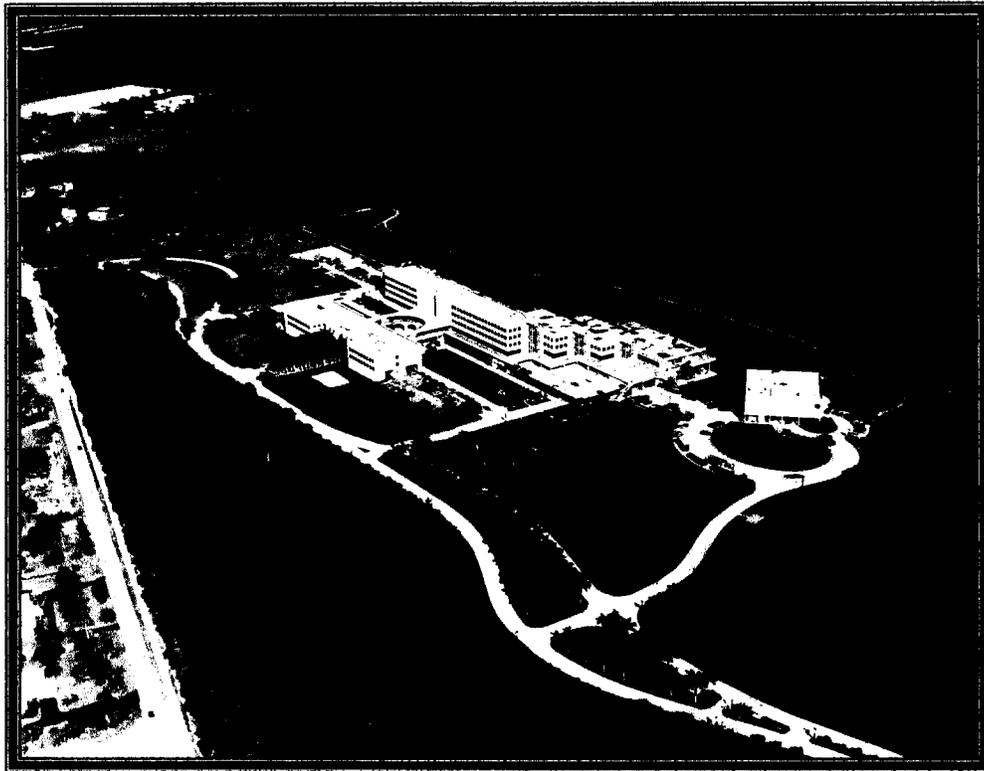




**PALMETTO BAY VILLAGE CENTER  
CHARRETTE ADVISORY COMMITTEE REPORT  
September 2004**





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Committee Deliberations

On September 8<sup>th</sup>, 2003, the Mayor and Village Council of the Village of Palmetto Bay adopted Resolution No. 03-80 appointing a Charrette Advisory Committee to provide oversight on behalf of the Village for the Palmetto Bay Village Center redevelopment planning process underway by the owner/developer. Committee members are:

Brian Pariser  
Frank Rollason  
Laura Traeger  
Jilla Montenegro

The Committee elected Frank Rollason to serve as the Committee Chairperson and met regularly since its formation. The role of the Charrette Advisory Committee to the project's planning process was to attend the public sessions, promote active citizen participation in the process, represent interests of the groups or organizations to which we belong, and ensure that property owners, residents, the business community and other stakeholders were kept informed and involved.

As part of the planning process, the developer Palmetto Bay Village Center (PBVC) hosted an advertised public planning charrette at the Village Center on December 8<sup>th</sup>, 2003, conducted by its consultant, Dover, Kohl & Partners. The Committee presented a progress report to the Village Council at its meeting of January 5<sup>th</sup>, 2004. A second advertised public meeting was held by PBVC on January 31<sup>st</sup>, 2004, at which time an overview of the mixed-used redevelopment plan was presented along with preliminary findings by the traffic consultant hired by PBVC. The Village Center plan was presented to the Committee by the developer at a publicly noticed meeting on March 2<sup>nd</sup>, 2004.

The Advisory Committee prepared a draft of this report for discussion before the Mayor and Village Council on April 12th 2004, at which time the Committee was asked to review any restrictive covenants that affect the property. The Committee subsequently received and reviewed the Unity of Title and Declaration of Restrictive Covenants, attached to this report as Exhibits A and B, respectively. The restrictive covenants affecting the property have been considered and incorporated into the Committee Recommendations section of this report.

The Advisory Committee prepared this final report for consideration by the Mayor and Village Council. Subject to its acceptance, the Committee would be pleased to remain involved through the implementation process to ensure the continuity of the concepts resulting from the public charrette.

### Palmetto Bay Village Center Overview

The former Burger King World Headquarters was purchased in 2003 by Palmetto Bay Village Center, LLC (PBVC). PBVC hired the urban planning firm of Dover, Kohl & Partners to prepare a master plan for the 80-acre, bayfront property that includes three existing, unoccupied buildings comprising a total of 314,000 sq.ft. of professional office space and 823 parking spaces contained under cover and in exterior lots serving the buildings. The balance of the site fronting Biscayne Bay and Biscayne National Park is subject to environmental protection and is undeveloped open space containing a man-made lagoon, walking trails, a nature preserve, passive areas, landscaped grounds, and access roads linking to Old Cutler Road.

The property is zoned Office Park District (OPD). This zoning district provides for development of an office park in an open space environment. Principal uses for office buildings are administrative, professional or research. Accessory uses are those associated with the principal uses and which provide service to employees and patrons of the office park. PBVC is desirous of developing a village center concept with a variety of mixed uses. Changes in the underlying land use designated in the County Comprehensive Development Master Plan and zoning classification are required to accommodate uses other than office with permitted accessory uses.

The Village is in the process of preparing its first Comprehensive Development Master Plan for adoption. Any changes to the future land use category established for this property will be included in the Master Plan, subject to Village Council approval, so that the proposed development at the Village Center will be in accordance with an adopted Master Plan.

## The Palmetto Bay Village Center Master Plan Proposed by PBVC

The Master Plan presented by the owner for Palmetto Bay Village Center depicts the transformation of the former Burger King World Headquarters property into a compact, mixed-use community. Planned in consultation with local citizens, the proposed Village Center plan prepared by PBVC will offer residents and visitors an expanded range of opportunities to live and work within the Village of Palmetto Bay. The plan for the site focuses on walkability, opening the site to the rest of the Village, and offering several prominent public spaces for the community. The result is intended to reflect the sophistication and evolving identity of Palmetto Bay as a leading South Florida municipality.

The Master Plan developed by PBVC incorporates the ideas generated during several community meetings. The plan offered for consideration is based on several guiding principles, including:

- Optimize re-leasing opportunities in the existing buildings
- Create and preserve an interconnected system of green space and protect the Bay
- Create an inviting mixed-use, pedestrian-friendly environment for all to share and a new use predominately comprised of a high-end, assisted living facility
- Establish a postcard-quality town scene that will be a symbol of the caliber, character and identity of Palmetto Bay
- Be smart about traffic: mix uses, stagger travel times, interconnect, beautify
- Protect and enhance scenic Old Cutler Road, minimizing visual impact

The physical design of the plan was generated to enable the creation of an exceedingly livable precinct which supports a variety of proposed land uses. The illustrative plan depicts a high-end assisted living facility in the northern portion of the site. In the center of the site, the existing buildings would be re-leased for office uses, support functions, and education. A school is shown as a potential user for one of the buildings, and the illustrative plan shows how the occupant can further expand the structure and create a schoolyard around the building. The southern portion of the plan depicts a small neighborhood core, with a mix of residential, offices, very limited retail, and civic components. Buildings proposed in this area would include luxury apartment dwellings, townhouses, and mixed-use structures, all oriented toward new streets.

The plan proposes a framework of small blocks to make the site permeable and walkable, and depicts how parking will be accommodated primarily within the center of one block and along the streets. These streets lead toward an intimate civic plaza near the lagoon, faced by a building that can be easily adapted as Palmetto Bay's Village Hall in the future, should the Village make that determination.

The plan shows the portion of the site along Old Cutler Road to remain a green buffer. The portion of the buffer closest to Old Cutler Road would be maintained or restored to provide a densely planted screen of trees to limit the visual impact of development on Old Cutler Road. Within the deepest portions of this buffer, recreational fields are shown. This open space could also be used for community gatherings. A series of paths and trails are planned that will connect the many public spaces of the community and allow for a green network to form in this southwest portion of the Village of Palmetto Bay. The Old Cutler buffer, mangrove preserves, and trail on the Bay side of the lagoon will combine to encircle the Village Center with green space that can become a new park for the Village.

The primary additional new uses proposed by PBVC include a senior living facility, a private school, a boutique hotel, limited retail, residential (townhomes), and public facilities such as a Village Hall or library and additional recreational/park use open to the public, described as follows:

- Senior living facility: 553,867 sq.ft. facility, 300 units, 1200-1400 sq.ft. each unit, 6-stories above 2 levels of parking for 300, 90 ft. overall building height
- Private school: existing 44,000 sq.ft. office building for education use plus construction of a 40,000 sq.ft. building to house a gymnasium, 600 students total, K-12
- Boutique hotel or residential: 61,990 sq.ft. hotel or multifamily residential use at southern edge of development, east side of access road
- Retail: 15,819 sq.ft. retail space to primarily serve residents
- Residential: 393,811 sq.ft. of multifamily residential use, townhouse development, approximately 190 units
- Public facilities: 33,989 sq.ft. existing office building to serve as possible Village Hall; 16,000 sq.ft. new two-story building at Old Cutler Road entrance to serve a public purpose, i.e. fire station, information center; library; 1,600 sq.ft. observation tower and 1,137 park pavilion to provide viewing to Biscayne National Park

environmentally protected areas; 22-acre parcel west of the access road dedicated to recreational/park use with park facilities open to the public

The illustrative master plan depicting existing office buildings and build out of additional uses, corresponding lot coverage of buildings, square footage by use, an aerial perspective, and typical building perspectives and elevations are attached as Exhibits C through H to this report.

