

ORDINANCE NO. 2006-12

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF DORAL, FLORIDA, APPROVING THE REZONING OF 16.67 ACRES GENERALLY LOCATED AT THE NORTHWEST CORNER OF NW 114TH AVENUE AND NW 44TH STREET FROM BU-1A (LIMITED BUSINESS DISTRICT) TO BU-2 (SPECIAL BUSINESS DISTRICT); APPROVING A SITE PLAN; APPROVING A SPECIAL EXCEPTION TO ALLOW RESIDENTIAL IN A BU-2 (SPECIAL BUSINESS DISTRICT) ZONING DISTRICT; ACCEPTING A PROFFERED DECLARATION OF RESTRICTIONS; PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Applicant, Adrian Development Pebblewalk Partnership, LLP, has filed an Application requesting a rezoning of approximately 16.67 acres generally located at the Northwest corner of NW 114th Avenue and NW 44th Street, and more particularly described in Exhibit "1," (hereinafter the "Property") from BU-1A (Limited Business District) to BU-2 (Special Business District), which Application is attached hereto and incorporated by reference herein; and

WHEREAS, the Applicant has offered information that supports a finding that a rezoning to BU-2 (Special Business District) would allow the property to be developed in uses compatible with the surrounding community and in furtherance of the proposed future land use designation of the property; and

WHEREAS, the Applicant also seeks a special exception to allow residential in a BU-2 zoning district and site plan approval for condominium units, retail/commercial, restaurant and office space; and

WHEREAS, the City Council of the City of Doral, sitting as the Local Planning Agency and the City Council, after due notice, held public hearings, at which parties of interest, property owners and citizens had an opportunity to be heard relative to said rezoning, special exception and site plan; and

WHEREAS, the City Council of the City of Doral finds that a rezoning for the subject property to BU-2 (Special Business District) is consistent with and in furtherance of the proposed future land use designation of the property and will be compatible with the adjacent neighborhood; and

WHEREAS, the City Council of the City of Doral finds that a special exception to allow residential in BU-2 zoning district and for site plan approval consistent with the conditions outlined below and the acceptance and recordation of the Declaration of Restrictions proffered which is attached hereto and incorporated herein as Exhibit "2," is in the best interests of the citizens of the City of Doral;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF DORAL:

Section 1. The foregoing "WHEREAS" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Ordinance upon adoption hereof.

Section 2. The rezoning of approximately 16.67 acres generally located at the Northwest corner of NW 114th Avenue and NW 44th Street, and more particularly described in Exhibit "1," attached hereto and incorporated herein, from BU-1A (Limited Business District) to BU-2 (Special Business District) is hereby approved.

Section 3. The Applicant's request for a special exception to allow residential in a BU-2 zoning district and for site plan approval for 363 condominium units, 79,533 square feet of retail/commercial, 6,000 square foot restaurant and 30,000 square feet of office space is hereby approved, subject to the following conditions:

1. The Declaration of Restrictions proffered to the City Council and incorporated herein is recorded in the Public Records of Miami-Dade County;

2. The landscaping must be consistent with the City's zoning in progress ordinance; and

3. The masonry wall located on the northern building line must be architecturally compatible with the proposed buildings as determined by City staff.

Section 4. Effective Date. This Ordinance shall become effective upon adoption by the City Council.

This Ordinance shall become effective immediately upon adoption by the City Council. A motion to approve the application was offered by Councilwoman Ruiz who moved its adoption. The motion was seconded by Councilman DiPietro and upon being put to a vote, the vote was as follows:

Mayor Juan Carlos Bermudez	Yes
Vice Mayor Peter Cabrera	<i>(Vice Mayor Cabrera recused himself from voting on this Ordinance)</i>
Councilmember Michael DiPietro	Yes
Councilwoman Sandra Ruiz	Yes
Councilmember Robert Van Name	No

If any section, part of section, paragraph, clause, phrase or word of this Resolution is declared invalid, the remaining provisions of this Resolution shall not be affected.

PASSED ON 1ST READING this 22nd day of March 2006.

PASSED AND ADOPTED this 26th day of April, 2006.



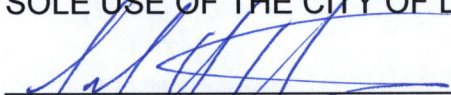
JUAN CARLOS BERMUDEZ, MAYOR

ATTEST:



BARBARA HERRERA-HILL, CITY CLERK

APPROVED AS TO FORM AND
LEGAL SUFFICIENCY FOR THE
SOLE USE OF THE CITY OF DORAL:



JOHN J. HEARN, CITY ATTORNEY
Jacob G. Horowitz

This instrument was prepared by:
Melissa Tapanes Llahues, Esq.
Bercow & Radell, P.A.
200 S. Biscayne Boulevard, Suite 850
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner hold the fee simple title to the land in City of Doral, Florida, described in Exhibit "A", attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion attached as Exhibit "B", and

IN ORDER TO ASSURE the *City of Doral* that the representations made by the owner during consideration of Public Hearing No. 2006-12 will be abided by the Owner freely, voluntarily and without duress makes the following Declaration of Restrictions covering and running with the Property:

