTES CENTRAL (DELTA) ANGLE
 - A - DENOTES ARC LENGTH
 - B.S. - DENOTES BELL SOUTH
 - CATV - DENOTES CABLE TELEVISION
 - C.M.P. - DENOTES CORRUGATED METAL PIPE
 - R.C.P. - DENOTES REINFORCED CONCRETE PIPE
 - P.V.C. - DENOTES POLY-VINYL CHLORIDE PIPE
 - C.A. - DENOTES CONCRETE ASBESTOS PIPE
 - C.L.U. - DENOTES CURRENT LAND USE
 - SEC. - DENOTES SECTION
 - P.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
 - ⊕ - DENOTES CENTERLINE

SYMBOL LEGEND	
●	FOUND CONTROL
○	SET CONTROL
⊙	BELLSOUTH MANHOLE
⊙	BOLLARD
⊙	MAILBOX
⊙	MANHOLE
⊙	ROUND COLUMN
+	SIGN
⊙	UTILITY RISER
⊙	VENT PIPE
⊙	CATCH BASIN
⊙	DRAIN
⊙	STORM MANHOLE
⊙	CLEANOUT
⊙	SANITARY MANHOLE
⊙	SEWER VALVE
⊙	BACKFLOW PREVENTER
⊙	FIRE HYDRANT
⊙	FIRE VALVE
⊙	LIFT STATION
⊙	WATER METER
⊙	WATER TEE
⊙	WATER VALVE
⊙	CONC. UTILITY POLE
⊙	ELECTRIC BOX
⊙	ELECTRIC MANHOLE
⊙	FPL MANHOLE
⊙	GLY ANCHOR
⊙	LIGHT POLE
⊙	WOOD UTILITY POLE
⊙	ARECA PALM CLUMP
⊙	ALEXANDER PALM
⊙	BLACK OLIVE TREE
⊙	CLUSA ROSE PITCH APPLE
⊙	COCONUT PALM TREE
⊙	FIGUS TREE
⊙	JUMBO LIMBO TREE
⊙	MANGO TREE
⊙	MAHOE TREE
⊙	NORFOLK ISLAND PINE TREE
⊙	OK TREE
⊙	PINE TREE
⊙	SABAL PALM TREE
⊙	SCHEFFLERA TREE
⊙	SEAGRAPE TREE
⊙	UNKNOWN TYPE TREE
⊙	BS FLAG
⊙	CATV FLAG
⊙	FPL FLAG
⊙	OVERHEAD LINES
⊙	FENCE
⊙	U/G GAS LINE
⊙	U/G BELLSOUTH CABLE
⊙	U/G BELLSOUTH DUCT
⊙	U/G FPL CABLE
⊙	U/G DRAINAGE PIPE
⊙	U/G SAN. SEWER PIPE
⊙	U/G WATER PIPE
⊙	U/G CABLE TV CABLE

10' FPL EASEMENT PER O.R.B. 24697, PAGE 1869

10' FPL EASEMENT PER O.R.B. 24697, PAGE 1869

UNPLATTED

- UTILITY LOCATION NOTES:
- ALL UNDERGROUND UTILITIES, AS SHOWN HEREON, ARE BASED ON LOCATION OF PAINT MARKINGS, WIRE FLAGS AND UTILITY AS-BUILT PLANS PROVIDED BY THE CITY OF NORTH MIAMI BEACH ENGINEERING DEPARTMENT. ALL UNDERGROUND UTILITIES SHOULD BE FIELD VERIFIED FOR LOCATION, SIZE, TYPE OF MATERIAL, FLOW AND/OR CAPACITY PREVIOUS TO ANY NEW UTILITY CONSTRUCTION.
 - THE PURPOSE OF THE UTILITY LOCATION INFORMATION, AS SHOWN HEREON, IS FOR DESIGN OF NEW FACILITIES PROPOSED AND AS A GUIDE FOR ANY UNDERGROUND EXPLORATION SUCH AS SOILS TESTING, POT HOLEING, DEMOLITION, CLEARING AND GRUBBING AND UTILITY RELOCATION PLANNING.
 - EVERY ATTEMPT HAS BEEN MADE TO PRESENT A THOROUGH UTILITY LOCATION EFFORT AND A GRAPHIC PRESENTATION OF THE RESULTS. HOWEVER, ONLY PUBLIC UTILITIES AND VISIBLE FACILITIES HAVE BEEN LOCATED HEREON BASED ON INFORMATION PROVIDED BY THE VARIOUS LOCATORS AND UTILITY AS-BUILTS PROVIDED BY THEIR RESPECTIVE UTILITY AUTHORITIES. NOTE NO PRIVATE UTILITIES WERE LOCATED.
 - NOTE: THE UNDERGROUND WATER MAINS SHOWN HEREON ARE BASED ON MARKINGS FROM THE CITY OF NORTH MIAMI BEACH. THE WATER MAINS ARE FOR THE MOST PART CONCRETE ASBESTOS PIPES AND ARE DIFFICULT FOR UTILITY LOCATORS TO MARK ACCURATELY. THE WATER LINES THAT WERE LOCATED WITHIN THE PROPOSED SITE (ESPECIALLY THOSE NOT UNDER ASPHALT PAVEMENT) SHOULD BE CONSIDERED APPROXIMATE EXCEPT FOR WHERE THERE ARE WATER VALVES THAT WERE VISIBLE AND COULD BE LOCATED. SOME VALVES WERE NOT FOUND IN UNPAVED AREAS AND MAY BE COVERED BY OVERGROWTH. AS-BUILT INFORMATION HAS BEEN SUPPLIED BY THE CITY OF NORTH MIAMI BEACH AND IS BEING PROVIDED TO THE DESIGN TEAM FOR THE SITE. PIPE SIZES AND TYPES HAVE BEEN GIVEN ON UNDERGROUND UTILITY LINES THAT WERE FIELD VERIFIED ONLY. NO UNDERGROUND ELECTRIC FACILITIES WERE MARKED BY UTILITY LOCATORS IN THE AREAS OF THE RIGHTS-OF-WAY WHERE LIGHT POLES WERE LOCATED. SAID LIGHTS ARE SERVED BY UNDERGROUND ELECTRICAL.

NOT VALID WITHOUT
EMBOSSSED SURVEYORS SEAL

ALTA/ACSM SURVEY FOR:
**WARREN HENRY
AUTOMOBILES, INC.**
UTILITY LOCATION SHEET
CITY OF MIAMI GARDENS, MIAMI-DADE CO., FL

W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS AND MAPPERS
5730 Corporate Way, Unit 100, West Palm Beach, Florida 33407
Phone: (561)615-9266 Fax: (561)615-9270
E-mail: mappers@wfish.com L.B. NO. 6216



DRAWN:
M. LA TOUR

CHECKED:
W. L. FISH

DATE:
06/07/2007

JOB NO.
2007-097

SHEET NO.
4 OF 5

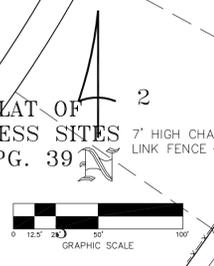
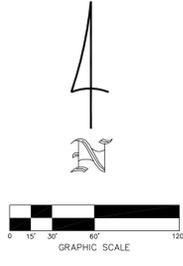
TRACT "A"
LEGACY POINTE
PLAT BOOK 163, PAGE 85