### Restrictive Covenants

Development at Palmetto Bay Village Center is subject to the Unity of Title dated October 1<sup>st</sup>, 1984 and the Declaration of Restrictive Covenants entered into on January 14<sup>th</sup>, 1985, attached to this report as Exhibits A and B.

The Unity of Title is a covenant running with the land that was executed for the purpose of obtaining a zoning change to an Office Park District. It states that the property shall be considered as one parcel of land and may not be divided into separate parcels owned by several owners, unless released in writing when certain conditions are met.

The Declaration of Restrictive Covenants was entered into for the purpose of constructing Burger King Corporation World Headquarters at the property. The property is comprised of three areas, referred to in the covenant as Tracts A, B and C and shown on the site plan attached to that document. Tract A is zoned Office Park District and contains the office buildings. Tract A is also referred to as Tract I. Tract B is generally the property surrounding Tract A to the north, west and south containing vacant land, the entry road and lands abutting Old Cutler Road and is designated GU. A portion of Tract B is referred to as Tract II. Tract II comprises land where protected mangroves are not found. There are mangroves in the balance of Tract B. Tract C is the eastern part of the property that was donated to the National Park Service in accordance with covenant 2.

There are multiple covenants; certain ones pertain to certain tracts of the property, others address the overall development. Any development at the Palmetto Bay Village Center is subject to all covenants. The covenants of particular interest to this Committee are those that relate to the additional uses proposed by the developer at certain locations. These covenants were considered and are further described in the Committee Recommendations section below.

## Committee Recommendations

Over a period of several months, through attendance at planning workshops and numerous Committee meetings, the Committee reviewed and considered a number of uses proposed in the master plan for the Palmetto Bay Village Center, along with input from Village residents, professional consultants and the property owner. In formulating its recommendations, the Committee took into consideration the restrictive covenants and what it believes to be in the best interests of the entire community, keeping in mind the traffic and height/view concerns of nearby residents and the general support of most residents for mixed use at the facility.

The Committee respectfully offers the following recommendations:

1. Do not support leasing of existing buildings or any additional development for primary use as a school, public or private.
2. Support leasing of existing buildings for up to 314,000 sq. ft. of office space use with accessory permitted uses.

The covenant described in paragraph 7 of the declaration deals with the buildings and is included for convenience as follows:

"7. The owners will continue to maintain native vegetation on the portion of their property located adjacent to Old Cutler Road and the north and south boundaries with the intent to obscure any visibility of the office building from Old Cutler Road. All landscaping plans will be submitted to Dade County for approval prior to implementation."

3. Because of its low impact on traffic and neighborhood public schools, support the development of a 300-unit senior living facility on the northern end of the property as a unique facility in the Village offering an additional type of housing alternative for certain segments of the population.

There are two restrictive covenants related to this recommendation. The first one that applies is 3A because additional residential is proposed to be located partly in Tract II. For convenience, this covenant language is included as follows:

"3A. No application for rezoning for Tracts II and B for the express purpose of the construction of additional residential units or the construction of additional square footage for commercial or office buildings shall be filed with Dade County unless and until written approval is

obtained from the owners of more than seventy-five (75) percent of all individual properties within five hundred (500) feet from the perimeter of subject property. This subsection may be released upon written authorization from the owners of more than seventy-five (75) percent of all individual properties within five hundred (500) feet from the perimeter of the subject property."

The second covenant that applies to this recommendation is number 4 because part of the proposed senior living facility is located in Tract A or I which is the OPD district. The referenced Florida Statute Chapter 380 deals with Development of Regional Impacts. The developer does not need approval from individual properties to pursue this part of the development. The developer shall determine, in cooperation with the State, the thresholds that apply to this development. Covenant 4. is included below for convenience:

"4. That in the event that in the future the owners desire to increase the square footage of the buildings within the OPD district as described in Exhibit "I," the owners shall, as a condition precedent, file an appropriate application for development approval pursuant to the provisions of Chapter 380, Florida Statutes, unless the proposed addition shall not exceed the then existing thresholds which from time to time may be amended, by statute or formal rule."

This recommendation is further conditioned upon:

- a. entering into a new restrictive covenant that the facility cannot be converted to any other use at a later date
- b. require that all costs associated with hurricane evacuation of residents in such a facility be borne by the property owner
- c. require that the architectural design address overall height so that no portion of the facility is visible from Old Cutler Road, that the facility be tiered, and that the maximum height of any part of the facility built in Tract II not exceed 100 feet.

- d. entering into a new restrictive covenant that development of this facility precludes any additional office space being built on the site
4. Support the development of not more than 100 residential units of high-end townhomes as a housing alternative for area residents along with a limited amount of retail space to serve such residents, conditioned upon:

a requirement that the architectural design address overall height so that buildings are not visible from Old Cutler Road, not to exceed 70 feet

Again, the location of additional residential units along with limited commercial space accessory to the residential use proposed for development partially in Tract II is subject to restrictive covenant 3A. The location of this proposed development partially in the OPD district of Tract I triggers adherence to covenant 4. Covenant language 3A and 4 are included under recommendation 2 above.

5. Support public purpose/municipal uses:
- a. relocate Village Hall to existing 35,000 sq.ft. building through a conveyance to Village (counts as part of 314,000 office sq.ft.)
  - b. provide adequate parking to serve municipal uses
  - c. create a civic plaza adjacent to Village Hall
  - d. construct observation and park pavilion structures to provide views across the bay
  - e. consider landmark municipal building at entry to serve a public purpose such as a library
6. Support a system of park and recreational passive and active uses:
- a. maintain and restore a green buffer between Old Cutler Road, west of interior access road
  - b. enhance pedestrian access to open space and provide linkages between Village Center, abutting

Village bayfront park parcel to the north, and Biscayne National Park

- c. enhance walking trails, paths, and vita course surrounding lagoon and throughout site to create a network of green space encircling the Village Center
  - d. require developer to maintain walking trails linking to adjacent properties
  - e. preserve "village green" concept throughout by appropriate siting of any new structures towards the center of the property, leaving a network of green space around the Village Center that could serve as an area for community gatherings
  - f. consider conveying lands around lagoon and west of the access road to the Village
7. Require a traffic study be performed of proposed uses at the Village Center, prior to approval of any new uses
8. Enhance foliage density along the eastern side of Old Cutler Road

## EXHIBITS

- A. Unity of Title
- B. Declaration of Restrictive Covenants
- C. Palmetto Bay Village Center Master Plan Proposed by PBVC
- D. Table of Square Footage by Building, as shown on Master Plan Proposed by PBVC
- E. Summary of Buildings, Streets/Walks, Lagoon, & Green Space Site Coverages, as shown on Master Plan Proposed by PBVC
- F. Palmetto Bay Village Center Aerial Perspective, as Proposed by PBVC
- G. Perspectives of Typical Public Building, Town Square, and Residential Rowhouse, as Proposed by PBVC
- H. Residential Rowhouse Section, Elevation and Street Section, as Proposed by PBVC

UNITY OF TITLE

REC: 12428PG 973

WHEREAS, the undersigned is the owner of that property described as

See Exhibit A annexed hereto and made a part hereof

also known as theoretical S.W. 176th Street to 182nd Street and Old Cutler Road Dade County, Florida, and

The undersigned recognizes and acknowledges that for the public health, welfare, safety or morals, the herein-described property should not be divided into separate parcels owned by several owners so long as the same is put to the hereinafter use, and

In consideration of the issuance of a permit for a zoning change pursuant to the Office Park District

and for other good and valuable considerations, the undersigned hereby agrees to restrict the use of the subject property in the following manner:

1. That said property shall be considered as one plot and parcel of land and that no portion of said plot and parcel of land shall be sold, transferred, devised or assigned separately, except in its entirety as one plot or parcel of land.
2. The undersigned further agrees that this condition, restriction and limitation shall be deemed a covenant running with the land and shall remain in full force and effect and be binding upon the undersigned, their heirs and assigns until such time as the same may be released in writing by the Director of the Dade County Building and Zoning Department or the executive officer of the successor of such Department, or in the absence of such director or executive officer, by his assistant in charge of the office in his absence.

provided, however, that a release will be executed when the premises are made to conform with applicable zoning regulations or the use or structure is removed from the premises and there is no further reason to maintain the Unity of Title on the public records.

Signed, sealed, executed and acknowledged on this 1st day of October 1984

(CORP)  
(SEAL)

ATTEST

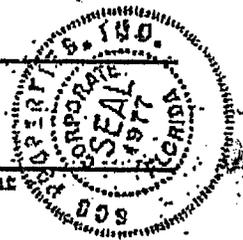
By

Secretary

SCB Properties, Inc.  
Corporate Name

By

President/Vice President



STATE OF FLORIDA )  
COUNTY OF DADE )

Prepared by:  
Stanley B. Price, Esq.  
2461 Douglas Rd.  
Miami, Florida 33143

I HEREBY certify that on this day before me, a Notary Public duly authorized in the state and county named above to take acknowledgments, personally appeared James Carr and Arthur White to me known to be the persons described as President and Secretary of SCB Properties, Inc. who executed the foregoing instrument, and acknowledged before me that such persons executed the said instrument in the name of and for that corporation affixing the corporate seal of that corporation.

as such corporate officers such persons are duly authorized by that corporation to do so; and that the foregoing instrument is the act of that corporation.