- (1) The Property shall be developed substantially in accordance with the plans previously submitted, prepared by Behar Font & Partners, P.A., entitled "Pebblewalk Village," dated the 6th day of April 2006 ("Plan"), Plan being on file with the City of Doral Department of Community Development, and by reference made a part of this agreement.
- (2) The development shall be limited to no more than 363 residential dwelling units.
- (3) The Owner's initial conveyance of the residential dwelling units shall be through an offering to the general public as fee simple condominium units, subject to the applicable government approvals.
- (4) The development shall be limited to no more than 125,000 square feet of commercial, retail, and office uses. At no time, however, shall the maximum amount of retail square

footage exceed 80,000 square feet or shall the maximum amount of restaurant square footage exceed 6,000 square feet without a determination from the City's Director of Planning and Zoning that the proposed mix of uses satisfies the City's parking requirements. The City's Department of Planning and Zoning shall monitor the mix of uses to ensure that the Property satisfies the City's parking requirements prior to the issuance of each and every Certificate of Use or Certificate of Occupancy on the Property.

- (5) The following uses shall be prohibited:
 - a) Automobile and light truck, sales
 - b) Automobile service stations
 - c) Automobile self-service gasoline stations
 - d) Bait and tackle shops
 - e) Hospitals
 - e) Mortuaries and funeral homes
 - f) Movie theatres
 - g) Self-service storage facilities
 - h) Adult entertainment
- (6) The Owner shall donate \$300,000.00 ("Donation") to the City of Doral to be used exclusively to fund the capital needs of a City of Doral-sponsored charter school or other similar educational purpose as determined by the City. The Donation shall be made prior to the issuance of the first Certificate of Occupancy for a residential building. The Donation shall serve to fully mitigate the future educational facility needs generated by the proposed development, over and above impact fees.
- (7) The Owner or tenant must apply to the City for an outdoor seating permit in order to have outdoor seating.
- (8) The Owner shall construct a southbound left-turn or right-turn lane as approved by Miami-Dade County or the City of Doral, and redesign the existing right-turn lane to provide the maximum possible length along N.W. 114 Avenue between the Plan's proposed driveway and N.W. 41 Street. The Owner shall modify the existing traffic signal, associated pavement markings, and signage as approved by Miami-Dade County or the City of Doral. The foregoing shall be commenced at the time of issuance of the

first building permit for the Property and completed prior to the issuance of the first Certificate of Occupancy for the first residential building.

- (9) If approved by the Florida Department of Transportation and Miami-Dade County, the Owner shall construct an eastbound left-turn lane at N.W. 115 Avenue and N.W. 41 Street in accordance with standard engineering practices to be approved by Miami-Dade County or the City of Doral, and shall install a traffic signal and associated pavement markings and signage prior to the issuance of any Certificate of Occupancy for Buildings 1, 3, or 5. Notwithstanding any provision in this Declaration, the Owner shall be relieved from its obligations under this Paragraph should the Florida Department of Transportation or Miami-Dade County deny its request for a traffic signal.
- (10) If approved by the Florida Department of Transportation and Miami-Dade County, the owner shall construct a westbound right-turn deceleration lane at N.W. 41 Street into the Property. The deceleration lane may encroach into the 25 foot landscape buffer.
- (11) The Owner shall construct a southbound right-turn deceleration lane at the maximum possible length into the Property from N.W. 114 Avenue. The foregoing shall be commenced in conjunction with the issuance with the first building permit for the Property and completed prior to the issuance of the first Certificate of Occupancy for the first residential building.
- (12) The Owner shall coordinate with the Miami-Dade Transit Agency to provide a bus shelter and public transit pull-out bay on N.W. 41 Street.
- (13) The design of the N.W. 41 Street landscape buffer shall comply with the "Doral Boulevard Street Beautification Master Plan (Preliminary Draft)," prepared by Calvin Giordano & Associates, Inc. for the City of Doral.
- (14) The Owner shall construct a masonry wall no less than eight (8) feet in height at the north property line of the Property. If approved by the City Council, the masonry wall shall be ten (10) feet in height. The masonry wall shall have columns similar in design to the Sandcastles at Doral entrance feature at N.W. 114 Avenue.
- (15) The Owner shall place the oak trees depicted on the Plan at a reasonable distance apart on a landscape berm along the masonry wall at the north property line of the Property.
- (16) Upon written authorization by the Sandcastles at Doral Homeowners Association and upon obtaining all necessary approvals from any and all applicable governmental and

utility entities, the Owner shall place 25 oak trees at least 12 foot in height at the time of planting along the Sandcastles at Doral southern property line abutting the Property. The spacing and exact location of the oak trees shall be approved by the Sandcastles at Doral Homeowners Association.

- (17) Hours of operation for the commercial, retail, and office uses in Buildings 1, 2 and 6 shall be limited between 6 am to 11 pm.
- (18) Service deliveries that utilize the service alley at the north of the Property shall be limited to the hours between 8 am and 5 pm.
- (19) The Owner shall submit a construction traffic control plan to the City for administrative approval in order to efficiently manage the prompt construction of infrastructure improvements while limiting construction vehicle traffic on N.W. 114 Avenue. Along with the construction traffic control plan, the Owner shall also provide the City with the hours in which the construction work shall take place.
- (20) The Owner shall renovate the existing City of Doral entrance feature located at the southwest corner of the Property to be compatible with the Plan.
- (21) There shall be no blasting on the Property.
- (22) The Owner will use the City's standard news racks.