TRACT "B"
LEGACY POINTE
PLAT BOOK 163, PAGE 85

TRACT "A"
WAL-WART NORLAND
PLAT BOOK 165, PAGE 40

REVISED PLAT OF
NOARK BUSINESS SITES
P.B. 64, PG. 39

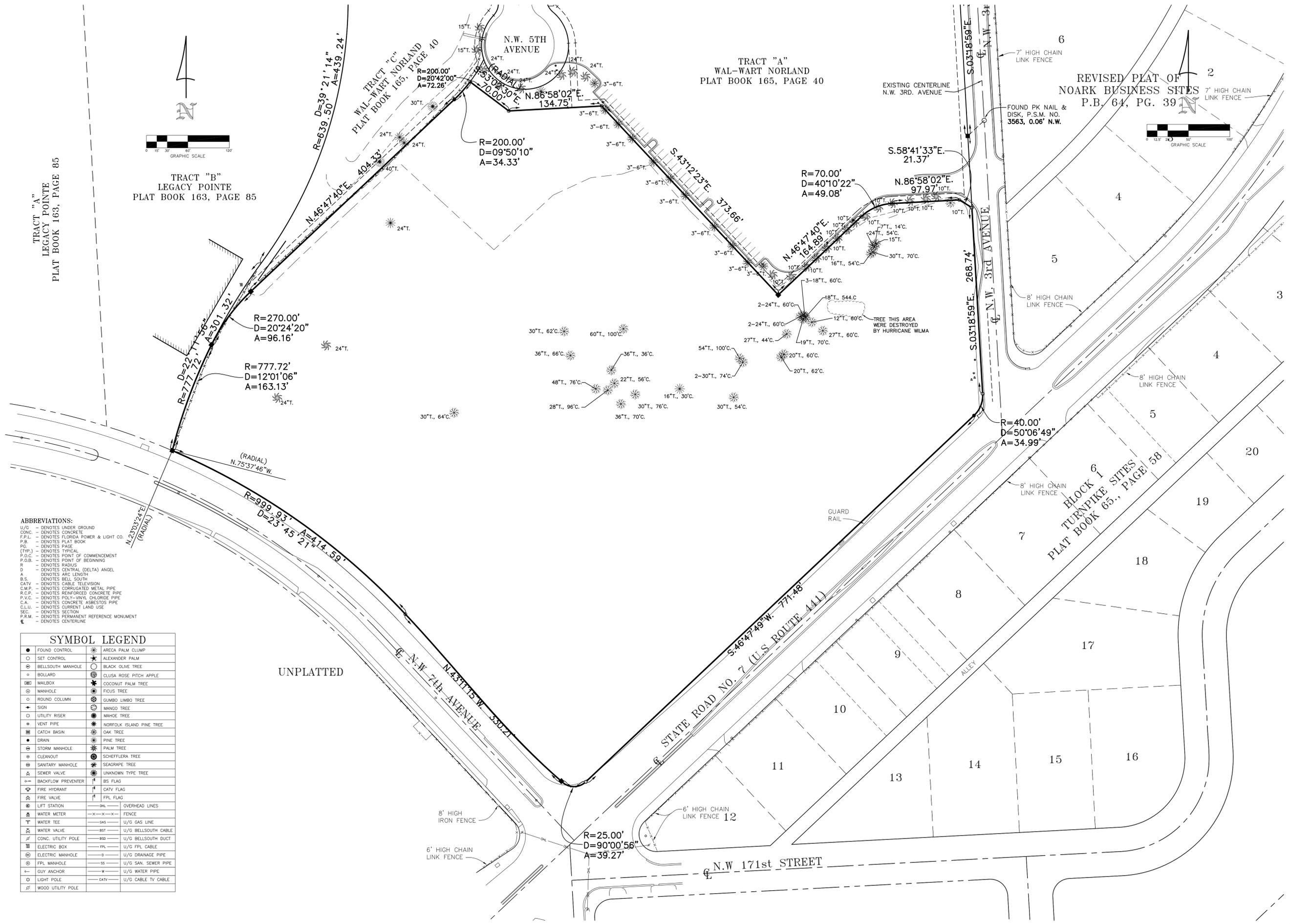
BLOCK 6
TURNPIKE SITES
PLAT BOOK 65, PAGE 58



- ABBREVIATIONS:**
- U/G - DENOTES UNDER GROUND
 - CONC. - DENOTES CONCRETE
 - F.P.L. - DENOTES FLORIDA POWER & LIGHT CO.
 - P.B. - DENOTES PLAT BOOK
 - P.C. - DENOTES PAGE
 - (TYP.) - DENOTES TYPICAL
 - P.O.C. - DENOTES POINT OF COMMENCEMENT
 - P.O.B. - DENOTES POINT OF BEGINNING
 - R - DENOTES RADIUS
 - D - DENOTES CENTRAL (DELTA) ANGLE
 - A - DENOTES ARC LENGTH
 - B.S. - DENOTES BELL SOUTH
 - CATV - DENOTES CABLE TELEVISION
 - C.M.P. - DENOTES CORRUGATED METAL PIPE
 - R.C.P. - DENOTES REINFORCED CONCRETE PIPE
 - P.V.C. - DENOTES POLY-VINYL CHLORIDE PIPE
 - C.A. - DENOTES CONCRETE ASBESTOS PIPE
 - C.L.U. - DENOTES CURRENT LAND USE
 - SEC. - DENOTES SECTION
 - R.R.M. - DENOTES PERMANENT REFERENCE MONUMENT
 - CL - DENOTES CENTERLINE

SYMBOL LEGEND			
●	FOUND CONTROL	☼	ARECA PALM CLUMP
○	SET CONTROL	✳	ALEXANDER PALM
⊙	BELLSOUTH MANHOLE	⊙	BLACK OLIVE TREE
⊙	BOLLARD	⊙	CLUSA ROSE PITCH APPLE
⊙	MAILBOX	☼	COCONUT PALM TREE
⊙	MANHOLE	☼	FIGUS TREE
○	ROUND COLUMN	☼	GUMBO LIMBO TREE
+	SIGN	☼	MANGO TREE
○	UTILITY RISER	☼	MAHOE TREE
⊙	VENT PIPE	☼	NORFOLK ISLAND PINE TREE
⊙	CATCH BASIN	☼	OAK TREE
⊙	DRAIN	☼	PINE TREE
⊙	STORM MANHOLE	☼	PALM TREE
⊙	CLEANOUT	☼	SCHIFFLERA TREE
⊙	SANITARY MANHOLE	☼	SEAGRAPH TREE
⊙	SEWER VALVE	☼	UNKNOWN TYPE TREE
⊙	BACKFLOW PREVENTER	⊙	B.S. FLAG
⊙	FIRE HYDRANT	⊙	CATV FLAG
⊙	FIRE VALVE	⊙	FPL FLAG
⊙	LIFT STATION	—	OVERHEAD LINES
⊙	WATER METER	—	FENCE
⊙	WATER TEE	—	U/G GAS LINE
⊙	WATER VALVE	—	U/G BELLSOUTH CABLE
⊙	CONC. UTILITY POLE	—	U/G BELLSOUTH DUCT
⊙	ELECTRIC BOX	—	U/G FPL CABLE
⊙	ELECTRIC MANHOLE	—	U/G DRAINAGE PIPE
⊙	FPL MANHOLE	—	U/G SAN. SEWER PIPE
⊙	GLY ANCHOR	—	U/G WATER PIPE
⊙	LIGHT POLE	—	U/G CABLE TV CABLE
⊙	WOOD UTILITY POLE		

UNPLATTED



REVISIONS:

ALTA/ACSM SURVEY FOR:
**WARREN HENRY
AUTOMOBILES, INC.**
TREE LOCATION, TYPE AND SIZE SHEET
CITY OF MIAMI GARDENS, MIAMI-DADE CO., FL

W.L.FISH & COMPANY
PROFESSIONAL SURVEYORS AND MAPPERS
5730 Corporate Way, Unit 100, West Palm Beach, Florida 33407
Phone: (561)615-9266 Fax: (561)615-9270
E-mail: mappers@wfish.com L.B. NO. 6216



DRAWN:
M. LA TOUR

CHECKED:
W. L. FISH

DATE:
06/07/2007

JOB NO.
2007-097

SHEET NO.
5 OF 5



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – K FEMA FLOOD ZONE MAP



City of Miami Gardens

Flood Insurance Rate Map

(Revised by FEMA Sept. 11, 2009)

Legend

- City Limits
- Highways
- Major Roadways
- Local Streets
- Water Bodies

Flood Risk Zone

- X
- X (Other Areas)

Special Flood Hazard Areas

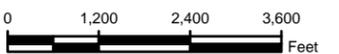
- AE 6
- AE 7

Flood Zone Descriptions

Zone AE The 1% annual flood (100-year flood) is the flood that has a 1% chance of being equaled or exceeded in any year.

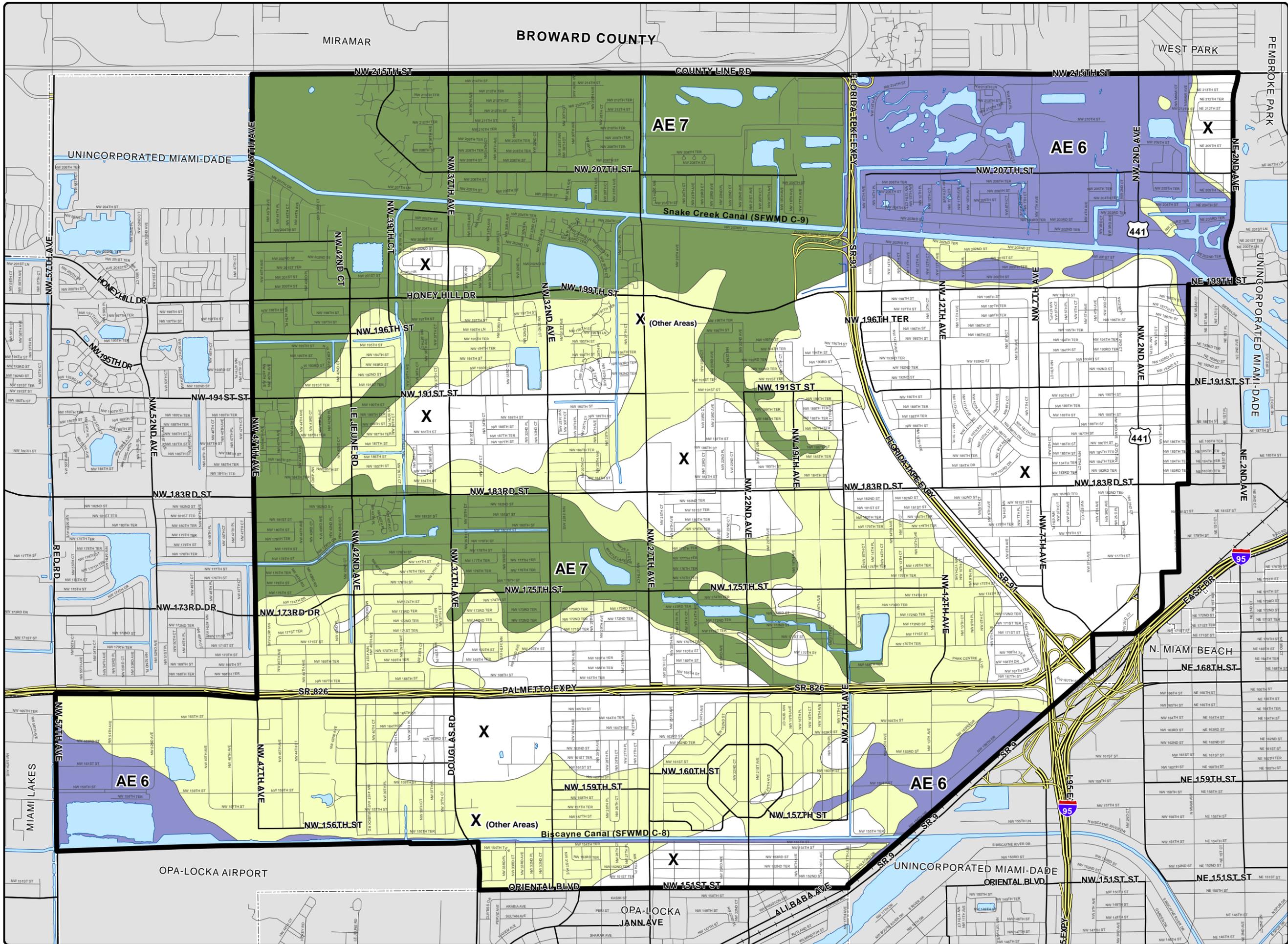
Zone X Areas determined to be outside the 0.2% annual chance floodplain.