WITNESS my hand and official seal in the county and state named above this  
1st day of October A.D. 1984

*Grace M. K...*

Notary Public in and for the State of Florida at Large



My Commission expires:

\_\_\_\_\_

## LEGAL DESCRIPTION

## PARCEL "A"

A portion of DOUGHERTY'S SUBDIVISION as recorded in Plat Book 1 at Page 1 and S.H. Richmond's Survey of the S.W. 1/4 of Section 35, Township 55 South, Range 40 East, as recorded in Plat Book 1 at Page 67, both the Public Records of Dade County, Florida being more particularly described as follows:

Commence at the intersection of the Easterly Right of Way line of Ingraham Highway with the Northerly line of Tract 3, said DOUGHERTY'S SUBDIVISION; thence run  $S28^{\circ}06'20''W$ , along said Easterly Right of Way line of Ingraham Highway, for a distance of 377.28 feet to a point; thence run  $S61^{\circ}53'40''E$  for a distance of 102.97 feet to the POINT OF BEGINNING; thence run  $S13^{\circ}57'55''W$  for a distance of 1050.00 feet to a point; thence run  $S76^{\circ}02'05''E$  for a distance of 141.00 feet to a point; thence run  $S50^{\circ}17'05''E$  for a distance of 675.00 feet to a point; thence run  $N58^{\circ}12'55''E$  for a distance of 350.00 to a point of curvature of a circular curve to the left, having for its elements a central angle of  $82^{\circ}45'00''$  and a radius of 180.00 feet; thence run Northeasterly and Northerly along the arc of said curve for a distance of 259.97 feet to a point of reverse curvature of a circular curve of the right, having for its elements a central angle of  $38^{\circ}30'00''$  and a radius of 300.00 feet; thence run Northerly along the arc of said curve for a distance of 201.59 feet to the Point of Tangency; thence run  $N13^{\circ}57'55''E$  for a distance of 145.00 feet to the Point of Curvature of a circular curve to the left, having for its elements a central angle of  $49^{\circ}00'00''$  and a radius of 350.00 feet; thence run Northerly and Northwesterly along the arc of said curve for a distance of 299.32 feet to a point of reverse curvature of a circular curve to the right, having for its elements a central angle of  $62^{\circ}00'00''$  and a radius of 190.00 feet; thence run Northwesterly and Northerly along the arc of said curve for a distance of 194.78 feet to a point of reverse curvature of a circular curve to the left, having for its elements a central angle of  $17^{\circ}20'06''$  and a radius of 275.00 feet; thence run Northerly along the arc of said curve for a distance of 83.20 feet to a point; thence run  $N76^{\circ}02'05''W$  for a distance of 768.50 feet to the POINT OF BEGINNING.

Containing 24.94 Acres more or less

Subject to any reservations, dedications or easements of record.

DECLARATION OF RESTRICTIVE COVENANTS

THIS DECLARATION OF RESTRICTIVE COVENANTS running with the land is made and entered into this 14th day of January, 1985, by SCB PROPERTIES, INC. ("SCB"), a Florida corporation and SUN-BELT CORPORATION OF AMERICA ("SUN-BELT"), a Florida corporation (the "OWNERS") in favor in Dade County, Florida, a political subdivision of the State of Florida.

WHEREAS, SCB is the fee simple owner of certain real property located in Dade County, Florida, and more particularly described in Exhibit "A", attached hereto and hereinafter referred to in this Covenant as Tract A; and

WHEREAS, Tract A is comprised of two separate tracts referred to as Tracts I and II as legally described as Exhibits "I" and "II," attached hereto; and

WHEREAS, SUN-BELT is the fee simple owner of certain real property located in Dade County, Florida and more particularly described in Exhibit "B," attached hereto and hereinafter referred to in this Covenant as Tract B; and

WHEREAS, the OWNERS have filed an application with Dade County for various district boundary changes, under Public Hearing Number DIC 84-672; and

WHEREAS, the OWNERS have separately entered into Contracts for sale with the BURGER KING CORPORATION for the intended purpose of the BURGER KING CORPORATION constructing its World Headquarters on Tracts A and B; and

WHEREAS, Tract A is subject to a Final Order on Summary Judgment dated November 12, 1983 and entered by the Hon. Jack M. Turner, Circuit Court Judge of the Eleventh Judicial Circuit wherein 1325 multiple family units have been approved; and

WHEREAS, Tract B is presently approved for 140 units and is presently zoned RU-4L, EU-M and GU; and

Prepared by:

STANLEY B. PRICE  
Fine Jacobson Schwartz  
Nash Black & England  
2401 Douglas Road  
Coral Gables, Florida 33179

WHEREAS, the BURGER KING CORPORATION, in conjunction with the proposed development is desirous of donating, subject to certain reservations and restrictions, to the United States Department of the Interior; National Park Service certain bayfront property herein described in Exhibit "C"; and

WHEREAS, the OWNERS are desirous of voluntarily pledging to Dade County that the zoning application, if approved, will inure to the benefit of the citizens of Dade County.

NOW, THEREFORE, the OWNERS hereby agree and covenant, in the event that their zoning application is granted, as follows:

1. That the Development will be built in substantial compliance with the plans entitled "Burger King World Headquarters" prepared by Hellmuth, Obata and Kassabaum, P.A., Planners and Architects, dated January 7, 1985, on sheets 1, 3, 4, 5, 7, 7A, 7B, 8, 9, 10, 11 and 13-17, dated revised January 10, 1985 on cover sheet and sheet 2, and dated revised January 15, 1985 on sheet 6 and dated last revised January 30, 1985 on sheets 7A revised and 7B revised, a complete set which is on file with the Dade County Building and Zoning Department.
2. That the property described in Exhibit "C" will be donated, subject to certain agreed to reservations and restrictions, to the United States Department of the Interior, National Park Service within 180 days after the acquisition of Tracts A and B by the BURGER KING CORPORATION.
3. That the portion of real property described as Tracts II and B (which will be designated GU and RU-4) shall only be developed in substantial compliance with the plans described in Paragraph 1.
  - A. No application for rezoning for Tracts II and B for the express purpose of the construction of additional residential units or the construction of additional square footage for commercial or office buildings shall be filed with Dade County unless and until written approval is obtained from the

owners of more than seventy-five (75) percent of all individual properties within five hundred (500) feet from the perimeter of the subject property. This subsection may be released upon written authorization from the owners of more than seventy-five (75) percent of all individual properties within five hundred (500) feet from the perimeter of the subject property.

B. Nothing contained herein shall require such consent in connection with the filing of a zoning application for permission to construct ancillary facilities (eg. security, recreational, maintenance or utility facilities) on Tracts II and/or B.

4. That in the event that in the future the OWNERS desire to increase the square footage of the buildings within the OPD district as described in Exhibit "I," the OWNERS shall, as a condition precedent, file an appropriate application for development approval pursuant to the provisions of Chapter 380, Florida Statutes, unless the proposed addition shall not exceed the then existing thresholds which from time to time may be amended, by statute or formal rule.

5. That the OWNERS will voluntarily contribute Fifty Thousand Dollars (\$50,000) in cash, goods or services to The Dade County Parks Department to be used for the Old Cutler Hammock Park located at 17555 S.W. 79th Avenue in conformance with plans to be submitted by the Dade County Parks Department to the Burger King Corporation.

6. That the OWNERS will not request nor will they support any vehicular or pedestrian bridging of S.W. 77th Avenue in the proximity to the proposed development.

7. The OWNERS will continue to maintain native vegetation on the portion of their property located adjacent to Old Cutler Road and the north and south boundaries with the intent to obscure any visibility of the office building from Old Cutler Road. All landscaping plans will be submitted to Dade County for approval prior to implementation.
8. That the OWNERS will execute a unity of title on Tracts A and B, less Tract C (to be conveyed pursuant to the provisions of Paragraph 2) so that the individual Tracts or parts thereof cannot be disposed of separately at a later date.
9. This Declaration shall be a covenant running with the land and shall be binding upon all of the OWNERS' successors in title and assigns.
10. This Declaration shall be in effect for a period of thirty (30) years from the date this document is recorded in the Public Records of Dade County, Florida, after which time it shall be renewed automatically for successive periods of ten (10) years unless released, modified, or amended as provided herein.
11. With the exception of the provisions of Paragraph 3.A., this Declaration may be released, modified or amended as to all or any portion of the property by written instrument executed by a majority of the then owners of the fee simple title to Tracts A and B, providing same is approved after a public hearing by resolution of the Board of County Commissioners of Dade County, Florida.
12. Invalidation of any one of these covenants by judgment of court in no way shall affect any of



SUN-BELT CORPORATION OF AMERICA

Attest:

By: [Signature] (Seal)  
President



STATE OF TEXAS )  
COUNTY OF HARRIS ) ss.:

The foregoing instrument was acknowledged before me  
this 14th day of January, 1985 by Clinton F. Wong  
and \_\_\_\_\_ as President  
and \_\_\_\_\_, on behalf of the corporation.

[Signature]  
Notary Public

in and for Harris County, Texas

My Commission Expires:

LAURN W. ODDO  
Notary Public, State of Texas  
My Commission Expires October 31, 1988



6218B/6

SUN-BELT CORPORATION OF AMERICA

Attest:

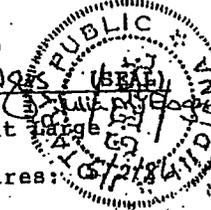
Robert Y. Chulock  
Secretary

By: \_\_\_\_\_ (Seal)

STATE OF INDIANA )  
COUNTY OF MARION ) ss.:

The foregoing instrument was acknowledged before me this 31<sup>st</sup> day of January, 1985 by Robert Chulock as Secretary and Secretary, on behalf of the corporation.

Julia N. Foggs  
Notary Public  
State of Indiana at Marion  
My Commission Expires: 6/21/84



6218B/6



**RECORDERS NOTE:**  
The legibility of writing, typing or printing unaltered  
hereby in this document when received.

Exhibit A

Tract A

All that part of Tracts 3, 4, 5, 6, 7, 8 and 9, lying east of the Easterly Right-of-Way line of Ingraham Highway of DOUGHERTY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 1 of the Public Records of Dade County, Florida;

AND

All that part of Tracts 1 and 2 lying East of the Easterly Right-of-Way of Ingraham Highway, and all of Tracts 3 and 4, of S.H. RICHMOND'S SURVEY of the SW 1/4 of Section 35, Township 55 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, Page 67 of the Public Records of Dade County, Florida;

AND

The North 1/2 of the North 1/2 of the South 1/2 of the SE 1/4 of the SW 1/4 and the North 1/2 of the North 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4 all in Section 35, Township 55 South, Range 40 East, also known as the 1/2 of Tracts 5 and 6 of S.H. RICHMOND'S SURVEY of the SW 1/4 of said Section 35, according to the plat thereof recorded in Plat Book 1, Page 67 of the Public Records of Dade County, Florida;

AND

That part of the NW 1/4 of the SW 1/4 of the SW 1/4 lying East of the Easterly Right-of-Way line of Ingraham Highway in Section 35, Township 55 South, Range 40 East;

AND

All that part of the North 1/2 of the North 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4, in Section 35, Township 55 South, Range 40 East, lying East of the center line of the County Road, as shown on S.H. RICHMOND'S SURVEY of the SW 1/4 of Section 35, Township 55 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, at Page 67, of the Public Records of Dade County, Florida;

AND

All that part of the County Road as shown on S.H. RICHMOND'S SURVEY of the SW 1/4 of Section 35, Township 55 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, Page 67 of the Public Records of Dade County, Florida, included in the above described parcels, the portions thereof now a part of Ingraham Highway.

