

Orig. File

AGREEMENT

WHEREAS, E. L. Cotton, Inc., a Florida Corporation, 101 North State Highway, South Miami, Florida, has applied for and secured certain changes of zoning to permit the recording of a plat of the $8\frac{3}{4}$ SE $\frac{1}{4}$ NE $\frac{1}{4}$ of Section 21, Township 55 South, Range 40 East, lying East of State Road #5, and said zoning was conditional upon satisfactory arrangements being made for controlled entrances and exists in the business area lying along US #1, and

WHEREAS, a plat of the proposed subdivision has been recorded, indicating thereon the entrances and exists into said business area and in connection with the same, the undersigned does hereby agree as follows:

1. That a hedge, curb, or some other permanent type of barrier will be erected on the property line along said US Highway #1, as indicated on the plat for Mitchell Center, in order to assure controlled entrances and exists, as indicated on said plat.
2. That perpetual easements will be required and provided across the parking areas indicated on said plat, in order to insure access to the entrances and exists, as indicated on the plat.
3. That the development of all parking areas will be in accordance with the overall plans to be approved by E. L. Cotton, Inc. and the Dade County Planning, Zoning and Building Department.
4. That all sales of business property in Mitchell Center will incorporate the conditions of this agreement.

The undersigned further agrees that the hedge, curb or other permanent type of barrier and the driveway entrances and exists will be improved and installed on or before the occupancy of any structure erected in the business area.

The undersigned further agree that this agreement and restriction shall be deemed a covenant running with the land and shall remain in full force and effect, be binding upon the undersigned, their assigns and successors until such time as the same may be released in writing by the Director of the Dade County Planning, Zoning and Building Department, or the executive officer of the success or of such department, or, in the absence of such Director or executive officer, by his assistant in charge of the office in his absence.

Signed, sealed, executed, and acknowledged this _____ day of _____, 1952, at Miami, Florida

WITNESSES:

E. L. COTTON, INC.
By _____
E. L. Cotton, President
Attest: _____
Mildred G. Cotton, Secretary

(CONF. SEAL)

Recorded in DB. 3664/259

STATE OF FLORIDA)

COUNTY OF DADE)

SS.

BEFORE ME, the undersigned authority, this day personally appeared _____, President, and _____, Secretary, both being to me well known and known by me to be the President and Secretary of the aforesaid corporation, a corporation under the laws of the State of Florida, and which said Corporation is known by me to be the person described in and which executed the foregoing instrument, the said officers of the said Corporation be likewise known by me to be the officers thereof, who, in their official capacities as such officers of said Corporation, executed, signed and delivered the said instrument as the act and deed of said Corporation, and the said officers of said Corporation then and there severally acknowledged to and before me that they executed the said instrument, acting in their said official capacities, for and as the act and deed of the said Corporation and in its name, and impressed thereon its Corporate Seal for the uses and purposes therein mentioned, and after being thereunto by the said Corporation duly authorized and directed.

WITNESS my hand and official seal at
aforesaid on this, the _____ day of

_____ in the County and State
_____ A.D., 1952.

Notary Public

COPY

RESOLUTION NO. 4826

The following resolution was offered by Commissioner Creston B. Bird, seconded by Commissioner Gene H. Garbrough and upon vote duly adopted:

WHEREAS E. L. Cotton, Inc. has applied for a change of zone from OU (interim), 3,000 cubic feet minimum, to BU-1A (limited business), masonry construction required, 6,000 cubic feet minimum, RU-3B (bungalow courts), 4,500 cubic feet minimum, and LRJ (limited residential), 10,000 cubic feet minimum, to permit the recording of a plat of the South 3/4, SE 1/4 NE 1/4 of Section 21, Township 55 South, Range 40 East, lying East of State Road No. 5; East side of U. S. No. 1, and North of Mitchell Drive, 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 approved, providing satisfactory arrangement is made with the Zoning Director for controlled entrances and exits in the business area, and

WHEREAS it appears to this Board that the changes of zone and minimum cubic content requirements, as recommended by the Zoning Commission, are in accord with and for the betterment of the overall, comprehensive zoning plan for Dade County, Florida;

NOW THEREFORE BE IT RESOLVED by the Board of County Commissioners of Dade County, Florida that the following changes of zone, be and the same are hereby approved:

- OU to BU-1A, masonry construction required, 6,000 cubic feet minimum, (on Lots 1 through 20, inclusive, Block 1, of the proposed subdivision).
- RU-3B, 4,500 cubic feet minimum, (on Tracts 21 through 30, inclusive, Block 1).
- LRJ, 10,000 cubic feet minimum, (in Blocks 2, 3, and 4); reference to said lots and blocks being made to a tentative plat submitted in connection with said zoning; said property is hereby zoned accordingly.

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, upon the recording of the plat in question, provided the same is recorded within ninety (90) day from the date of this resolution.

PASSED AND ADOPTED this 11th day of March, 1952.

STATE OF FLORIDA)
) 33.
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 that above and foregoing is a true and correct copy of a resolution adopted by the said Board of County Commissioners at its meeting held on 11th day of March, 1952, 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 11th day of March, 1952.