Zone X (Other Areas) Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.



Prepared by:
Public Works & Engineering Department
February 2010

DISCLAIMER:
Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the City's Floodplain Management Program at (305) 622-8039.





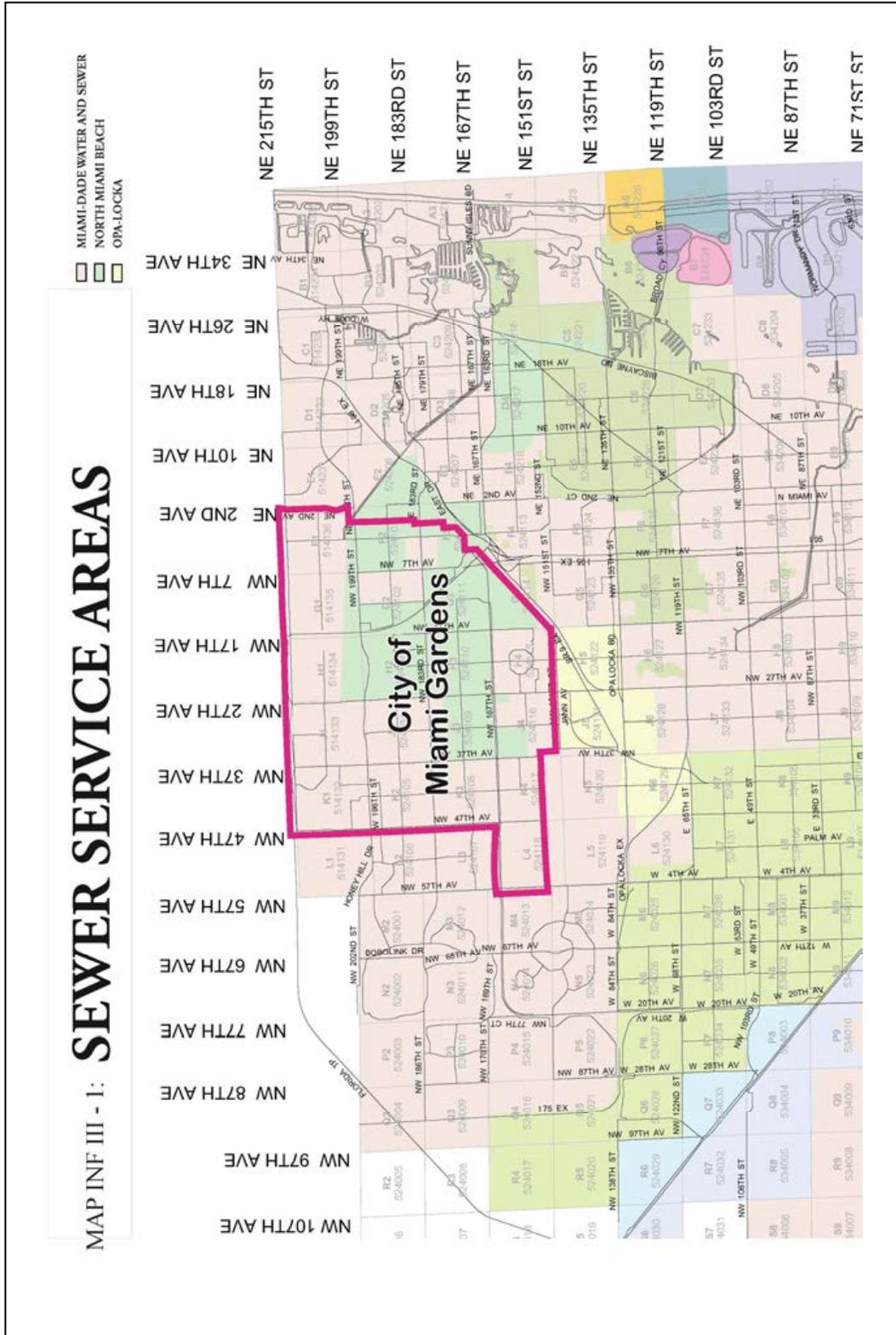
CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – L

INFRASTRUCTURE ELEMENT INF III-1 MAP

SANITARY SEWER SERVICE AREAS

Map INF III - 1: City of North Miami Beach / Miami-Dade W.A.S.D Sewer Services Area Exchange





CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – M

INFRASTRUCTURE ELEMENT INF III-3 MAP

POTABLE WATER SERVICE AREAS



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – N OFFICIAL CITY ZONING MAP

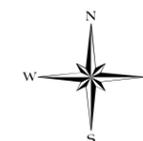


City of Miami Gardens

Official Zoning Map

- R-1- Single Family
- R-2- Two Family
- R-15- Multiple Family
- R-25- Multiple Family
- R-50- Multiple Family
- NC- Neighborhood Commercial
- PCD- Planned Corridor Development
- OF- Professional Office
- I-1- Special Industrial
- I-2- Heavy Industrial
- PD- Planned Development
- AU- Agriculture
- GP- Government Property
- Other

** Official Zoning Map: Pursuant to Article I, Section 1-150. Zoning district boundaries include property lines and follow the centerlines of rights-of-way, canals, railroads, alleys and similar features.*



0 0.375 0.75
Miles

Adopted April 7, 2010

Prepared by:
Department of Planning & Zoning

DISCLAIMER:
This map is subject to updates from time to time. Every attempt has been made to ensure the accuracy of this map. This map is not to be construed as a survey instrument. The City of Miami Gardens does not assume any liability arising from the use of this map. Users of this map should consult the planning & zoning department for verification of information provided on this map.



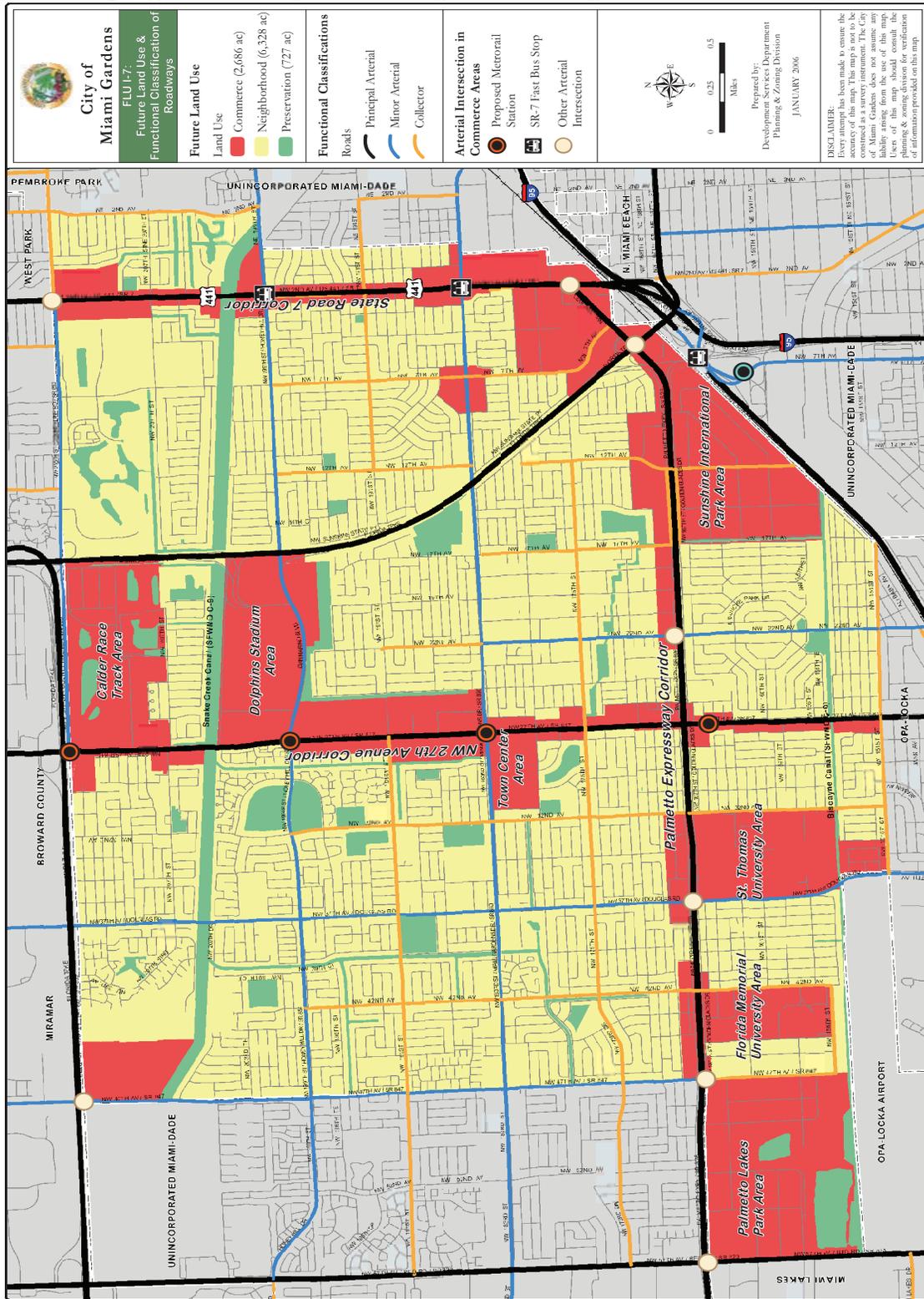
CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – O