AND

The South 1/2 of the North 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4 (South 1/2 of Lot 5) and the South 1/2 of the North 1/2 of the South 1/2 of the SE 1/4 of the SW 1/4 (South 1/2 of Lot 6) of S.H. RICHMOND'S SURVEY of the SW 1/4 of Section 35, Township 55 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, at Page 67 of the Public Records of Dade County, Florida;

All of Blocks 8 and 11, lying Southerly and Easterly of the County Road, and all of Blocks 9 and 10 of the S.W. 1/4 of Section 35 Township 55 South, Range 40 East according to Plat Book 1, Page 67 of the Public Records of Dade County, Florida; and all of the S 1/2 N 1/2, S.W. 1/4, S.W. 1/4, S.W. 1/4 lying Easterly and Southerly of the County Road in Section 35, Township 55 South, Range 40 East; and also all that part of the S.E. 1/4, S.E. 1/4, S.E. 1/4 of Section 34, Township 55 South, Range 40 East, lying Southerly and Easterly of the County Road being in Dade County, Florida; also a strip of land 25 feet in width lying West of said Block 11 above mentioned and South of the Southerly line of the County Road.

AND

All that part of Blocks 7 and 11 of the S.W. 1/4 of the S.W. 1/4 of Section 35, Township 55 South, Range 40 East, lying Northwesterly of the County Road as shown on Plat of the S.W. 1/4 of Section 35, Township 55 South, Range 40 East, surveyed and drawn by S. Richmond and filed in Plat Book 1, Page 67, and lying Southeasterly of Ingraham Highway (Old Cutler Road) as same is currently laid out.

AND

All that part of the N 1/2 of the S.W. 1/4 of the S.W. 1/4 of the S.W. 1/4 of Section 35, Township 55 South, Range 40 East, lying Northwesterly of the County Road as shown on plat filed in Plat Book 1, Page 67, of the Public Records of Dade County, Florida; and lying Southeasterly of Ingraham Highway (Old Cutler Road) as same is currently laid out.

AND

That portion of that certain parcel of land conveyed to Dade County by Warranty Deed from Julian S. Eaton and Ethelwynne Eaton, dated February 5, 1942 and recorded in Deed Book 2237 at Page 549, under Clerk's File Number R-22573 of the Public Records of Dade County, Florida, lying Southeasterly of a line 50.00 feet Southeasterly and parallel with the following described centerline for Old Cutler Road; Commence at the Southeast corner of Section 34, Township 55 South, Range 40 East, Dade County, Florida; thence run N89°29'05" along the South line of the S.E. 1/4 of said Section 34 for a distance of 151.64 feet to the Point of Beginning of the hereinafter described centerline for Old Cutler Road; thence run N31°03'37" across the S.E. 1/4 of said Section 34 and across the S.W. 1/4 of Section 35, Township 55 South, Range 40 East, Dade County, Florida for a distance of 914.42 feet, more or less, to a point on the North line of the North 1/2 of the S.W. 1/4 of the S.W. 1/4 of the S.W. 1/4 of said Section 35 and to the End of the herein described centerline for Old Cutler Road.

AND

That portion of the Westerly 1/2 of the County Road shown on S. Richmond's Survey, of the S.W. 1/4 of Section 35, Township 55 South, Range 40 East Dade County, Florida, according to the Plat thereof as recorded in Plat Book 1, at Page 67 of the Public Records of Dade County, Florida, lying Easterly of Block 7 of S.H. Richmond's Survey, Easterly of that portion of Block 11 of S.H. Richmond's Survey lying Northwesterly of said County Road within the N 1/2 of the S.W. 1/4 of the S.W. 1/4 of the S.W. 1/4 of said Section 35, less that portion thereof lying within the 40.00 feet of the S.W. 1/4 of said Section 35.

That portion of the Easterly 1/2 of the County Road shown on S.H. Richmond's Survey of the S.W. 1/4 of Section 35, Township 55 South, Range 40 East, Dade County, Florida, according to the Plat thereof as recorded in Plat Book 1, at Page 67, of the Public Records of Dade County, Florida, lying Westerly of Blocks 8 and 11 of said S.H. Richmond's Survey and lying within the South 1/2 of the North 1/2 of the S.W. 1/4 of the S.W. 1/4 of the S.W. 1/4 of said Section 35, less that portion thereof lying within the West 40.00 feet of the S.W. 1/4 of said Section 35.

Tract I

A portion of DOUGHERTY'S SUBDIVISION as recorded in Plat Book 1 at Page 1 S.H. Richmond's Survey of the S.W. 1/4 of Section 35, Township 55 South, R. 40 East, as recorded in Plat Book 1 at Page 67, both the Public Records Jade County, Florida being more particularly described as follows:

Commence at the intersection of the Easterly Right of Way line of Ingr Highway with the Northerly line of Tract 3, said DOUGHERTY'S SUBDIVISION thence run  $S28^{\circ}06'20''W$ , along said Easterly Right of Way line of Ingr Highway, for a distance of 377.28 feet to a point; thence run  $S61^{\circ}51'40''E$  a distance of 102.97 feet to the POINT OF BEGINNING; thence run  $S13^{\circ}57'10''E$  for a distance of 1050.00 feet to a point; thence run  $S76^{\circ}02'05''E$  for a distance of 141.00 feet to a point; thence run  $S50^{\circ}17'05''E$  for a distance of 675.00 feet to a point; thence run  $N58^{\circ}12'55''E$  for a distance of 350.00 feet to the point of curvature of a circular curve to the left, having for its elements a central angle of  $82^{\circ}45'00''$  and a radius of 180.00 feet; thence run Northeasterly and Northerly along the arc of said curve for a distance of 259.97 feet to a point of reverse curvature of a circular curve of the right having for its elements a central angle of  $38^{\circ}30'00''$  and a radius of 30 feet; thence run Northerly along the arc of said curve for a distance of 201.59 feet to the Point of Tangency; thence run  $N13^{\circ}57'55''E$  for a distance of 145.00 feet to the Point of Curvature of a circular curve to the left, having for its elements a central angle of  $49^{\circ}00'00''$  and a radius of 350.00 feet; thence run Northerly and Northwesterly along the arc of said curve for a distance of 299.32 feet to a point of reverse curvature of a circular curve of the right, having for its elements a central angle of  $62^{\circ}00'00''$  and a radius of 180.00 feet; thence run Northwesterly and Northerly along the arc of said curve for a distance of 194.78 feet to a point of reverse curvature of a circular curve to the left, having for its elements a central angle of  $7^{\circ}20'06''$  and a radius of 275.00 feet; thence run Northerly along the arc of said curve for a distance of 83.20 feet to a point; thence run  $N76^{\circ}02'05''E$  a distance of 768.50 feet to the POINT OF BEGINNING.

Containing 24.94 Acres more or less

Tract II

All that part of Tracts 3, 4, 5, 6, 7, 8 and 9, lying east of the Easterly Right-of-Way line of Ingraham Highway of DOUGHERTY'S SUBDIVISION, according to the plat thereof recorded in Plat Book 1, Page 1 of the Public Records of Dade County, Florida;

AND

All that part of Tracts 1 and 2 lying East of the Easterly Right-of-Way line of Ingraham Highway, and all of Tracts 3 and 4, of S.H. RICHMOND'S SURVEY of the SW 1/4 of Section 35, Township 55 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, Page 67 of the Public Records of Dade County, Florida;

AND

The North 1/2 of the North 1/2 of the South 1/2 of the SE 1/4 of the SW 1/4 and the North 1/2 of the North 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4 all in Section 35, Township 55 South, Range 40 East, also known as the North 1/2 of Tracts 5 and 6 of S.H. RICHMOND'S SURVEY of the SW 1/4 of said Section 35, according to the plat thereof recorded in Plat Book 1, Page 67 of the Public Records of Dade County, Florida;

AND

That part of the NW 1/4 of the SW 1/4 of the SW 1/4 lying East of the Easterly Right-of-Way line of Ingraham Highway in Section 35, Township 55 South, Range 40 East;

AND

All that part of the North 1/2 of the North 1/2 of the SW 1/4 of the SW 1/4 of the SW 1/4, in Section 35, Township 55 South, Range 40 East, lying East of the center line of the County Road, as shown on S.H. RICHMOND'S SURVEY of the SW 1/4 of Section 35, Township 55 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, at Page 67, of the Public Records of Dade County, Florida;

AND

All that part of the County Road as shown on S.H. RICHMOND'S SURVEY of the SW 1/4 of Section 35, Township 55 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, Page 67 of the Public Records of Dade County, Florida, included in the above described parcels, and the portions thereof now a part of Ingraham Highway.