A. City Inspection.

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

B. Covenant Running with the Land.

This Declaration on the part of the Owner shall constitute a covenant running with the land and may be recorded, at Owner's expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owner, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the public welfare.

C. Term.

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

D. Modification, Amendment, Release.

This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of all of the Property, including joinders of all mortgagees, if any, provided that the same is also approved by the City of Doral Council, or other procedure permitted under the City of Doral Code, whichever by law has jurisdiction over such matters, after public hearing, if required.

Should this Declaration of Restrictions be so modified, amended or released, the Director of the City of Doral Department of Community Development, 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, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

E. Enforcement.

Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration shall be entitled to recover, in addition to costs and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of his attorney. This enforcement provision shall be in addition to any other remedies available at law or in equity or both.

F. Authorization for City of Doral to Withhold Permits and Inspections.

In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the City of Doral is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this declaration is complied with.

G. Election of Remedies.

All rights, remedies and privileges granted herein shall be deemed to be cumulative and the

exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

H. Presumption of Compliance.

Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the City of Doral or Miami-Dade County, and inspections made and approval of occupancy given the City of Doral and/or Miami-Dade County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

I. Severability.

Invalidation of any one of these covenants, by judgment of Court in no way shall not affect any of the other provisions which shall remain in full force and effect.

J. Recording.

This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owner following the adoption by the City of Doral Council of a resolution approving the Application.

[SIGNATURE PAGE(S) TO FOLLOW]

(Space reserved for Clerk)

**ACKNOWLEDGEMENT
LIMITED LIABILITY LIMITED PARTNERSHIP**

Signed, witnessed, executed and acknowledged on this 11th day of April, 2006.

WITNESSES:

Gwendene Belet
Signature

Gwendene Belet
Print Name

Brian E. May
Signature

BRIAN MAY
Print Name

Adrian Development at Pebble Walk, LLLP
Limited Liability Limited Partnership

By: [Signature]
Member

Print Name: Peter Adrian

Address:
4000 Ponce De Leon Blvd.
Suite 770
Coral Gables, Florida 33146

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Peter Adrian, Member of Adrian Development at Pebble Walk, LLLP, a Florida limited liability limited partnership.

He is personally known to me or has produced _____, as identification.

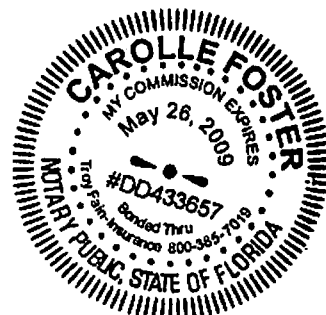
Witness my signature and official seal this 11th day of April, 2006, in the County and State aforesaid.

[Signature]
Signature

Notary Public-State of Florida

Carolle Foster
Print Name

My Commission Expires: 5/26/09



OPINION OF TITLE

To: City of Doral , municipality of MIAMI-DADE COUNTY, a political subdivision of the State of Florida.

With the understanding that this opinion of title is furnished to **City of Doral , municipality of MIAMI-DADE COUNTY, FLORIDA**, as an inducement for extension of a Tentative Plat or in compliance with Chapter 28, and acceptance of a proposed final subdivision plat covering, covering the real property, hereinafter described, it is hereby certified that I have examined the chain of title for the property legally described in Exhibit "A" hereto as certified by Attorney's Title Insurance Fund through and including March 13, 2006.

Basing our opinion on said chain of title covering said period, we are of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in: **Adrian Development at Pebble Walk Partnership, LLLP, a Florida limited liability limited partnership***

Subject to the following encumbrances, liens and other exceptions:

1. **RECORDED MORTGAGES:**

- a. Mortgage Deed and Security Agreement in favor of Ocean Bank, recorded on June 27, 2005 in Official Records Book 23518 at Page 152 of the Public Records of Miami-Dade County, Florida.

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

- a. None.

3. **GENERAL EXCEPTIONS:**

- a. All taxes for the year in which this opinion is rendered, unless noted below that such taxes have been paid.
- b. Rights of persons other than the above owners who are in possession.
- c. Facts that would be disclosed upon an accurate survey.
- d. Any unrecorded labor, mechanics' or materialmens' liens.
- e. Zoning and other restrictions imposed by governmental authority.

4. **SPECIAL EXCEPTIONS:**

- a. Real estate taxes and assessments for the year 2005 and subsequent years.
- b. Federal liens, if any, filed with the Office of the Secretary of State, pursuant to Sec. 713.901, et seq., F.S. which became effective January 1, 1993, and which designated that Office as the place for filing federal liens against tangible and intangible personal property of partnerships, corporations, trusts, and decedents' estates. For insuring purposes, personal

* The authorized signatory for all matters on behalf of the named title holder is Pedro J. Adrian in his capacity as President of the sole corporate general partner of the title holder.

property includes, but is not limited to, mortgages, leaseholds, mortgages on leaseholds, interests in cooperative association, vendees' interest, and options.