FUTURE LAND USE ELEMENT MAP FLU I-7:

FUTURE LAND USE AND FUNCTIONAL CLASSIFICATION ROADWAYS 2016

Map FLU I - 7: Future Land Use & Functional Classification Roadways 2016





CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – P

LETTER FROM CITY OF MIAMI GARDENS



*Development Services Department
1515 NW 167th Street, Bldg. 5, Suite 200
Miami Gardens, Florida 33169
Phone: (305) 622-8023
Fax: (305) 622- 8857
www.miamigardens-fl.gov*

March 5, 2009

Miami-Dade County Plat Committee c/o
Julio E. Delgado, P.S.M.
Subdivision/Platting Section, Public Works Department
111 N.W. 1st Street, Suite 1420
Miami, Florida 33128

RE: Warren Henry Miami Gardens Tentative Plat
17650 N.W. 2nd Ave. Miami Gardens

Miami-Dade County Plat Committee;

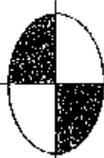
This letter is to confirm that the above noted Tentative Plat, attached hereto, for property located generally at 17650 N.W. 2nd Ave has been reviewed by a Professional Surveyor and Mapper on contract with the City of Miami Gardens for compliance with Chapter 28 of the Miami-Dade Code, and has been reviewed by the City of Miami Gardens for compliance with applicable zoning regulations and hereby recommend approval.

Sincerely,


Cyril Salphoo, AICP
Zoning Administrator

CC: Jay Marder, Development Services Director

Attachments: Plat, Surveyor Approval,



February 27, 2009

To: City of Miami Gardens
1515 NW 167th Street Suite 200
Miami, Florida, 33169

Attn: Mr. Cyril Saiphoo,
Zoning Administrator

Re: WARREN HENRY MIAMI GARDENS- Tentative Plat

Mr. Saiphoo:

This letter is to confirm that the above referenced Tentative Plat located in the intersection of NW. 7th Ave. and State Road No.7 (U.S. Highway 441), the same being prepared by: W.L.FISH & COMPANY INC., with a last revision date of February 09, 2009, has been reviewed by a Professional Surveyor and Mapper in our firm, under contract to the City of Miami Gardens, for compliance with Chapter 28 of the Miami Dade Code, and from that review, we are recommending that the Tentative Plat be approved.

Please feel free to contact me further for any other questions,

Silvia Nuin P.S. & M. #5982
For Manuel G. Vera & Associates, Inc.

13960 SW 47th St.

Miami, FL 33175

P.O. Box 650578

Miami, FL 33265

Ph: (305)221-6210

Fx: (305)221-1295

www.mgvera.com

RECEIVED
3/2/09



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

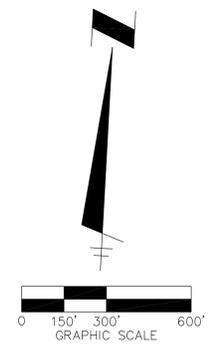
EXHIBIT – Q TENTATIVE PLAT

CONTACT INFORMATION:

NAME: GRAHAM PENN
 PHONE: 305-377-6229
 FAX: 305-377-6222
 EMAIL: gpenn@brzoninglaw.com

TENTATIVE PLAT / BOUNDARY SURVEY

WARREN HENRY MIAMI GARDENS



LEGAL DESCRIPTION:

BEING A PARCEL OF LAND LOCATED IN THE NORTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 12, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA SAID PARCEL BEING THE REMAINDER PORTION OF PARCEL "B" AS CONVEYED TO WAL-MART STORES EAST, LP. BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 23354, PAGE 4447 OF THE MIAMI-DADE COUNTY PUBLIC RECORDS AND THE REMAINDER PORTIONS OF PARCELS "C", "D" AND "G" AS CONVEYED TO WAL-MART STORES EAST, LP. BY SPECIAL WARRANTY DEED RECORDED IN OFFICIAL RECORD BOOK 23354, PAGE 4451 OF SAID PUBLIC RECORDS, ALL OF SAID REMAINDERS BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 12; THENCE SOUTH 86°56'24" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 12, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF N.W. 175th STREET, A DISTANCE OF 657.72 FEET, TO A POINT ON THE EXISTING CENTERLINE OF N.W. 3rd AVENUE; THENCE SOUTH 03°18'59" EAST, ALONG SAID CENTERLINE, A DISTANCE OF 654.96 FEET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. ROUTE 441); THENCE SOUTH 46°47'49" WEST, ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. ROUTE 441), A DISTANCE OF 51.28 FEET, TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL:

THENCE CONTINUE SOUTH 46°47'49" WEST, ALONG SAID RIGHT-OF-WAY LINE OF STATE ROAD NO. 7 (U.S. ROUTE 441), A DISTANCE OF 771.48 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTH AND HAVING A RADIUS OF 25.00 FEET; THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY, 39.27 FEET, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 90°00'56", TO A POINT OF TANGENCY WITH THE NORTHEASTERLY RIGHT-OF-WAY LINE OF N.W. 7th AVENUE; THENCE NORTH 43°11'15" WEST, ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 330.21 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST AND HAVING A RADIUS OF 999.93 FEET; THENCE NORTHWESTERLY, 414.59 FEET, ALONG THE ARC OF SAID CURVE AND ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 23°45'21", TO A POINT ON A CURVE NON-TANGENT TO THE PREVIOUSLY DESCRIBED CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 777.72 FEET; THENCE NORTHEASTERLY 163.13 FEET, ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF TRACT "B", LEGACY POINTE, AS RECORDED IN PLAT BOOK 163, PAGE 85 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 12°01'06", TO THE BEGINNING OF A COMPOUND CURVE, SAID CURVE BEING CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 270.00 FEET; THENCE NORTHEASTERLY, 96.16 FEET, ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF TRACT "C", WAL-MART NORLAND, AS RECORDED IN PLAT BOOK 165, PAGE 40 OF SAID PUBLIC RECORDS, THROUGH A CENTRAL ANGLE OF 20°24'20", TO A POINT OF TANGENCY; THENCE NORTH 46°47'40" EAST, ALONG SAID EASTERLY LINE, A DISTANCE OF 404.33 FEET, TO THE BEGINNING OF A CURVE, CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 200.00 FEET; THENCE NORTHEASTERLY 34.33 FEET, ALONG THE ARC OF SAID CURVE AND ALONG SAID EASTERLY LINE, THROUGH A CENTRAL ANGLE OF 09°50'10", TO A POINT ON A LINE RADIAL TO THE PREVIOUSLY DESCRIBED CURVE, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY LINE OF TRACT "A", OF SAID WAL-MART NORLAND; THENCE SOUTH 53°02'30" EAST, ALONG SAID RADIAL LINE AND ALONG SAID SOUTHERLY LINE, A DISTANCE OF 70.00 FEET; THENCE NORTH 86°58'02" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 134.75 FEET; THENCE SOUTH 43°12'23" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 373.66 FEET; THENCE NORTH 46°47'40" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 164.89 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 70.00 FEET; THENCE NORTHEASTERLY AND EASTERLY, 49.08 FEET, ALONG THE ARC OF SAID CURVE AND ALONG SAID SOUTHERLY LINE, THROUGH A CENTRAL ANGLE OF 40°10'22", TO A POINT OF TANGENCY; THENCE NORTH 86°58'02" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 97.97 FEET; THENCE SOUTH 58°41'33" EAST, ALONG SAID SOUTHERLY LINE, A DISTANCE OF 21.37 FEET, TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF N.W. 3rd AVENUE; THENCE SOUTH 03°18'59" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 268.74 FEET, TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 40.00 FEET; THENCE SOUTHERLY AND SOUTHWESTERLY, 34.99 FEET, ALONG THE ARC OF SAID CURVE AND ALONG SAID WESTERLY RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 50°06'49", TO THE POINT OF BEGINNING.