AND

The South 1/2 of the North 1/2 of the SE 1/4 of the SW 1/4 of the SW 1/4 (South 1/2 of Lat 5) and the South 1/2 of the North 1/2 of the South 1/2 of the SE 1/4 of the SW 1/4 (South 1/2 of Lat 6) of S.H. RICHMOND'S SURVEY of the SW 1/4 of Section 35, Township 55 South, Range 40 East, according to the plat thereof recorded in Plat Book 1, at Page 67 of the Public Records of Dade County, Florida;

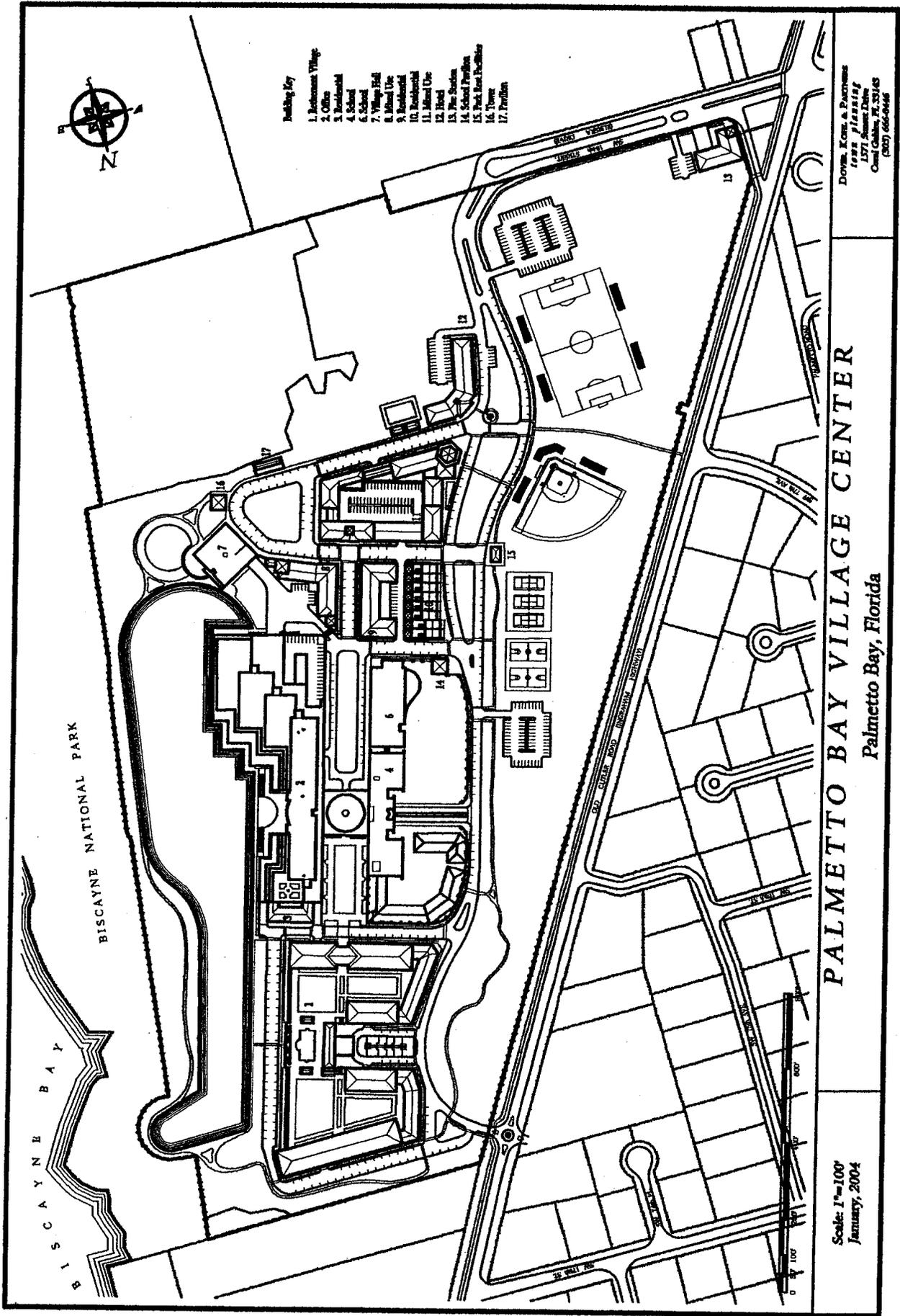
A portion of Dade County Records, and a portion of S.H. RICHMOND'S SURVEY, as recorded in Dade County Records, and a portion of S.H. RICHMOND'S SURVEY, as recorded in Dade County Records, lying in the S.W. 1/4 of Section Plat Book 1 at Page 67, Dade County Records, lying in the S.W. 1/4 of Section 35, Township 55 South, Range 40 East, Dade County, Florida being more particularly described as follows:

Commence at the S.W. corner of said Section 35; thence run N87°47'58"E, along the south line of said Section 35 for a distance of 1850.00 feet to the Point of Beginning; thence run N04°57'08"E for a distance of 596.46 feet to a point; thence run N87°46'46"E for a distance of 39.81 feet to a point; thence run N04°57'08"E for a distance of 403.39 feet to a point; thence run N07°29'23"E for a distance of 9.00 feet to a point; thence run N11°52'22"E for a distance of 61.43 feet to a point; thence run N07°18'50"E for a distance of 101.63 feet to a point; thence run N06°07'49"E for a distance of 89.69 feet to a point; thence run N06°26'17"E for a distance of 105.41 feet to a point; thence run N06°01'47"E for a distance of 105.14 feet to a point; thence run N15°57'29"W for a distance of 21.24 feet to a point; thence run N04°57'08"E for a distance of 689.98 feet to a point; thence run S85°02'52"E for a distance of 7.82 feet to a Point of Curvature of a circular curve concave to the West, having for its elements, a central angle of 180°00'00" and a radius of 84.32 feet; thence run Easterly, Northerly and Westerly along the arc of said curve for a distance of 264.90 feet to a Point of Tangency; thence run N85°02'52"W for a distance of 58.27 feet to a point; thence run N04°57'08"E for a distance of 225.23 feet to a point of intersection with the North line of Tract 3, said DOUGHERTY'S SUBDIVISION; thence run N87°39'08"E along said North line for a distance of 177.06 feet to a point on the Mean High Water line of Biscayne Bay, as determined by Jack Mueller & Associates and approved by the Department of Natural Resources, State of Florida; thence run Southerly, along said Mean High Water line for the next twenty seven (27) courses; S70°54'06"E, 17.22 feet; S01°06'22"E, 58.91 feet; S10°03'13"E, 54.68 feet; S14°09'36"E, 82.10 feet; S20°06'36"E, 59.25 feet; S00°31'24"W, 23.48 feet; S65°11'24"W, 15.63 feet; S60°11'13"W, 31.22 feet; S19°38'31"W, 107.85 feet; S10°08'17"W, 102.42 feet; S16°44'23"W, 105.82 feet; S10°42'37"W, 102.65 feet; S14°22'28"W, 104.41 feet; S01°06'18"W, 100.18 feet; S02°19'22"E, 100.00 feet; S01°08'34"E, 100.02 feet; S03°59'02"E, 100.04 feet; S09°44'50"E, 100.84 feet; S07°38'10"W, 101.54 feet; S09°13'42"W, 102.08 feet; S10°18'46"W, 102.49 feet; S22°20'49"W, 110.07 feet; S09°52'32"W, 102.32 feet; S00°41'05"E, 100.04 feet; S00°54'28"E, 100.07 feet; S01°33'41"W, 100.23 feet; S07°58'50"E, 66.77 feet; to its intersection with the North line of the aforesaid Tract 10 of S.H. RICHMOND'S SURVEY; thence departing the said Mean High Water Line run N87°46'46"E along the said North line of Tract 10 of S.H. RICHMOND'S SURVEY for 543.56 feet to the Northeast corner of said Tract 10 of S.H. RICHMOND'S SURVEY; thence S03°00' along the East line of said Tract 10 of S.H. RICHMOND'S SURVEY for 393.68 feet to the Southeast corner of said Tract 10 of S.H. RICHMOND'S SURVEY, said point also being the Southeast corner of the SW 1/4 of said Section 35; then S87°47'58"W along the South line of the SW 1/4 of said Section 35 for 790.0 feet to the Point of Beginning.

LESS AND EXCEPT THE FOLLOWING:

A portion of DOUGHERTY'S SUBDIVISION as recorded in Plat Book 1 at Page 1 S.H. Richmond's Survey of the S.W. 1/4 of Section 35, Township 55 South, R 40 East, as recorded in Plat Book 1 at Page 67, both the Public Record: Dade County, Florida being more particularly described as follows:

Commence at the intersection of the Easterly Right of Way line of Ingr Highway with the Northerly line of Tract 3, said DOUGHERTY'S SUBDIVISION thence run S28°06'20"W, along said Easterly Right of Way line of Ingr Highway, for a distance of 377.28 feet to a point; thence run S61°53'40"E a distance of 102.97 feet to the POINT OF BEGINNING; thence run S13°57' for a distance of 1050.00 feet to a point; thence run S76°02'05"E a distance of 141.00 feet to a point; thence run S50°17'05"E for a distance of 675.00 feet to a point; thence run N58°12'55"E for a distance of 350.00 point of curvature of a circular curve to the left, having for its elements a central angle of 82°45'00" and a radius of 180.00 feet; thence Northeasterly and Northerly along the arc of said curve for a distance of 259.97 feet to a point of reverse curvature of a circular curve of the right having for its elements a central angle of 38°30'00" and a radius of 30 feet; thence run Northerly along the arc of said curve for a distance of 201.59 feet to the Point of Tangency; thence run N13°57'55"E for a distance of 145.00 feet to the Point of Curvature of a circular curve to the left, having for its elements a central angle of 49°00'00" and a radius of 350.00 feet; thence run Northerly and Northwesterly along the arc of said curve for a distance of 299.32 feet to a point of reverse curvature of a circular curve of the right, having for its elements a central angle of 62°00'00" and a radius of 180.00 feet; thence run Northwesterly and Northerly along the arc of said curve for a distance of 194.78 feet to a point of reverse curvature of a circular curve to the left, having for its elements a central angle of 17°20'06" and a radius of 275.00 feet; thence run Northerly along the arc of said curve for a distance of 83.20 feet to a point; thence run N76°02'05"E a distance of 768.50 feet to the POINT OF BEGINNING.