- c. Restrictions (deleting there from any restrictions indicating any preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin), covenants, easement(s), setback(s) if any, as may be shown on the Plat recorded in Plat Book 2, Page 17, of the Public Records of Miami-Dade County, Florida.
- d. Reservations contained in Deed No. 16198-S-68, dated January 8, 1975, recorded January 31, 1975, in Official Records Book 8896, Page 745 and Deed No. 2078, dated March 12, 1975, recorded April 15, 1975, in Official Records Book 8962, Page 438, of the Public Records of Miami-Dade County, Florida.
- e. Easement in favor of Miami-Dade County Water & Sewer Authority dated February 6, 1980, recorded February 6, 1980, in Official Records Book 10654, Page 1426, of the Public Records of Miami-Dade County, Florida.
- f. Right of Way Deed to Dade County Conveying Title for Highway Purposes, dated February 9, 1990, recorded February 22, 1990, in Official Records Book 14443, at Page 37, of the Public Records of Miami-Dade County, Florida.
- g. Resolution No. R-125-90, dated February 20, 1990 and recorded February 22, 1990, in Official Records Book 14443, Page 50, of the Public Records of Miami-Dade County, Florida.
- h. Quit Claim Deed to State of Florida Department of Transportation by County dated February 20, 1990 and recorded February 28, 1990, in Official Records Book 14443, Page 75, of the Public Records of Miami-Dade County, Florida.
- i. Right of Way Deed to Dade County, dated March 1, 1990, recorded April 4, 1990, in Official Records Book 14494, at Page 2518, of the Public Records of Miami-Dade County, Florida.
- j. Resolution No. R-169-90, dated March 6, 1998, recorded April 4, 1990, in Official Records Book 14494, Page 2524, of the Public Records of Miami-Dade County, Florida.
- k. Certificate of Board of Trustees of the Internal Improvement Trust Fund, dated September 9, 1991, recorded September 26, 1991, in Official Records Book 15207, Page 289, of the Public Records of Miami-Dade County, Florida.
- l. Covenant Running with the Land in favor of Metropolitan Dade County dated February 6, 1997, recorded March 26, 1997, in Official Records Book 17576, Page 3586, of the Public Records of Miami-Dade County, Florida.
- m. Covenant Running with the Land, dated February 14, 1997, recorded March 26, 1997, in Official Records Book 17576, at Page 3860, of the Public Records of Miami-Dade County, Florida.
- n. Covenant Running with the Land in favor of Metropolitan Dade County, dated February 14, 1997, recorded March 26, 1997, in Official Records Book 17576, Page 3863, of the Public Records of Miami-Dade County, Florida.
- o. Covenants, conditions and restrictions pursuant to the Declaration of Restrictions dated July 18, 1997, recorded November 20, 1997, in Official Records Book 17876, Page 2728, of the Public Records of Miami-Dade County, Florida.
- p. Covenants, conditions and restrictions pursuant to the Declaration of Restrictions recorded December 8, 1998, in Official Records Book 18377, Page 3060, of the Public Records of Miami-Dade County, Florida.
- q. UCC Financing Statement in favor of Ocean Bank, a Florida banking corporation, recorded June 27, 2005, in Official Records Book 23518 at Pages 168-170, of the Public Records of Miami-Dade County, Florida.

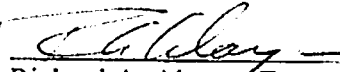
- r. Assignment of Leases, Rents and Profits executed by Adrian Development at Pebble Walk, LLLP, a Florida limited liability limited partnership, in favor of Ocean Bank, a Florida banking corporation, dated June 8, 2005 and recorded June 27, 2005, in Official Records Book 23518 at Pages 171-178, of the Public Records of Miami-Dade County, Florida.
- s. Collateral Assignment of Development Documents and Covenants executed by Adrian Development at Pebble Walk, LLLP, a Florida limited liability limited partnership, in favor of Ocean Bank, a Florida banking corporation, executed June 8, 2005, and recorded June 27, 2005, in Official Records Book 23518 at Pages 179-183, of the Public Records of Miami-Dade County, Florida.

Therefore, it is our opinion that the following parties must join in the platting of the above described real property in order to grant the City Of Doral, municipal Subdivision of MIAMI-DADE COUNTY, FLORIDA, and the public, a good and proper title to the dedicated areas shown on the final plat of the aforesaid property, the subdivision thereof to be known as: **ADRIAN DEVELOPMENT AT PEBBLE WALK PARTNERSHIP, LLLP**

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
Adrian Development at Pebble Walk Partnership, LLLP	Fee Simple	
Ocean Bank	Mortgagee	1(a), 4(I) & 4(j)


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

Respectfully submitted this 31 day of March, 2006.

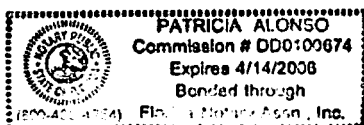

 Richard A. Alayon, Esq.
 Florida Bar No.: 934290
 Alayon & Associates, P.A.
 4551 Ponce de Leon Boulevard
 Coral Gables, Florida 33146

STATE OF FLORIDA)
)
 COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 31 day of March 2006, by Richard A. Alayon, Esq., who is personally known to me or has produced _____ as identification.