CONTAINING 668,359 SQUARE FEET OR 15.3434 ACRES, MORE OR LESS.

BENCHMARKS USED: A CLOSED BENCH LOOP WAS CONDUCTED RUNNING THROUGH THREE INDEPENDENT MIAMI-DADE COUNTY SURVEY SECTION BENCHMARKS AS FOLLOWS:

BENCHMARK N - 674 - THE BENCHMARK IS A PK NAIL AND BRASS WASHER IN A CONCRETE GUTTER OF THE SOUTHEAST EDGE OF PAVEMENT OF CONNECTING ROAD LEADING TO WESTBOUND #826 FROM SOUTHBOUND #441. THE BENCHMARK IS LOCATED 200 FEET SOUTH OF NW 175th STREET, 52.5 FEET WEST OF THE WEST EDGE OF PAVEMENT OF NW 2nd AVENUE AND 6.8 FEET NORTH OF A "NO LEFT TURN" SIGN. THE PUBLISHED BY THE MIAMI DADE COUNTY SURVEY SECTION IS ELEVATION 11.47' N.G.V.D. 1929.

BENCHMARK N - 434 - THE BENCHMARK IS A PK NAIL AND BRASS WASHER NEAR THE NORTHWEST CORNER OF PROPERTY OF THE WESTERN ELECTRIC BUILDING, 17 FEET EAST-NORTHEAST OF A MAILBOX, 5 FEET SOUTHEAST OF A WITNESS POST, 75 FEET SOUTH OF THE SOUTH EDGE OF PAVEMENT OF NW 183 RD STREET, 95 FEET EAST OF THE EAST EDGE OF PAVEMENT OF NW 2nd AVENUE, 30 FEET SOUTH OF THE CENTERLINE OF THE EAST-WEST ACCESS ROAD AND 50 FEET EAST OF THE NORTH-SOUTH ACCESS ROAD. PUBLISHED ELEVATION BY THE MIAMI DADE COUNTY SURVEY SECTION IS ELEVATION 9.32' N.G.V.D. 1929.

BENCHMARK H - 360 - THE BENCHMARK IS A BRASS BAR IN A CONCRETE DRAIN IN THE CHAR HUT RESTAURANT PARKING LOT. THE BENCHMARK IS LOCATED 150.3 FEET SOUTH OF THE CENTERLINE OF NW 183 RD STREET AND 75 FEET WEST OF THE CENTERLINE OF NW 7th AVENUE. PUBLISHED ELEVATION BY THE MIAMI-DADE COUNTY SURVEY SECTION IS ELEVATION 9.65' N.G.V.D. 1929.

SURVEYOR'S NOTES:

1. THE BOUNDARY SURVEY FOR THIS SITE HAS BEEN DETERMINED USING BOUNDARY SURVEYS NUMBERS 2003-153, 2003-153-1, 2003-154, 2003-155, 2006-156 & 2003-157 PREPARED BY FORTIN, LEAVY, SKILES, INC. AND VARIOUS LEGAL DESCRIPTIONS, ALL AS PROVIDED BY WAL-MART AND CRECH ENGINEERS, INC. IN ADDITION, ALL SURROUNDING PLATTED PARCELS WERE CALCULATED AND FIT TOGETHER PREVIOUS TO CONDUCTING THE FIELD BOUNDARY SURVEY FOR THE SITE AND THE FOUND SURVEY CONTROL USED TO MAKE THIS BOUNDARY DETERMINATION IS AS SHOWN HEREON.
2. THIS SURVEY HAS BEEN CONDUCTED ON AN ASSUMED BEARING AND COORDINATE SYSTEM. BEARINGS SHOWN HEREON ARE BASED ON THE NORTH LINE OF PARCEL A HAVING AN ASSUMED BEARING OF NORTH 86°57' 59" EAST.
3. THE FLOOD ZONE FOR THE ENTIRE SITE IS FLOOD ZONE X (AREAS DETERMINED TO BE OUTSIDE 500 YEAR FLOOD PLAIN), THE FLOOD INSURANCE RATE MAP (FIRM) IS MAP NUMBER 12025C0080 J, COMMUNITY NO. 120656 (CITY OF NORTH MIAMI BEACH) WHICH IS OUT OF DATE, PANEL NO. 0080, SUFFIX J, MAP REVISED MARCH 2, 1994.
4. DADE COUNTY FLOOD CRITERIA: 6.5
5. THE CURRENT ZONING FOR THE MAJORITY OF THE SUBJECT PARCEL IS BU-1A, LIMITED BUSINESS DISTRICT. THE REMAINDER OF THE SITE IS IU-1, INDUSTRIAL, LIGHT MANUFACTURING DISTRICT. ZONING FOR THE PARCELS SURVEYED IS TAKEN FROM THE MIAMI-DADE COUNTY ZONING MAP FOR THE CITY OF MIAMI GARDENS AND IS AS TAKE FROM THE MIAMI-DADE COUNTY ZONING WEB SITE.
6. I HAVE REVIEWED A TITLE COMMITMENT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY, AGENT'S FILE NO. 213167.0005, COMMITMENT DATE JANUARY 24, 2009, AT 8:00A.M. AND ALL EASEMENTS DISCLOSED THEREIN WHICH ENCUMBER THE SUBJECT PARCEL ARE SHOWN HEREON.

I, WAYNE LARRY FISH, A PROFESSIONAL SURVEYOR AND MAPPER, DULY REGISTERED AND LICENSED IN THE STATE OF FLORIDA, DO HEREBY CERTIFY TO WARREN HENRY ACQUISITIONS, LLC AND BERCOV, RADELL & FERNANDEZ, THAT THIS SURVEY MEETS THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING IN THE STATE OF FLORIDA AS SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL SURVEYORS AND MAPPERS IN CHAPTER 61G17 FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 FLORIDA STATUTES.

W. L. FISH & COMPANY, INC.

BY: WAYNE LARRY FISH
 PROFESSIONAL SURVEYOR AND MAPPER
 FLORIDA STATE REG. NO. 3238

DATE OF LAST FIELD WORK: OCTOBER 30, 2008.

LOCATION SKETCH
 SECTION 12, TOWNSHIP 52 SOUTH, RANGE 41 EAST
 MIAMI-DADE COUNTY, FLORIDA
 SCALE: 1"=300'

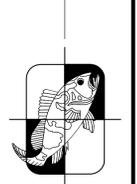
T-PLAT NO.:

REVISIONS:
 A 02/09/09 City of Miami Gardens Comments of 02/03/09. Update title to 01/24/09.

SEALED AND SIGNED BY SURVEYOR
 W. L. FISH

TENTATIVE PLAT / BOUNDARY SURVEY FOR
 WARREN HENRY AUTOMOBILES, INC.
 WARREN HENRY MIAMI GARDENS
 MIAMI GARDENS, FLORIDA

W. L. FISH & COMPANY, INC.
 PROFESSIONAL SURVEYORS AND MAPPERS
 5730 Corporate Way, Unit 100, West Palm Beach, Florida 33407
 Phone: (561)615-9266 Fax: (561)615-9270
 E-mail: mappers@wlfish.com L.B. NO. 6216