Heard 2-18-52
(SEAL)

E. B. LEATHERMAN, Clerk
By _____
Deputy Clerk

3-20-52

File

Cotton
IV-27

1405

March 13, 1952

"MITCHELL Center"

6/19/52
Delayed by
grading & road improvement
- 150 feet of front
of house - later
to follow

E. L. Cotton, Incorporated
101 North State Highway
South Miami, Florida

Dear Sir:

Enclosed herewith is a copy of Resolution No. 4826, adopted by the Board of County Commissioners of Dade County, Florida, approving certain changes of zone on a portion of the NE 1/4 of Section 21, Township 55 South, Range 40 East; please note that the change of zone has been made on condition that controlled entrances and exits in the business area are approved by the zoning director, and upon condition that a plat would be recorded within ninety days from the date of the resolution.

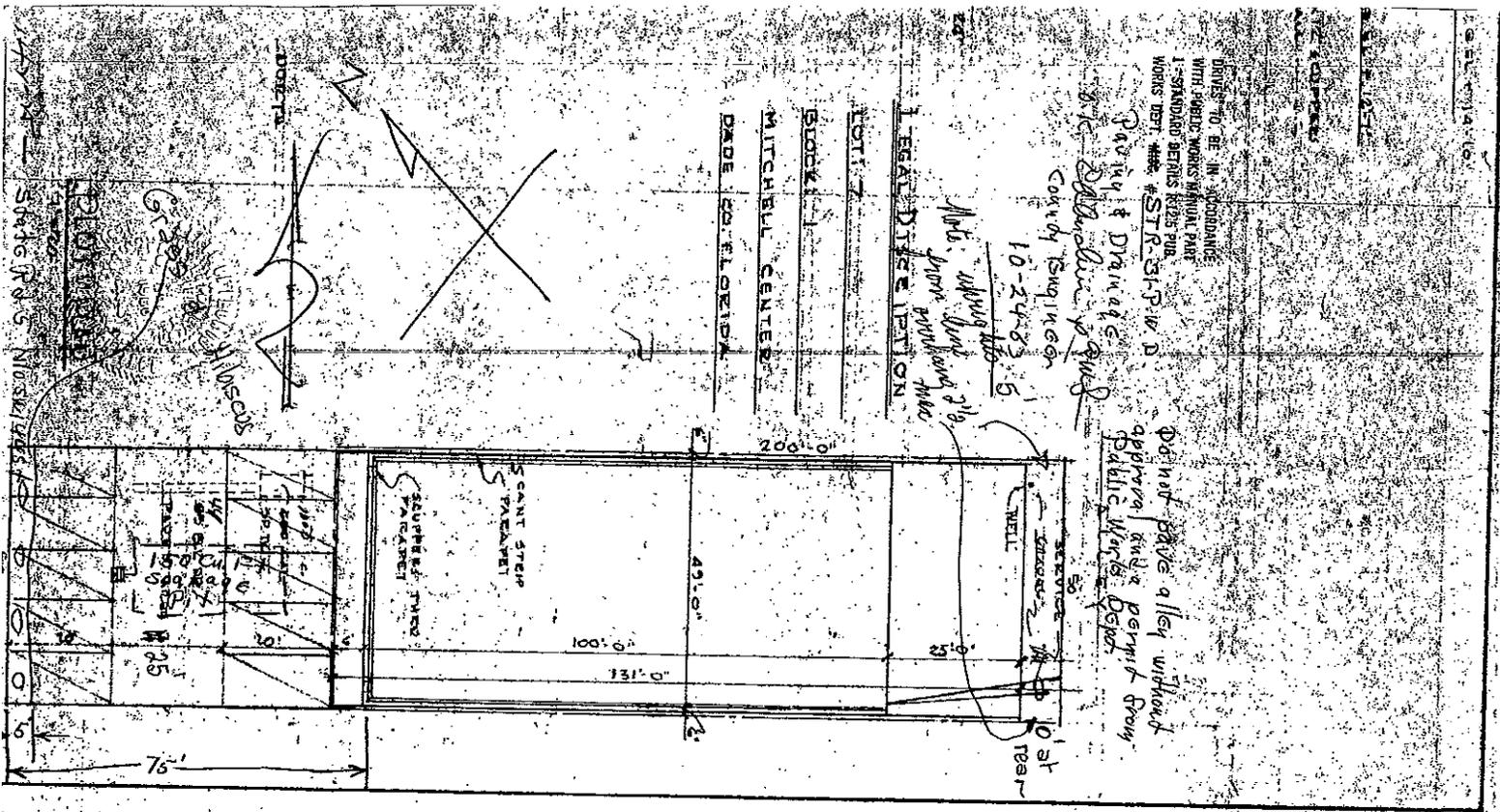
Very truly yours,

DADE COUNTY PLANNING, ZONING & BLDG. DEPT.

C. C. Czebrinski

CCC:M
Enc.

CC M. A. Adams
M. Kaiser
L. O. Rogers



DRIVES TO BE IN ACCORDANCE
WITH SHERIFF WORKS MANUAL PART
1 - STANDARD BEHNS RIDE PUB.
WORKS DEPT. #444 #STR-31-P-14-D

Paving & Drains
City of Jacksonville
10-24-83

1 EGAT DRIVE SECTION
LOT 7
BLOCK 1
MITCHELL CENTER
DOME CO. FLORIDA

Do not drive alley without
approval and permit from
Public Works Dept.

State R.O.S. No. 51212

OUTLINE IN SCISSORS