 NOTARY PUBLIC

My commission expires:



(Space reserved for Clerk)

JOINDER BY MORTGAGEE

The undersigned Ocean Bank, N.A., a banking association chartered under the laws of the United States of America and Mortgagee under that certain Mortgage Deed and Security Agreement from Adrian Development at Pebble Walk Partnership, LLLP, a Florida limited liability limited partnership, dated the 27th day of June, 2005, and recorded in Official Records Book 23518, at Page 152 of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing agreement, does hereby acknowledge that the terms of the Declaration of Restrictions are and shall be binding upon the undersigned and its successors in title.

IN WITNESS WHEREOF, these presents have been executed this 31 day of April, 2006. MARCH

Witnesses:

Vanessa Gonzalez
Signature
Vanessa Gonzalez
Print Name
Barbara Beenal
Signature
Barbara Beenal
Print Name

[Signature]
Ocean Bank, N.A.
Address:
780 NW 47th AVE
MIAMI FL 33126
By [Signature]
(President, Vice-President or CEO*)

Print Name: OSCAR VALDES

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

STATE OF Florida
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Oscar Valdes the
(Name)
Vice President of Ocean Bank, N.A., a banking association
(Title)

under the laws of the United States of America, on behalf of the association. He/She is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 31 day of March, 2006, in the County and State aforesaid.

Vanessa Gonzalez
Notary Public-State of _____

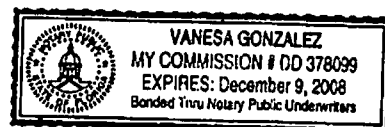


EXHIBIT A

LEGAL DESCRIPTION:

PARCEL # 1

Tract 41 of Florida Fruit Lands Company's Subdivision No.1, according to the Plat thereof, recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, which lies within the Southwest $\frac{1}{4}$ of Section 19, Township 53 South, Range 40 East, Dade County, Florida less the West 160.00 feet and less the following legal description, being more particularly described as follows:

Begin at the point of intersection of the East line of said Tract 41 with the North line of the South 35.00 feet of the Southwest $\frac{1}{4}$ of said Section 19; thence run N01deg43min42secW, along the East line of said Tract 41, for a distance of 294.91 feet to the Northeast corner of said Tract 41; thence run S89deg34min36secW, along the north line of said Tract 41 for a distance of 35.01 feet to the point of intersection with the West line of the East 35.00 feet of said Tract 41; thence run S01deg43min42secE, along the West line of the East 35.00 feet of said Tract 41, for a distance of 249.33 feet to the point of curvature of a circular curve to the right; thence run Southwesterly, along the arc of said circular curve to the right, having a radius of 25.00 feet, through a central angle of 91deg18min24sec, for an arc distance of 39.84 feet to a point of tangency with the North line of the South 55.00 feet of the southwest $\frac{1}{4}$ of said Section 19; thence run S89deg34min42secW, along the North line of the south 55.00 feet of the Southwest $\frac{1}{4}$ of said Section 19, for a distance of 4.49 feet to the Point of Curvature of a circular curve to the right; thence run Westerly, along the arc of said circular curve to the right, having a radius of 7584.44 feet, through a central angle of 03deg45min00sec, for an arc distance of 496.40 feet, thence run N86deg40min18secW, along a line tangent to the previous described curve, for a distance of 312.67 feet to the Point of Curvature of a circular curve to the left; thence run Westerly; along the arc of said circular curve to the left, having a radius of 7868.07 feet, through a central angle of 01deg25min18sec, for an arc distance of 195.23 feet, thence run N84deg58min08secW for a distance of 89.93 feet to the point of intersection with the East line of the West 160.00 feet of the Southwest $\frac{1}{4}$ of said Section 19; thence run S01deg45min13secE, along the East line of the West 160.00 feet of the Southwest $\frac{1}{4}$ of said Section 19, for a distance of 75.61 feet to the Point of Intersection with the North line of the south 35.00 feet of the Southwest $\frac{1}{4}$ of said Section 19; thence run N89deg34min42secE, along the North line of the South 35.00 feet of the Southwest $\frac{1}{4}$ of said Section 19, for a distance of 1156.30 feet to the point of beginning.

AND

A portion of the East 90.00 feet of the West 160.00 feet to the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of section 19, Township 53 South, Range 40 East, Dade County, Florida, also known as:

A portion of Tract 41 of Florida Fruit Lands Company's Subdivision No.1, according to the Plat thereof, recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida, which lies within the Southwest $\frac{1}{4}$ of Section 19, Township 53 South, Range 40 East, Dade County, Florida, being more particularly described as follows:

Begin at the Point of Intersection of the North line of said Tract 41 with the East line of the West 160.00 feet of the Southwest $\frac{1}{4}$ of said Section 19; thence run S01deg45min13secE, along the East line of the West 160.00 feet of the Southwest $\frac{1}{4}$ of said Section 19, for a distance of 219.27 feet; thence run N84deg58min08secW for a distance of 90.63 feet to the Point of Intersection with the East line of the West 70.00 feet of the Southwest $\frac{1}{4}$ of said Section 19, thence run N01deg45min13secW, along the East line of the West 70.00 feet of the Southwest $\frac{1}{4}$ of said Section 19, for a distance of 210.65 feet to the Point of Intersection with the North line of said Tract 41; thence run N89deg34min36secE, along the North line of said Tract 41, for a distance of 90.02 feet to the Point of Beginning.