- Building Key**
- 1. Retirement Village
  - 2. Office
  - 3. Residential
  - 4. School
  - 5. School
  - 6. School
  - 7. Village Hall
  - 8. Mixed Use
  - 9. Residential
  - 10. Residential
  - 11. Mixed Use
  - 12. Hotel
  - 13. Pine Studios
  - 14. School Pavilion
  - 15. Park Area Facilities
  - 16. Tower
  - 17. Pavilion



DOYNE, KORN, & PATRICK  
 1998 Planning  
 1371 Sunset Drive  
 Coral Gables, FL 33145  
 (305) 466-6446

**PALMETTO BAY VILLAGE CENTER**

Palmetto Bay, Florida

Scale: 1"=100'  
 January, 2004

## Palmetto Bay Village Center

Building	Floor	Residential SF	Retail SF	Office SF	Other SF	Total SF	Parking Y/N
<b>Building 1</b> (Retirement Village)	Floor 1	43,261				43,261	Yes
	Floor 2	43,261			15,749	59,010	Yes
	Floor 3	79,830			4,500	84,330	No
	Floor 4	79,830				79,830	No
	Floor 5	61,537				61,537	No
	Floor 6	61,537				61,537	No
	Floor 7	61,537				61,537	No
	Floor 8	61,537				61,537	No
	Floor 9	61,537				61,537	No
		<b>553,867</b>	<b>0</b>	<b>0</b>	<b>20,249</b>	<b>574,116</b>	
<b>Building 2</b> (Office)	Floor 1-2			11,391		11,391	Yes
	Floor 3-6			177,609		177,609	No
		<b>0</b>	<b>0</b>	<b>189,000</b>	<b>0</b>	<b>189,000</b>	
<b>Building 3</b> (Residential)	Floor 1	3,780				3,780	Yes
	Floor 2	5,687				5,687	No
	Floor 3	5,687				5,687	No
	Floor 4	5,687				5,687	No
		<b>20,841</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>20,841</b>	
<b>Building 4</b> (School)	Floor 1					0	Yes
	Floor 2-4				44,000	44,000	No
		<b>0</b>	<b>0</b>	<b>0</b>	<b>44,000</b>	<b>44,000</b>	
<b>Building 6</b> (School)	Floor 1					0	Yes
	Floor 2				9,785	9,785	No
	Floor 3				9,785	9,785	No
	Floor 4				20,430	20,430	No
		<b>0</b>	<b>0</b>	<b>0</b>	<b>40,000</b>	<b>40,000</b>	

Building	Floor	Residential SF	Retail SF	Office SF	Other SF	Total SF	Parking Y/N
Building 7 (Village Hall)	Floor 1-3	0	0	33,989	0	33,989	No
		0	0	33,989	0	33,989	
Building 8 (Mixed Use)	Floor 1	5,288	8,629			13,917	No
	Floor 2	13,917				13,917	No
	Floor 3	13,784				13,784	No
	Floor 4	13,784				13,784	No
	Floor 5	13,784				13,784	No
	Floor 6	1,908				1,908	No
			62,465	8,629	0	0	71,094
Building 9 (Residential)	Floor 1	7,000				7,000	Yes
	Floor 2	14,500				14,500	No
	Floor 3	14,500				14,500	No
	Floor 4	14,500				14,500	No
			50,500	0	0	0	50,500
Building 10 (Residential)	Floor 1	4,000				4,000	Yes
	Floor 2	8,000				8,000	No
	Floor 3	8,000				8,000	No
	Floor 4	8,000				8,000	No
			28,000	0	0	0	28,000
Building 11 (Mixed Use)	Floor 1	30,813	7,190			38,003	Yes
	Floor 2	38,003				38,003	Yes
	Floor 3	44,353				44,353	No
	Floor 4	44,353				44,353	No
	Floor 5	44,353				44,353	No
	Floor 6	30,130				30,130	No
			232,005	7,190	0	0	239,195

	Residential SF	Retail SF	Office SF	Other SF	Total SF	Parking Y/N
<b>Building 12</b> (Hotel)						
Floor 1				6,294	6,294	No
Floor 2				13,924	13,924	No
Floor 3				13,924	13,924	No
Floor 4				13,924	13,924	No
Floor 5				13,924	13,924	No
	0	0	0	61,990	61,990	

	Residential SF	Retail SF	Office SF	Other SF	Total SF	Parking Y/N
<b>Building 13</b> (Fire Station)						
Floor 1				8,000	8,000	No
Floor 2				8,000	8,000	No
	0	0	0	16,000	16,000	

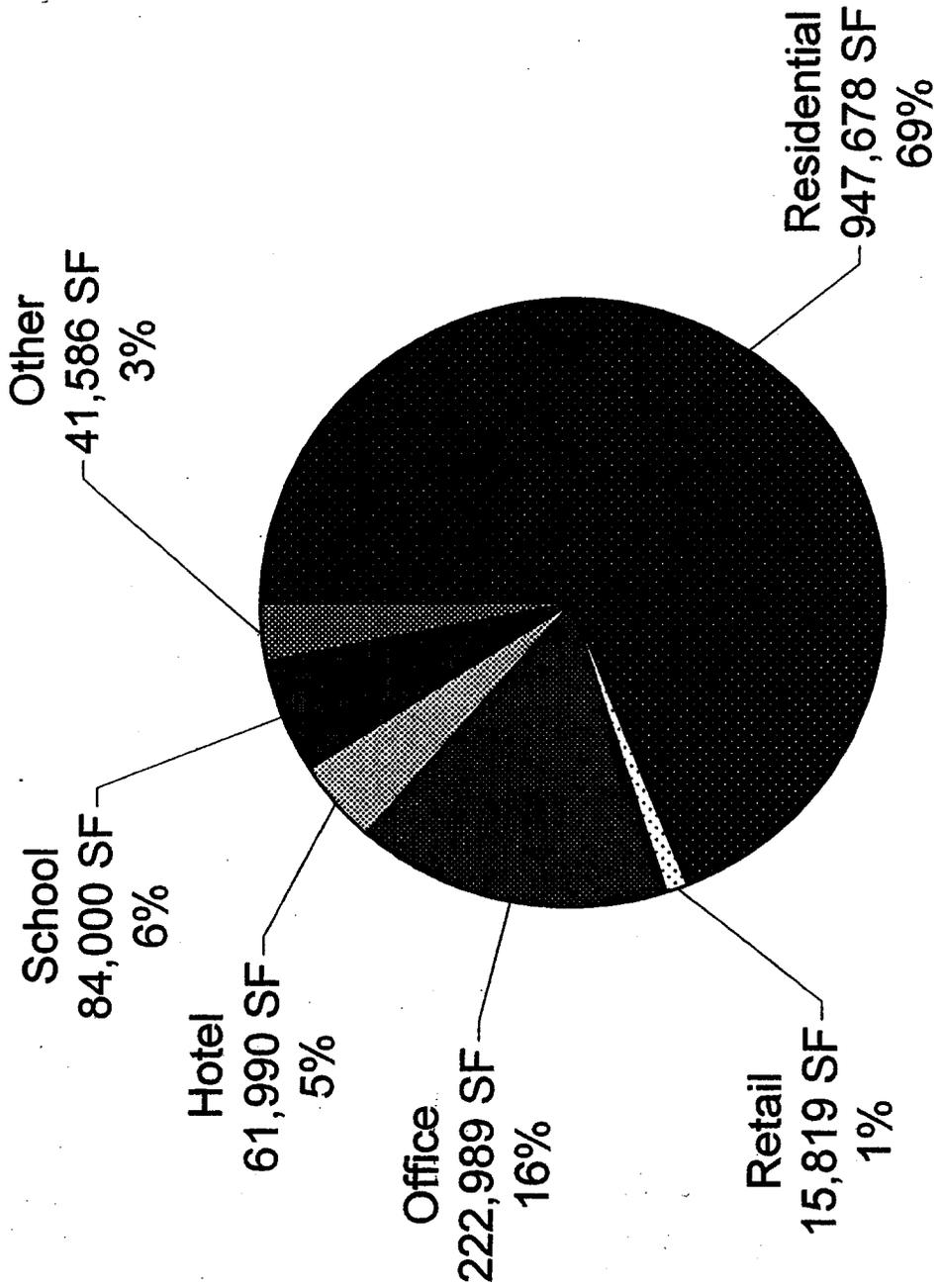
	Residential SF	Retail SF	Office SF	Other SF	Total SF	Parking Y/N
<b>Building 14</b> (School Pavilion)						
Floor 1				1,600	1,600	
	0	0	0	1,600	1,600	

	Residential SF	Retail SF	Office SF	Other SF	Total SF	Parking Y/N
<b>Building 15</b> (Park Rest Facilities)						
Floor 1				1,000	1,000	
	0	0	0	1,000	1,000	

	Residential SF	Retail SF	Office SF	Other SF	Total SF	Parking Y/N
<b>Building 16</b> (Tower)						
Floor 1				1,600	1,600	
	0	0	0	1,600	1,600	

	Residential SF	Retail SF	Office SF	Other SF	Total SF	Parking Y/N
<b>Building 17</b> (Pavilion)						
Floor 1				1,137	1,137	
	0	0	0	1,137	1,137	