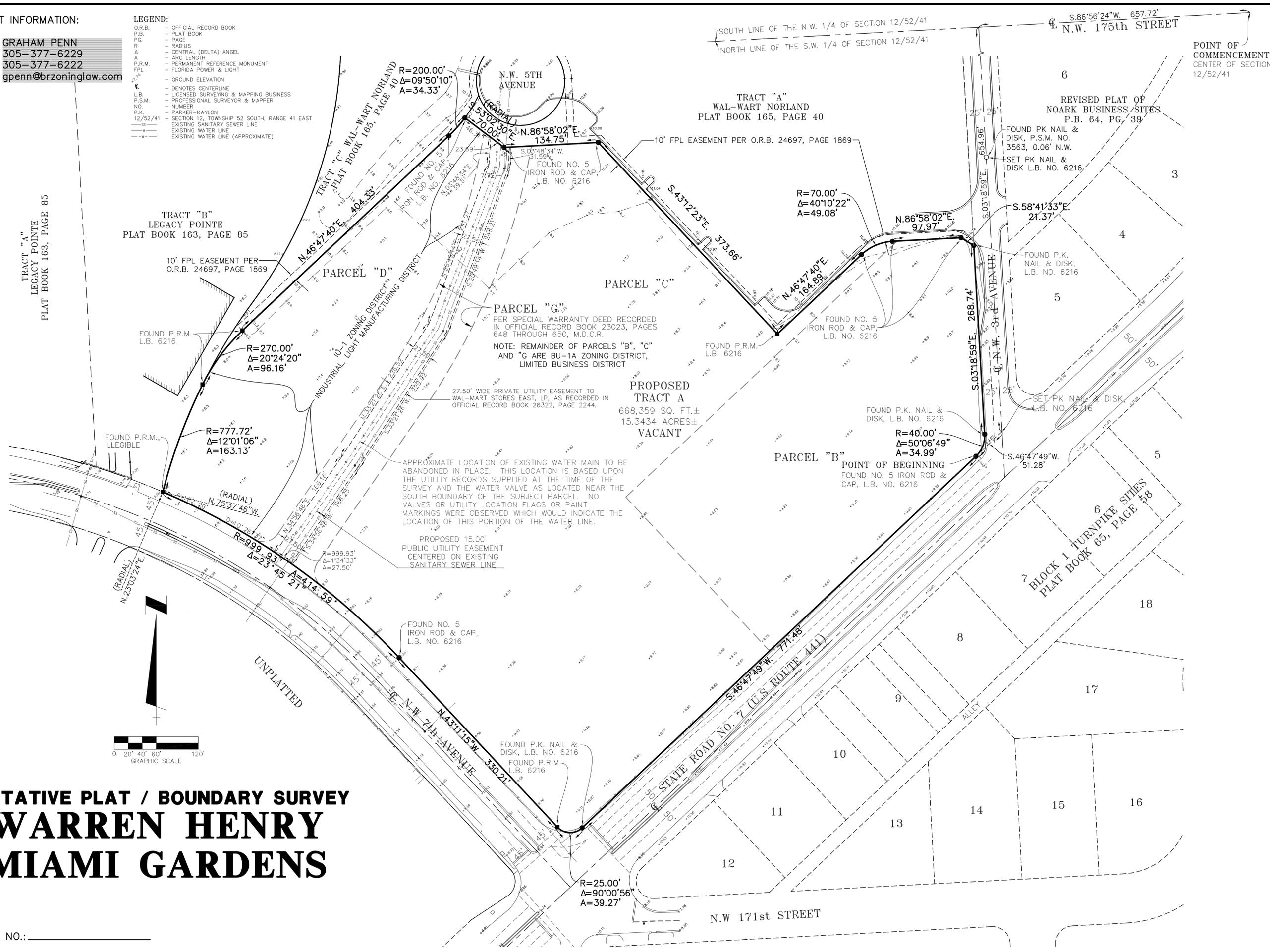


DRAWN: W.B.H.
 CHECKED: W. L. FISH
 DATE: 12/22/2008
 JOB NO. 2007-097
 SHEET NO. 1 OF 2

CONTACT INFORMATION:

NAME: GRAHAM PENN
 PHONE: 305-377-6229
 FAX: 305-377-6222
 EMAIL: gpenn@brzoninglaw.com

- LEGEND:
- O.R.B. - OFFICIAL RECORD BOOK
 - P.B. - PLAT BOOK
 - PG. - PAGE
 - R - RADIUS
 - Δ - CENTRAL (DELTA) ANGLE
 - A - ARC LENGTH
 - P.R.M. - PERMANENT REFERENCE MONUMENT
 - FPL - FLORIDA POWER & LIGHT
 - - - - - GROUND ELEVATION
 - ℄ - DENOTES CENTERLINE
 - L.B. - LICENSED SURVEYING & MAPPING BUSINESS
 - P.S.M. - PROFESSIONAL SURVEYOR & MAPPER
 - NO. - NUMBER
 - P.K. - PARKER-KAYLON
 - 12/52/41 - SECTION 12, TOWNSHIP 52 SOUTH, RANGE 41 EAST
 - SS - EXISTING SANITARY SEWER LINE
 - W - EXISTING WATER LINE
 - - EXISTING WATER LINE (APPROXIMATE)



TENTATIVE PLAT / BOUNDARY SURVEY
WARREN HENRY
MIAMI GARDENS

T-PLAT NO.:

REVISIONS:

02/09/09 City of Miami Gardens Comments of 02/03/09: Update title to 01/24/09.

NOT VALID WITHOUT SEAL EMBOSSED SURVEYORS SEAL

TENTATIVE PLAT / BOUNDARY SURVEY FOR
WARREN HENRY AUTOMOBILES, INC.
WARREN HENRY MIAMI GARDENS
 MIAMI GARDENS, FLORIDA

W.L.FISH & COMPANY
 PROFESSIONAL SURVEYORS AND MAPPERS
 5730 Corporate Way, Unit 100, West Palm Beach, Florida 33407
 Phone: (561)615-9266 Fax: (561)615-9270
 E-mail: mappers@wlfish.com L.B. NO. 6216

DRAWN: W.B.H.
 CHECKED: W. L. FISH
 DATE: 12/22/2008
 JOB NO. 2007-097
 SHEET NO. 2 OF 2



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – R SPECIAL WARRANTY DEED

52.50
55,800.00
41,850.00



CFN 20080302247
OR Bk 26322 Pgs 2238 - 2243 (6pgs)
RECORDED 04/14/2008 09:16:50
DEED DOC TAX 55,800.00
SURTAX 41,850.00
HARVEY RUVIN, CLERK OF COURT
MIAMI-DADE COUNTY, FLORIDA

This document prepared by: T. Latrice Watkins
Wal-Mart Stores East, LP
Sam M. Walton Development Complex
2001 S.E. 10th Street
Bentonville, AR 72716-0550

Return recorded document to:
Chicago Title and Trust Company
171 N. Clark Street
Chicago, IL 60601
Attn: Nancy Castro

07004861
Fidelity National Title
5690 W. Cypress Street, Suite A
Tampa, FL 33607

SPECIAL WARRANTY DEED

This SPECIAL WARRANTY DEED is made effective DECEMBER 20, 2007, between **WAL-MART STORES EAST, LP**, a Delaware limited partnership, with an address of 702 S.W. 8th Street, Bentonville, AR 72716 ("Grantor"); and **WARREN HENRY ACQUISITIONS, LLC**, a Florida limited liability company, with an address of 20860 NW 2nd Avenue, Miami, Florida 33169 ("Grantee").

W I T N E S S E T H:

THAT GRANTOR, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration, to it in hand paid by Grantee, the receipt whereof is hereby acknowledged, does hereby forever grant, bargain, sell, convey and confirm to Grantee, and its successors and assigns, a certain tract of land situated, lying, and being in the City of Norland, Miami-Dade County, Florida, as more particularly described to wit:

See Exhibit "A" attached hereto and made a part hereof ("Property");

TO HAVE AND TO HOLD said land unto Grantee, and its successors and assigns, forever, with all tenements, appurtenances and hereditaments thereunto belonging, subject to easements, conditions, restrictions and other matters of record, and subject to the following conditions and restrictions:

- (a) The Property shall only be used for purposes of the kind typically found in shopping centers, including, but not limited to, offices, restaurants, and retail shops; authorized franchised automobile dealerships are a permitted use for the Property;
- (b) The Property shall not be used for or in support of the following: (i) a discount store in excess of forty-five thousand (45,000) square feet in floor size, wholesale membership/warehouse club, grocery store/supermarket, pharmacy/drug store (a discount store shall be defined as use for the purpose of selling a full line of hard goods and soft goods [for example clothing, cards, gifts, electronics, garden supplies, furniture, lawnmowers, toys, health and beauty aids, hardware items, bath accessories and auto accessories] at a discount in a retail operation similar to that of Wal-Mart); (ii) gas station; (iii) quick lube/oil change facility or automobile tire sales however these uses are permissible only as ancillary to an automobile dealership use permitted herein; (iv) movie theater or bowling alley located two hundred (200) feet or less from the shared boundary line at the south of the adjacent Wal-Mart tract and the north of the Property; (v) health spa/fitness center located two hundred (200) feet or less from the shared boundary line at the south of the adjacent Wal-Mart tract and the north of the Property; (vi) adult book store, adult video store (an adult video store is a video store that sells or rents videos that are rated NC-17, X, XX, XXX, or of a rating assigned to works containing material more sexually explicit than XXX, by the film rating board of the Classification and Rating Administration), pawn shop, bar, night club, gaming activities (including but not limited to gambling, electronic gaming machines, slot

6

machines and other devices similar to the aforementioned), billiard parlor, any place of recreation/amusement, or any business whose principal revenues are from the sale of alcoholic beverages for on or off premises consumption; or (vii) any business whose major source of business is derived from the cashing of checks or making short-term or "payday advance" type loans; this is not to exclude the regular business of any bank or financial institution insured by the F.D.I.C. or mortgage brokerage firm or other similar business providing long-term, mortgage type loans;

- (c) Unless otherwise restricted by ordinance, laws, regulations or other governmental authority, buildings on the Property shall not exceed an aggregate of one hundred fifty-three thousand seven hundred (153,700) square feet in floor size; buildings on the Property, within two hundred thirteen (213) feet of State Road No. 7 (U.S. 441), shall not exceed twenty four (24) feet in height, including all towers, parapets, and architectural features; notwithstanding the foregoing, buildings no greater than fifty-five (55) feet in height are permitted on the remainder of the Property; in no event shall any building on the Property exceed fifty five (55) feet in height, including all towers, parapets, and architectural features; upon subdivision of the Property, Grantee covenants that all future subdivided lots one (1) acre or less shall be single tenant use only and shall not exceed six thousand (6,000) square feet in floor size;
- (d) In the event the Property is used for a building with multiple tenants, there shall be not less than five (5) parking spaces for every one thousand (1,000) square feet of floor building area thereon, and thirteen (13) parking spaces for every one thousand (1,000) square feet of floor building area used for restaurants exceeding two thousand (2,000) square feet; in the event the Property is used for a free-standing restaurant, there shall be not less than fifteen (15) parking spaces on the Property for every one thousand (1,000) square feet of floor building area thereon; for all other uses permitted hereunder there shall be not less than five (5) parking spaces per one thousand (1,000) square feet of floor building area on the Property;
- (e) (i) only signs advertising business located on the Property may be erected thereon; (ii) signs located on the Property shall not contain images or words that are offensive to the ordinary reasonable person (whether cloaked in images, words, or phrases carrying double meanings); (iii) the Property and all improvements erected or constructed thereon shall be maintained in good condition and repair; and (iv) the exterior of any building on the Property shall not be constructed of metal, however a metal roof and metal architectural features shall be permitted;
- (f) Grantor reserves the right to approve, prior to commencement of any construction by Grantee of any buildings or improvements on the Property, Grantee's: (i) site plans including setbacks from lot lines, location and dimensions of parking areas and spaces, driveways and service areas, placement of building(s) and other improvements including square footage of building(s), location of trash collection, stop signs and bars at all curb cuts, and the location of existing Grantor signage (if any) on the Property; (ii) utility plans including all utility connections (including electric and telephone); (iii) grading plans including stormwater management and detailed elevations; (iv) erosion and sediment control plans including rock construction entrances (to be in place prior to any construction), silt fence (to be in place prior to any construction) and other erosion controls required on the Property; (v) exterior elevations of the front, back, and both sides of the building(s), including height; (vi) exterior signage plans indicating the dimensions of exterior pylon or monument signage and the design of the sign panel(s) to be placed onto the sign structure (collectively the "Development Plan"). Said Development Plan is to be prepared by certified/licensed architects and/or engineers and shall conform to the restrictions set forth above. Grantee shall deliver full-sized plans of the said Development Plan to Grantor for