PARCEL # 2

Tract 42 of FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1, less the East 35.00 feet, according to the plat thereof, as recorded in Plat Book 2, at Page 17, of the Public Records of Dade County, Florida lying and being in Section 19, Township 53 South, Range 40 East, Miami-Dade County, Florida.

PEBBLEWALK VILLAGE



DEVELOPED BY:

A D R I A N D E V E L O P M E N T A T P E B B L E W A L K
4800 PONT DE LEON BOULEVARD SUITE 370 CORAL GABLES FLORIDA 33146 TEL (305) 275 1515

ARCHITECT

B E H A R * F O N T A P A R T N E R S . P . A .
4533 PONT DE LEON BOULEVARD CORAL GABLES FLORIDA 33146 TEL (305) 740 5442 FAX (305) 740 5440

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100

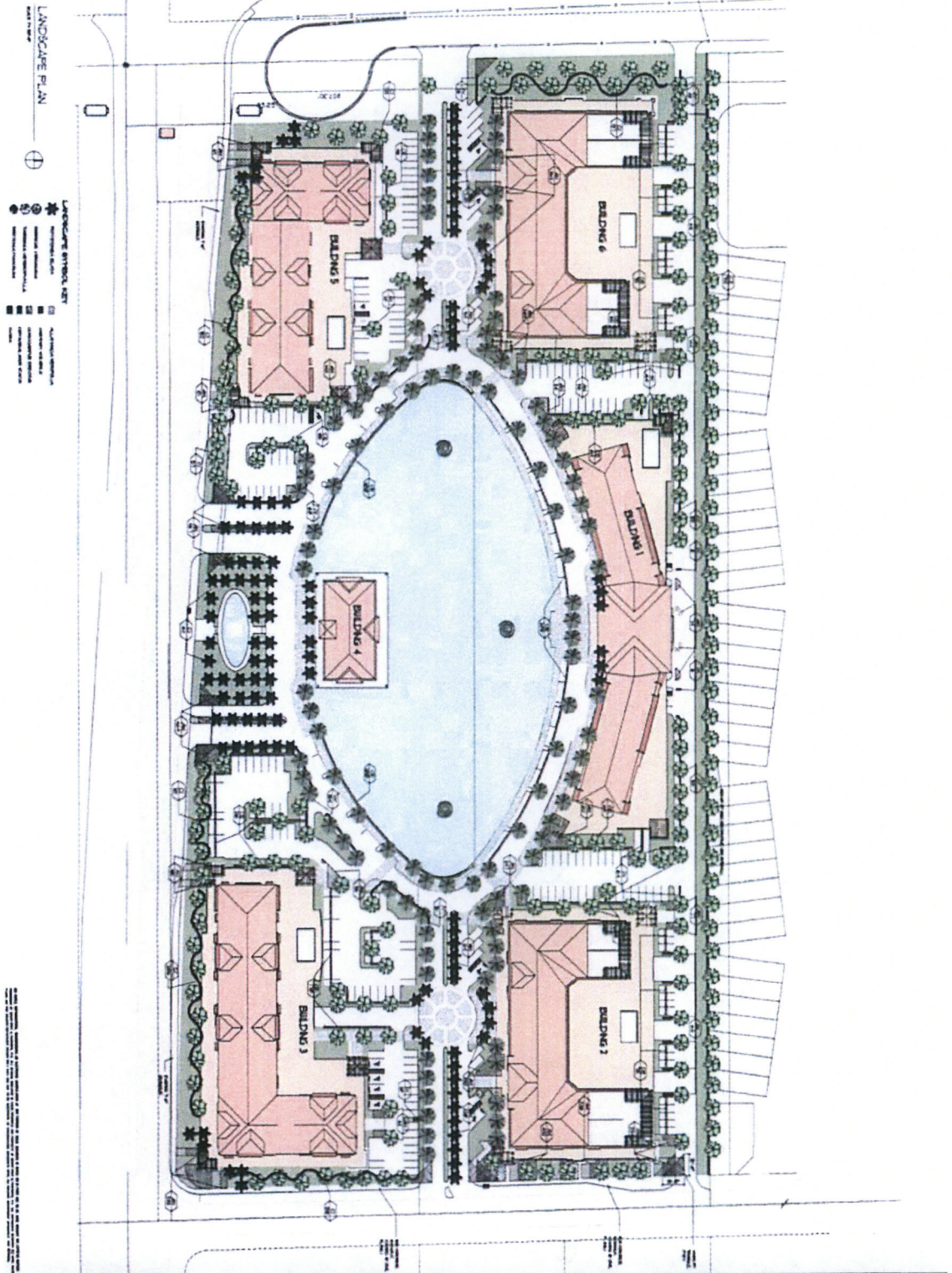
A-200

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

CONTRAST

DEAR

PLANNING
INTERIORS



BEHAR, FORT & PARTNERS, P.A.