# Total Square Footage by Use



## **coverages**

**Buildings:** 575,590 sqft (13 acres) = 16.45% or less

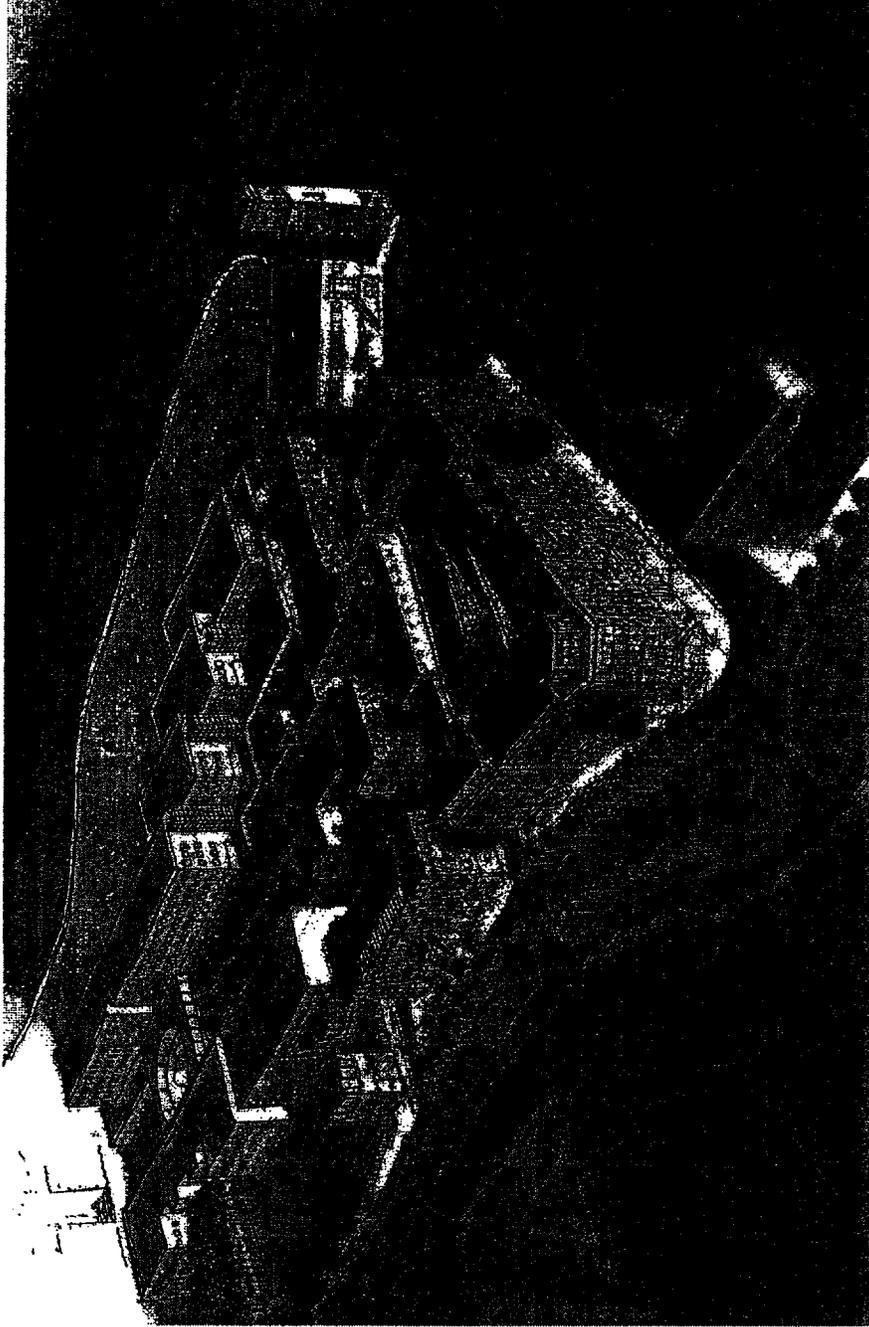
**Streets / Walks:** 550,403 sqft (12.6 acres) = 15.74%