its approval. Grantor shall have thirty (30) days after receipt of the Development Plan from Grantee to approve or disapprove the Development Plan in writing. If the Development Plan is disapproved, Grantor shall give the reasons for such disapproval, and Grantee shall resubmit to Grantor a revised Development Plan incorporating Grantor's suggested revisions within thirty (30) days from the date of Grantee's receipt of Grantor's disapproval, and the same time schedule as mentioned above shall be repeated until the Development Plan is approved;

- (g) Grantor reserves unto itself, its successors and assigns, a perpetual easement over, under, and on the Property for the installation, maintenance, repair and placement of any existing access areas, utilities or stormwater drainage, if and only if such access areas or utilities serve adjacent property at the time this deed is executed and delivered to Grantee, together with a non-exclusive right of ingress and egress for activities associated with Grantor's use of said easement area; and
- (h) All such covenants, conditions, restrictions and approval rights shall remain in effect for the earlier of thirty (30) years from the recording of this Deed, or until the neighboring property is no longer owned or operated by Wal-Mart, its affiliate or subsidiary. The aforesaid covenants, conditions, restrictions and approval rights shall run with and bind the Property, and shall bind Grantee or an affiliated entity, or its successors or assigns, and shall inure to the benefit of and be enforceable by Grantor, or an affiliated entity, or its successors and assigns, by any appropriate proceedings at law or in equity to prevent violations of such covenants, conditions, restrictions and approval rights and/or to recover damages for such violations, including without limitation damages incurred by Grantor, or an affiliated entity, concerning the business conducted on the land adjacent to the Property.

No representations or warranties of any kind have been made by Grantor or anyone on its behalf to the Grantee as to the condition of the Property described herein or any improvements thereon erected, if any, and it is understood and agreed by the parties that the Property is sold **"AS IS, WHERE IS – WITH ALL FAULTS AND WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED."**

Grantor makes no warranty or representation regarding the condition of the Property, including, without limitation, environmental or ecological condition, it being understood that the Grantee is taking the Property **"AS IS, WHERE IS – WITH ALL FAULTS AND WITHOUT ANY REPRESENTATION OR WARRANTY WHATSOEVER, EXPRESS OR IMPLIED."**

Without limiting the foregoing, Grantee hereby covenants and agrees that Grantee accepts the property "AS IS" and "WHERE IS", and with all faults and defects, latent or otherwise, and that Grantor is making no representations or warranties, either expressed or implied, by operation of law or otherwise, with respect to the quality, physical conditions or value of the Property, the Property's habitability, suitability, merchantability or fitness for a particular purpose, the presence or absence of conditions on the Property that could give rise to a claim for personal injury, property or natural resource damages; the presence of hazardous or toxic substances, materials or wastes, substances, contaminants or pollutants on, under or about the Property, or the income or expenses from or of the Property.

AND SAID GRANTOR does hereby warrant the title to said Property, and will defend the same against the lawful claims of all persons claiming by, through and under Grantor, but none other, subject to the easements, encumbrances, restrictions, and other matters of record, the conditions and restrictions as stated herein, and subject to real property taxes for the year of 2007, and thereafter.

[Signature page follows]

EXHIBIT A

Being a parcel of land located in the Northwest 1/4 and the Southwest 1/4 of Section 12, Township 52 South, Range 41 East, Miami-Dade County, Florida said parcel being the remainder portion of Parcel "B" as conveyed to Wal-Mart Stores East, LP. by Special Warranty Deed recorded in Official Record Book 23354, Page 4447 of the Miami-Dade County Public Records and the remainder portions of Parcels "C", "D" and "G" as conveyed to Wal-Mart Stores East, L.P. by Special Warranty Deed recorded in Official Record Book 23354, Page 4451 of said Public Records, all of said remainders being more particularly described by metes and bounds as follows:

Commence at the center of said Section 12; thence South $86^{\circ}56'24''$ West, along the South line of the Northwest 1/4 of said section 12, said South line also being the centerline of N.W. 175th Street, a distance of 658.83 feet, to a point on the existing centerline of N.W. 3rd Avenue; thence South $03^{\circ}18'59''$ East, along said centerline, a distance of 654.96 feet to a point on the Northwesterly right-of-way line of State Road No. 7 (U.S. Route 441); thence South $46^{\circ}47'49''$ West, along said Northwesterly right-of-way line of State Road No. 7 (U.S. Route 441), a distance of 51.28 feet, to the point of beginning of the following described Parcel:

Thence continue South $46^{\circ}47'49''$ West, along said right-of-way line of State Road No. 7 (U.S. Route 441), a distance of 771.48 feet, to the beginning of a curve, concave to the North and having a radius of 25.00 feet; thence Southwesterly, Westerly and Northwesterly, 39.27 feet, along the arc of said curve, through a central angle of $90^{\circ}00'56''$, to a point of tangency with the northeasterly right-of-way line of N.W. 7th Avenue; thence North $43^{\circ}11'15''$ West, along said Northeasterly Right-of-Way line, a distance of 330.21 feet to the beginning of a curve concave to the Southwest and having a radius of 999.93 feet; thence Northwesterly, 414.59 feet, along the arc of said curve and along said Northeasterly Right-of-Way line, through a central angle of $23^{\circ}45'21''$ to a point on a curve non-tangent to the previously described curve, said curve being concave to the Southeast and having a radius of 777.72 feet; thence Northeasterly 163.13 feet, along the arc of said curve and along the Easterly line of Tract "A", legacy points, as recorded in Plat Book 163, page 85 of said Public Records, through a central angle of $12^{\circ}01'06''$, to the beginning of a compound curve, said curve being concave to the Southeast and having a radius of 270.00 feet; thence Northeasterly, 96.16 feet, along the arc of said curve and along the easterly line of Tract "C". Wal-Mart Norland as recorded in Plat Book 165, Page 40 of said Public Records, through a central angle of $20^{\circ}24'20''$ to a point of tangency; thence North $46^{\circ}47'40''$ East, along said Easterly line, a distance of 404.33 feet, to the beginning of a curve, concave to the Northwest and having a radius of 200.00 feet; thence Northeasterly 34.33 feet, along the arc of said curve and along said Easterly line, through a central angle of $09^{\circ}50'10''$, to a point on a line radial to the previously described curve, said point also being a point on the southerly line of Tract "A", of said Wal-Mart Norland; thence South $53^{\circ}02'30''$ East, along said radial line and along said Southerly line, a distance of 70.00 feet; thence North $86^{\circ}58'02''$ East, along said Southerly line, a

distance of 134.75 feet; thence South 43°12'23" East, along said Southerly line, a distance of 373.66 feet; thence North 46°47'40" East, along said Southerly line, a distance of 164.89 feet, to the beginning of a curve concave to the Southeast and having a radius of 70.00 feet; thence Northeasterly and Easterly, 49.08 feet, along the arc of said curve and along said Southerly line, through a central angle of 40°10'22", to a point of tangency; thence North 86°58'02" East, along said Southerly line, a distance of 97.97 feet; thence South 58°41'33" East, along said Southerly line, a distance of 21.37 feet, to a point on the Westerly Right-of-Way line of N.W. 3rd Avenue; thence South 03°18'59" East, along said Westerly Right-of-Way line, a distance of 268.74 feet, to the beginning of a curve concave to the Northwest and having a radius of 40.00 feet; thence Southerly and Southwesterly, 34.99 feet, along the arc of said curve and along said Westerly right-of-way line, through a central angle of 50°06'49" to the point of beginning.