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	1" x 6" x 8" PLANKS	100	LF	1.50	150.00
2	2" x 4" x 8" PLANKS	50	LF	1.50	75.00
3	4" x 6" x 8" PLANKS	20	LF	1.50	30.00
4	6" x 8" x 8" PLANKS	10	LF	1.50	15.00
5	8" x 10" x 8" PLANKS	5	LF	1.50	7.50
6	10" x 12" x 8" PLANKS	2	LF	1.50	3.00
7	12" x 14" x 8" PLANKS	1	LF	1.50	1.50
8	14" x 16" x 8" PLANKS	1	LF	1.50	1.50
9	16" x 18" x 8" PLANKS	1	LF	1.50	1.50
10	18" x 20" x 8" PLANKS	1	LF	1.50	1.50
11	20" x 22" x 8" PLANKS	1	LF	1.50	1.50
12	22" x 24" x 8" PLANKS	1	LF	1.50	1.50
13	24" x 26" x 8" PLANKS	1	LF	1.50	1.50
14	26" x 28" x 8" PLANKS	1	LF	1.50	1.50
15	28" x 30" x 8" PLANKS	1	LF	1.50	1.50
16	30" x 32" x 8" PLANKS	1	LF	1.50	1.50
17	32" x 34" x 8" PLANKS	1	LF	1.50	1.50
18	34" x 36" x 8" PLANKS	1	LF	1.50	1.50
19	36" x 38" x 8" PLANKS	1	LF	1.50	1.50
20	38" x 40" x 8" PLANKS	1	LF	1.50	1.50
21	40" x 42" x 8" PLANKS	1	LF	1.50	1.50
22	42" x 44" x 8" PLANKS	1	LF	1.50	1.50
23	44" x 46" x 8" PLANKS	1	LF	1.50	1.50
24	46" x 48" x 8" PLANKS	1	LF	1.50	1.50
25	48" x 50" x 8" PLANKS	1	LF	1.50	1.50
26	50" x 52" x 8" PLANKS	1	LF	1.50	1.50
27	52" x 54" x 8" PLANKS	1	LF	1.50	1.50
28	54" x 56" x 8" PLANKS	1	LF	1.50	1.50
29	56" x 58" x 8" PLANKS	1	LF	1.50	1.50
30	58" x 60" x 8" PLANKS	1	LF	1.50	1.50
31	60" x 62" x 8" PLANKS	1	LF	1.50	1.50
32	62" x 64" x 8" PLANKS	1	LF	1.50	1.50
33	64" x 66" x 8" PLANKS	1	LF	1.50	1.50
34	66" x 68" x 8" PLANKS	1	LF	1.50	1.50
35	68" x 70" x 8" PLANKS	1	LF	1.50	1.50
36	70" x 72" x 8" PLANKS	1	LF	1.50	1.50
37	72" x 74" x 8" PLANKS	1	LF	1.50	1.50
38	74" x 76" x 8" PLANKS	1	LF	1.50	1.50
39	76" x 78" x 8" PLANKS	1	LF	1.50	1.50
40	78" x 80" x 8" PLANKS	1	LF	1.50	1.50
41	80" x 82" x 8" PLANKS	1	LF	1.50	1.50
42	82" x 84" x 8" PLANKS	1	LF	1.50	1.50
43	84" x 86" x 8" PLANKS	1	LF	1.50	1.50
44	86" x 88" x 8" PLANKS	1	LF	1.50	1.50
45	88" x 90" x 8" PLANKS	1	LF	1.50	1.50
46	90" x 92" x 8" PLANKS	1	LF	1.50	1.50
47	92" x 94" x 8" PLANKS	1	LF	1.50	1.50
48	94" x 96" x 8" PLANKS	1	LF	1.50	1.50
49	96" x 98" x 8" PLANKS	1	LF	1.50	1.50
50	98" x 100" x 8" PLANKS	1	LF	1.50	1.50
51	100" x 102" x 8" PLANKS	1	LF	1.50	1.50
52	102" x 104" x 8" PLANKS	1	LF	1.50	1.50
53	104" x 106" x 8" PLANKS	1	LF	1.50	1.50
54	106" x 108" x 8" PLANKS	1	LF	1.50	1.50
55	108" x 110" x 8" PLANKS	1	LF	1.50	1.50
56	110" x 112" x 8" PLANKS	1	LF	1.50	1.50
57	112" x 114" x 8" PLANKS	1	LF	1.50	1.50
58	114" x 116" x 8" PLANKS	1	LF	1.50	1.50
59	116" x 118" x 8" PLANKS	1	LF	1.50	1.50
60	118" x 120" x 8" PLANKS	1	LF	1.50	1.50
61	120" x 122" x 8" PLANKS	1	LF	1.50	1.50
62	122" x 124" x 8" PLANKS	1	LF	1.50	1.50
63	124" x 126" x 8" PLANKS	1	LF	1.50	1.50
64	126" x 128" x 8" PLANKS	1	LF	1.50	1.50
65	128" x 130" x 8" PLANKS	1	LF	1.50	1.50
66	130" x 132" x 8" PLANKS	1	LF	1.50	1.50
67	132" x 134" x 8" PLANKS	1	LF	1.50	1.50
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70	138" x 140" x 8" PLANKS	1	LF	1.50	1.50
71	140" x 142" x 8" PLANKS	1	LF	1.50	1.50
72	142" x 144" x 8" PLANKS	1	LF	1.50	1.50
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76	150" x 152" x 8" PLANKS	1	LF	1.50	1.50
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79	156" x 158" x 8" PLANKS	1	LF	1.50	1.50
80	158" x 160" x 8" PLANKS	1	LF	1.50	1.50
81	160" x 162" x 8" PLANKS	1	LF	1.50	1.50
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85	168" x 170" x 8" PLANKS	1	LF	1.50	1.50
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100	198" x 200" x 8" PLANKS	1	LF	1.50	1.50
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187	372" x 374" x 8" PLANKS	1	LF	1.50	1.50
188	374" x 376" x 8" PLANKS	1	LF	1.50	1.50
189					