**Lagoon:** 323,136 sqft (7.4 acres) = 9.24%

**Green:** 2,049,004 sqft (47 acres) = 58.57% or more

**Site:** 3,498,133 sqft (80 acres) = 100%

**DRAFT**



# PALMETTO BAY VILLAGE CENTER

Palmetto Bay, Florida

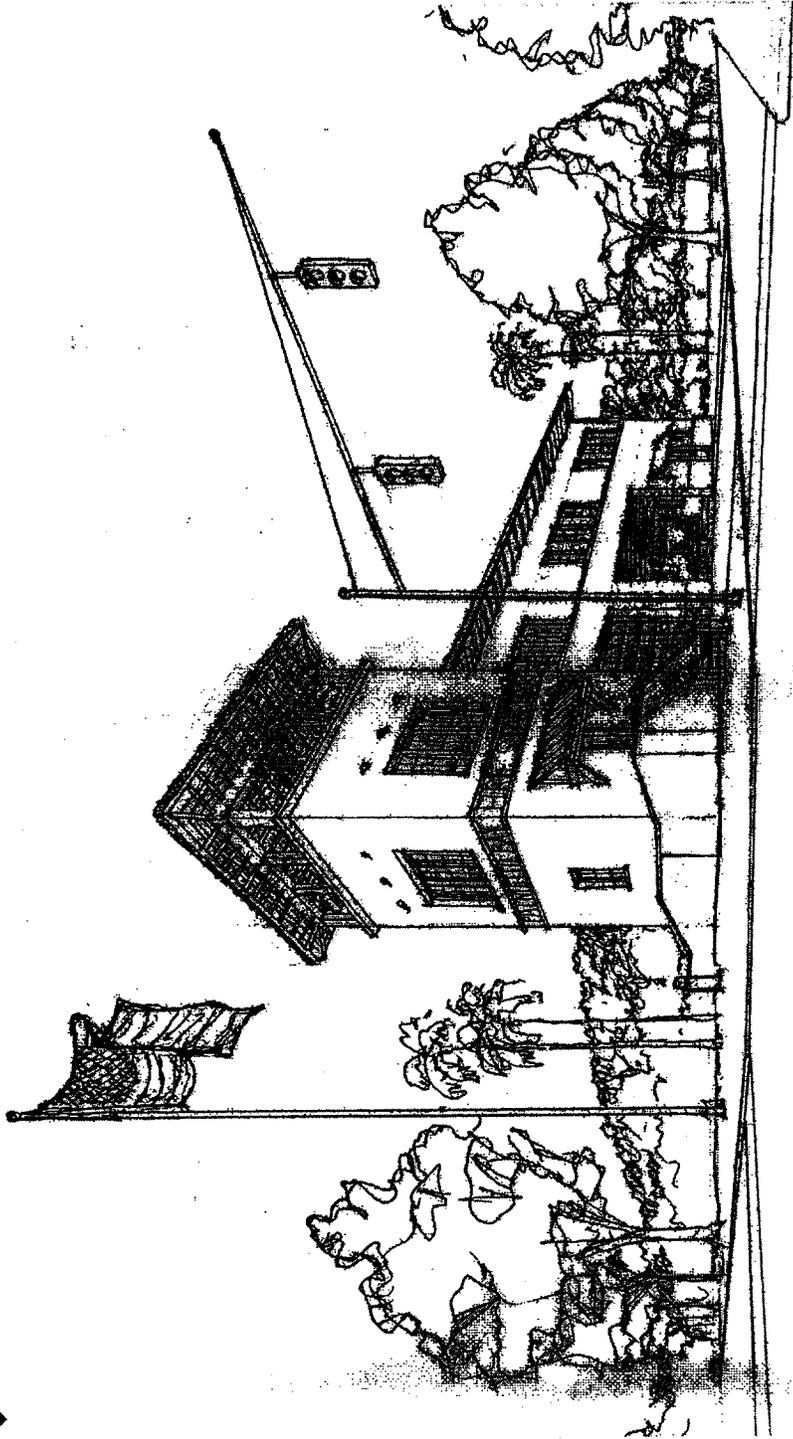
Aerial Perspective

*February, 2004*

Palmetto Bay Village Center, LLC

DOVER, KOHL & PARTNERS  
TOWN PLANNERS

**DRAFT**



# PALMETTO BAY VILLAGE CENTER

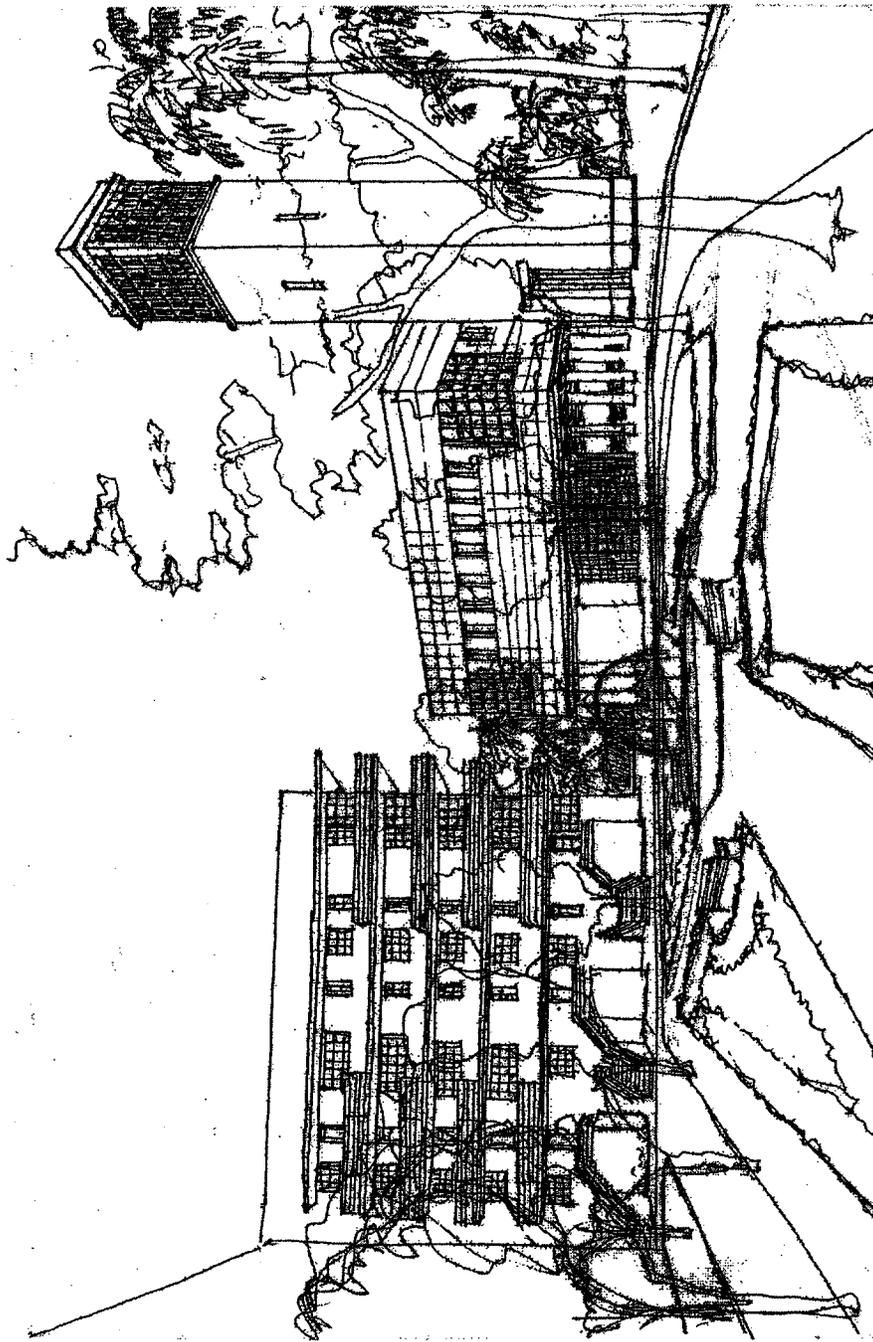
Palmetto Bay, Florida

Firehouse  
February, 2004

Palmetto Bay Village Center, LLC

DOVER, KOHL & PARTNERS  
TOWN PLANNING

**DRAFT**



# PALMETTO BAY VILLAGE CENTER

Palmetto Bay, Florida

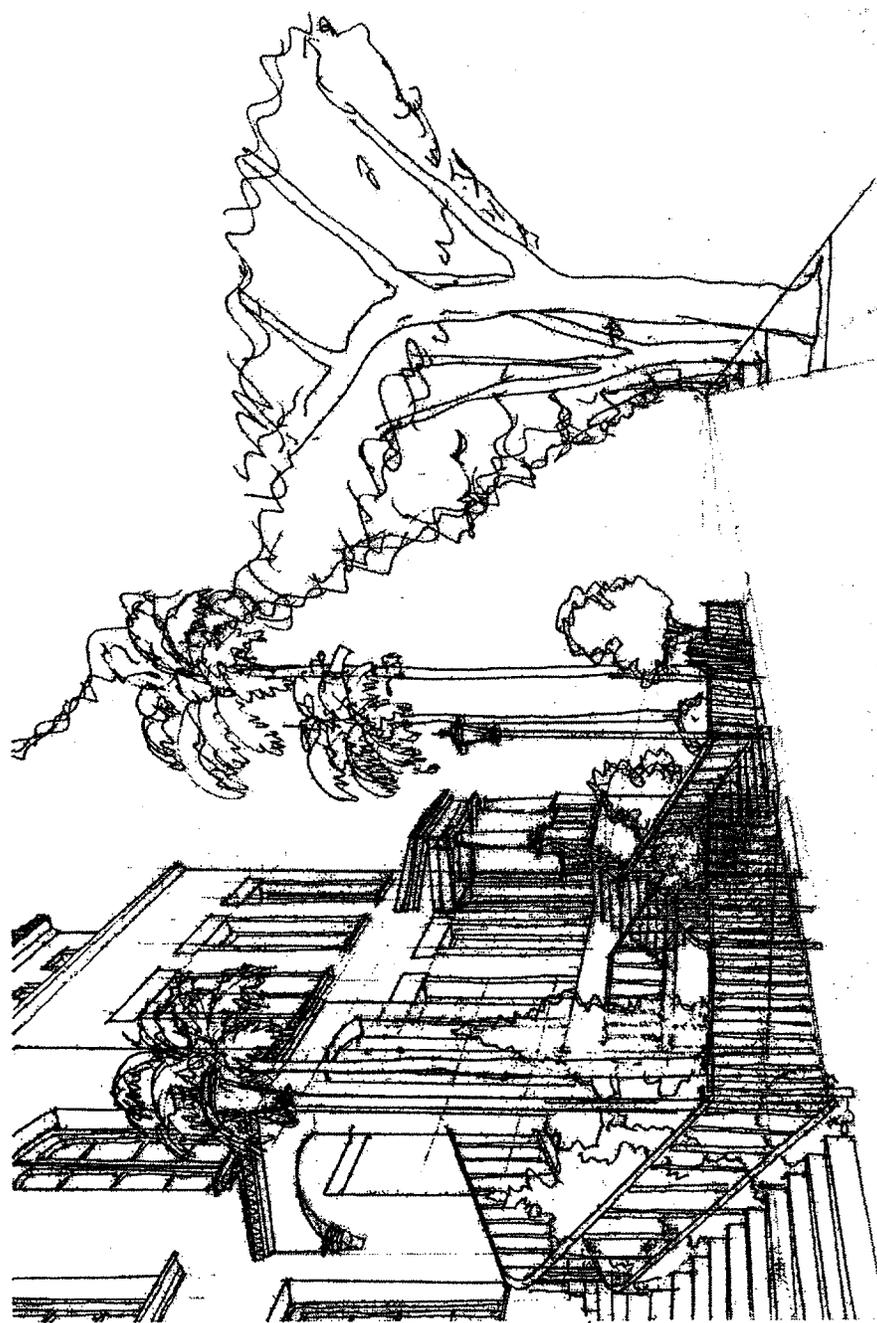
Town Square

*February, 2004*

DOVER, KOHL & PARTNERS  
TOWN PLANNING

Palmetto Bay Village Center, LLC

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# PALMETTO BAY VILLAGE CENTER

Palmetto Bay, Florida

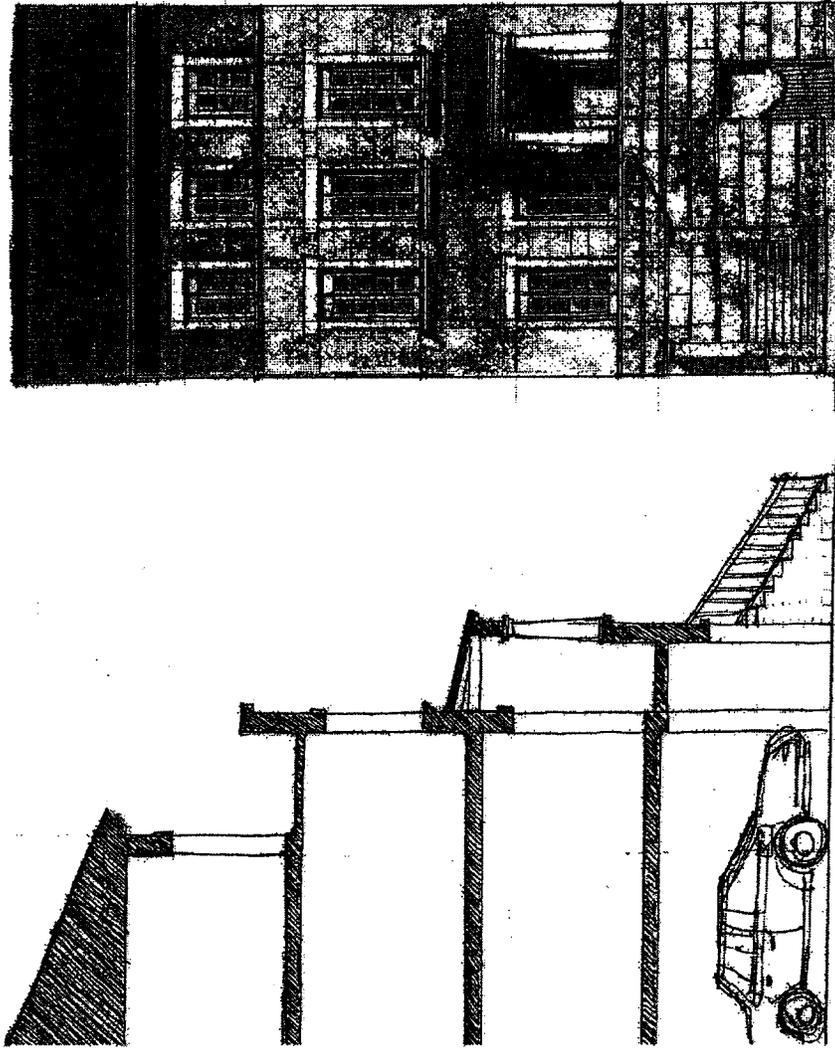
Rowhouses, Sidewalk View

*February, 2004*

DOVER, KOHL & PARTNERS  
*town planning*

Palmetto Bay Village Center, LLC

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# PALMETTO BAY VILLAGE CENTER

Palmetto Bay Florida

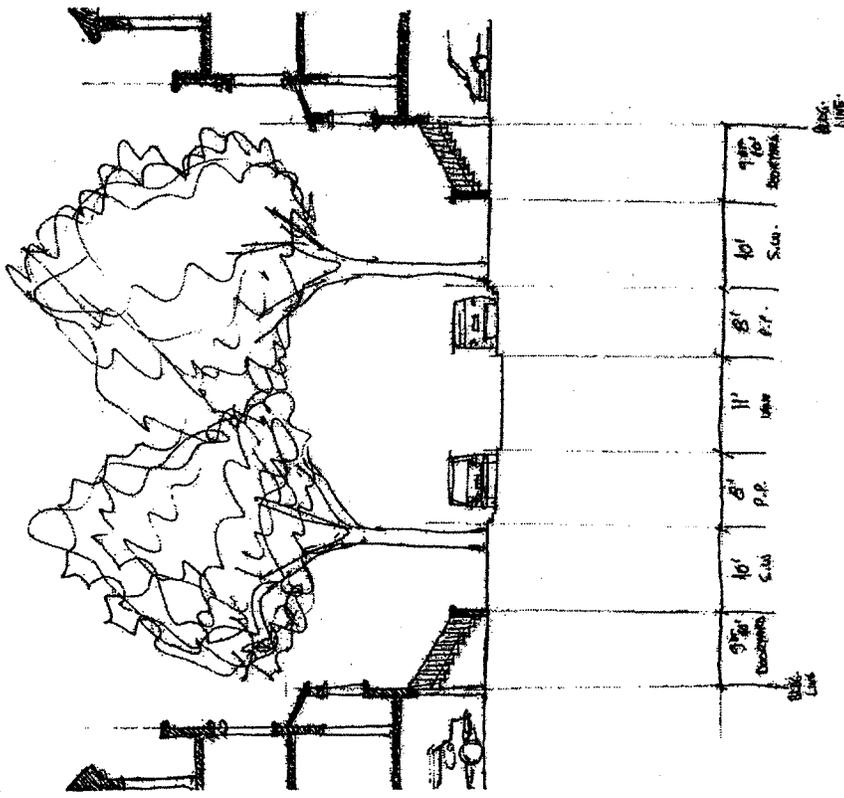
Rowhouse Section and Elevation

February, 2004

Palmetto Bay Village Center, LLC

DOVER, KOHL & PARTNERS  
LOWE PLANNING

**DRAFT**



# PALMETTO BAY VILLAGE CENTER

Palmetto Bay, Florida

Rowhouse, Street Section

February, 2004

Palmetto Bay Village Center, LLC

DOVER, KOHL & PARTNERS  
LOWE PLANNING