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT –S

MIAMI-DADE COUNTY RESOLUTION NO. 10685

RESOLUTION NO. 10685

The following resolution was offered by Commissioner Hugh Peters, seconded by Commissioner I. D. MacVicar, and upon vote duly adopted:

WHEREAS, Sunset Mortgage Corporation and Daniel Lifter have applied for a change of zone from GU (Interim) to RU-1 (Single Family Residential), BU-3A (Liberal Business - Masonry) and IU-1 (Light Manufacturing) on the $W\frac{1}{2}$ $SW\frac{1}{4}$ and $S\frac{1}{2}$ of $SW\frac{1}{4}$ $NW\frac{1}{4}$ and $SE\frac{1}{4}$ $NW\frac{1}{4}$ and that portion of the $W\frac{1}{2}$ of $NE\frac{1}{4}$ $SW\frac{1}{4}$ in Section 12, Township 52 South, Range 41 East, lying North and West of Highway #7 less the following: Begin at intersection of Northwesterly boundary of State Road #7 and the East line of $W\frac{1}{2}$ $NE\frac{1}{4}$ $SW\frac{1}{4}$; thence North 390.98'; thence Southwesterly along a line parallel to and 300' Northwesterly from Northwesterly boundary of State Road #7 a distance of 706.17'; thence in a Southeasterly direction and perpendicular to last described course 300' to Northwesterly right of wayline of State Road #7; thence Northeasterly along said right of way line 455.43' to point of beginning, all in Section 12, Township 52 South, Range 41 East, to permit residential, business, and industrial development. Proposed development to be as follows: Residential development along North and West perimeters except the commercial development is proposed at the NE corner of N.W. 7th Avenue and State Road #7. Industrial development proposed on both sides of Sunshine State Parkway lying Southeasterly of State Road #7. Remainder of area to be developed for business. Entire area located between N.W. 2nd and 7th Avenues from N.W. 167th to 179th Streets, Dade County, Florida, and

WHEREAS, a public hearing of the Dade County Zoning Commission was advertised and held as required by law and after hearing all interested parties and considering the adjacent areas, the Zoning Commission recommended that the application be denied, and that the Zoning Commission would consider zoning the area RU-1 (Single Family Residential), RU-4 (Apartment Houses and Hotels) and RU-4A (Apartments, Hotels, Bungalow Villas), plus 15 acres of neighborhood type business (BU-1), and subject to plot use plan approval on the business and a tentative plat layout on the residential areas, or, the Zoning Commission would consider an application for limited, controlled, industrial zoning (IU-1) with residential buffers on North boundary, as indicated in plan in file. The foregoing recommendations were all subject to applicant's agreement to reserve

Parcel #1, #2, #3 and a 450 foot strip paralleling Sunshine State Parkway on the North extending from N.W. 7th Avenue to State Road #7 for possible acquisition as right-of-way, and

WHEREAS, the applicants and their attorney, Mr. Martin Fine, have appeared before this Board and have agreed that if a change of zone were approved to permit a regional shopping center, they would be agreeable to stipulate the basis for negotiation of costs concerning property necessary for an interchange in the area, and

WHEREAS, the opponents to the application have also appeared before this Board and after hearing all interested parties, and upon inspection of the property in question and upon due and proper consideration having been given to the matter, it appears to this Board that the application should be approved on a modified basis under certain conditions;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that the application be approved on the following basis:

1. That the North 125' of the SE $\frac{1}{4}$ of the NW $\frac{1}{4}$ of Section 12, Township 52 South, Range 41 East be zoned RU-1 (Single Family Residential) 12,500 cubic feet minimum.
2. That the North 125' of the S $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 12, Township 52 South, Range 41 East, be zoned RU-1 (Single Family Residential) 12,500 cubic feet minimum.
3. That that part of the property lying Southeasterly from the Southeasterly right of way line of State Road #7 and that part of said property lying Southwesterly from the Southwesterly right of way line of Sunshine State Parkway, being otherwise identified as Parcels 1, 2, and 3 on a sketch entitled "Prop. Shopping Center, Lifter-Posner Tract" prepared by Chelsie J. Senarchia, Civil Engineer, on May 21, 1956, a copy of which is attached hereto and by reference made a part hereof, be retained in their present GU (Interim) zone classification.
4. That the balance of said property be zoned BU-1A (Limited Business) masonry, 10,000 cubic feet minimum to permit all BU-1A uses including a regional shopping center subject to the following conditions:
 - a. That a plot use plan be submitted to and meet with the approval of the County Engineer and Zoning Director; said plan to include among other things but not be limited thereto, location of structure or structures, landscaping, off-street parking areas, entrances and exits, type and location of signs, fences, walls, drainage, etc.
 - b. That the use be established and maintained in accordance with the approved plan.
5. That that part of said property which is to be used hereafter for the right of way of Sunshine State Parkway and/or the Interchange between the same and State Road #7, as disclosed by the final plans therefor, to be approved within a period of ninety (90) days from the date of this resolution, shall remain in the GU (Interim) zoning classification.

Out
W. J. ...
...

BE IT FURTHER RESOLVED by the Board of County Commissioners, Dade County, Florida, that anything to the contrary herein notwithstanding, this resolution shall not be effective for a period of ninety (90) days from and after the date of the same with respect to that part of the property lying within 2500' of the South line of said Section 12, Township 52 South, Range 41 East, nor until the owners of said property shall record an agreement, running with the land, to the effect that such portion of said property as may be required for the right of way of Sunshine State Parkway and/or the Interchanges between the same and State Road #7 be valued at the time of acquisition thereof for such purpose or purposes, whether by negotiation or condemnation, upon the basis of the same having a GU (Interim) zone classification.

BE IT FURTHER RESOLVED by the Board of County Commissioners, Dade County, Florida, that before any of the property be used for any of the purposes permitted by this resolution, the same shall be platted in accordance with the Plat Laws applicable to Dade County, Florida.

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

PASSED AND ADOPTED this 20th day of November, 1956.

RECORDED 5-21-56



CITY OF MIAMI GARDENS GOLDEN GLADES PROPERTY

EXHIBIT – T

MIAMI-DADE COUNTY RESOLUTION NO. R-743

The following resolution was offered by Commissioner _____

John B. McLeod, seconded by Commissioner _____

Ralph A. Fossey, and upon poll of members

present, the vote was as follows:

Edwin L. Mason	Aye	Charles F. Hall	Aye
Ralph A. Fossey	Aye	Faris N. Cowart	Aye
John B. McLeod	Aye		

WHEREAS, the Board of County Commissioners, Dade County, Florida, has heretofore adopted Resolution No. 10685 on the 20th day of November, 1956, approving certain changes of zone on the application of Sunset Mortgage Corporation and Daniel Lifter, concerning property in Section 12-52-41, and said changes of zone were subject to certain conditions provided for in said resolution, and

WHEREAS, Bennett Lifter, attorney for the owners of said property, has petitioned this Board for an amendment of said resolution to clarify and determine the zoning on said property, and upon due and proper consideration having been given to the matter, it appears to this Board that certain modification of said resolution should be approved, to become effective upon the expiration of ninety (90) days from the date of this resolution;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners, Dade County, Florida, that said Resolution No. 10685 be and the same is hereby amended as follows:

1. Item No. 5 reading as follows: "That that part of said property which is to be used hereafter for the right of way of Sunshine State Parkway and/or the Interchange between the same and State Road #7, as disclosed by the final plans therefor, to be approved within a period of ninety (90) days from the date of this resolution, shall remain in the GU (Interim) zoning classification," be and the same is hereby deleted.
2. That the unnumbered paragraph following said Paragraph No. 5 and reading as follows: "BE IT FURTHER RESOLVED by the Board of County Commissioners, Dade County, Florida, that anything to the contrary herein notwithstanding, this resolution shall not be effective for a period of ninety (90) days from and after the date of the same with respect to that part of the property lying within 2500' of the South line of said Section 12, Township 52 South, Range 41 East, nor until the owners of

BOARD OF COUNTY COMMISSIONERS
Dade County, Florida

said property shall record an agreement, running with the land, to the effect that such portion of said property as may be required for the right-of-way of Sunshine State Parkway and/or the interchange between the same and State Road #7 be valued at the time of acquisition thereof for such purpose or purposes, whether by negotiation or condemnation, upon the basis of the same having a GU (Interim) zone classification," be and the same is hereby deleted.

BE IT FURTHER RESOLVED by the Board of County Commissioners, Dade County, Florida, that this amendment of Resolution 10685 is to become effective upon the expiration of ninety (90) days from the date of this resolution.

The Zoning Director is hereby directed to make the necessary notations upon the maps and records of the Dade County Planning, Zoning and Building Department, and to notify the State Road Department of the action of this Board.

PASSED AND ADOPTED this 19th day of December, 1957.

Heard 5-21-56
No. 29

BOARD OF COUNTY COMMISSIONERS
DADE COUNTY, FLORIDA

BY FARIS N. COWART
Chairman/Vice Chairman

E. B. LEATHERMAN, CLERK

By EDWARD D. PHELAN Deputy Clerk

STATE OF FLORIDA)
 : SS
COUNTY OF DADE)

I, E. B. LEATHERMAN, Clerk of the Circuit Court in and for Dade County, Florida, and Ex-Officio Clerk of the Board of County Commissioners of said County, DO HEREBY CERTIFY that the above and foregoing is a true and correct copy of Resolution No. 743, adopted by the said Board of County Commissioners at its meeting held on December 19th, 1957, as appears of record in the minutes of said Board of County Commissioners.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal on this 30th day of December, A. D. 1957.

E. B. LEATHERMAN, Ex-Officio Clerk
Board of County Commissioners
Dade County, Florida

By Edward J. Allan
Deputy Clerk

SEAL

Board of County Commissioners
Dade County,
Florida