ARCHITECT
 BEHR & PARTNERS, P.A.
 1000 N. W. 10th Avenue
 Suite 1000
 Fort Lauderdale, FL 33304
 TEL: 754.467.1000
 FAX: 754.467.1001
 WWW.BEHR-PA.COM

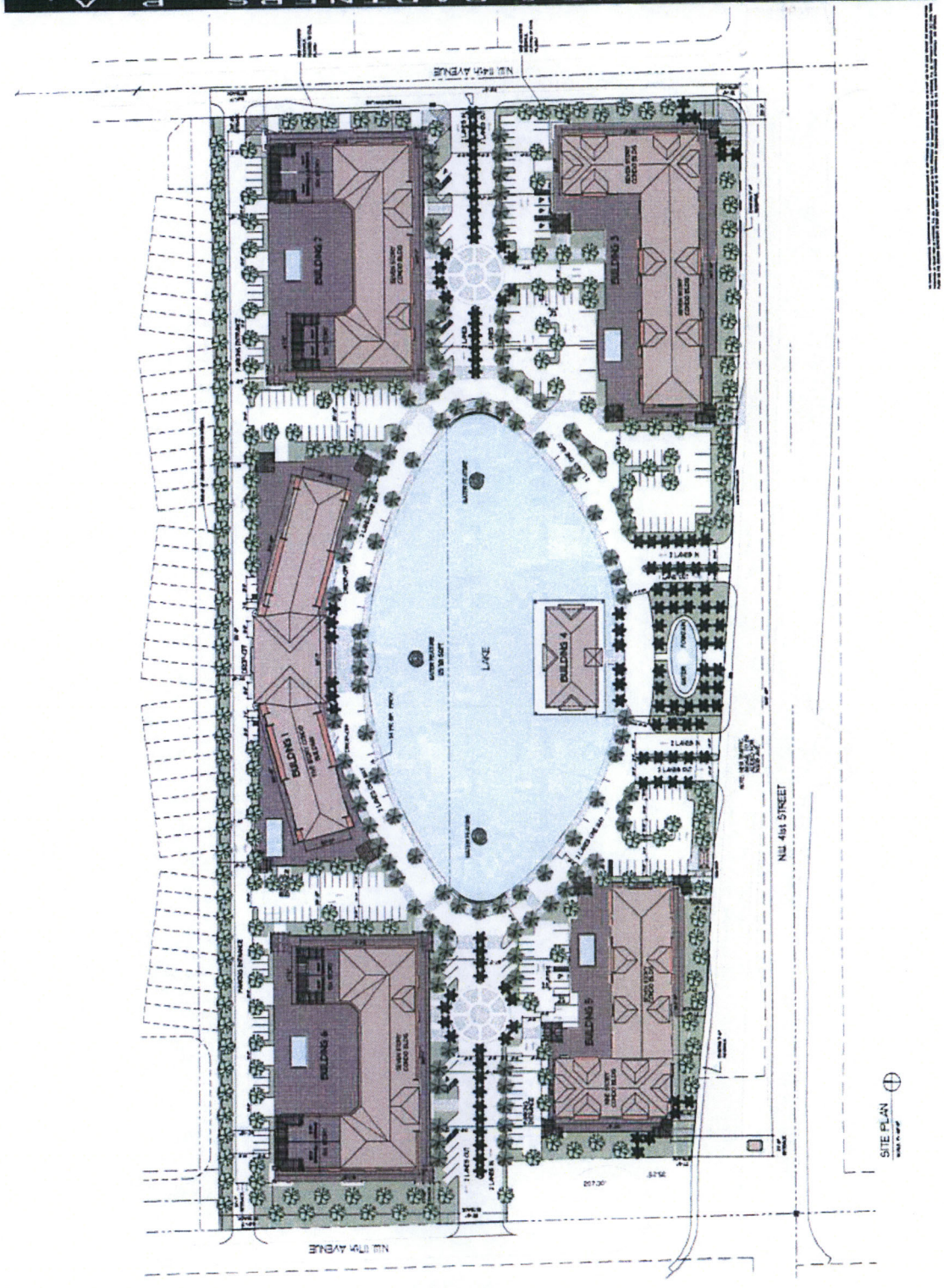
CONSULTANT

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

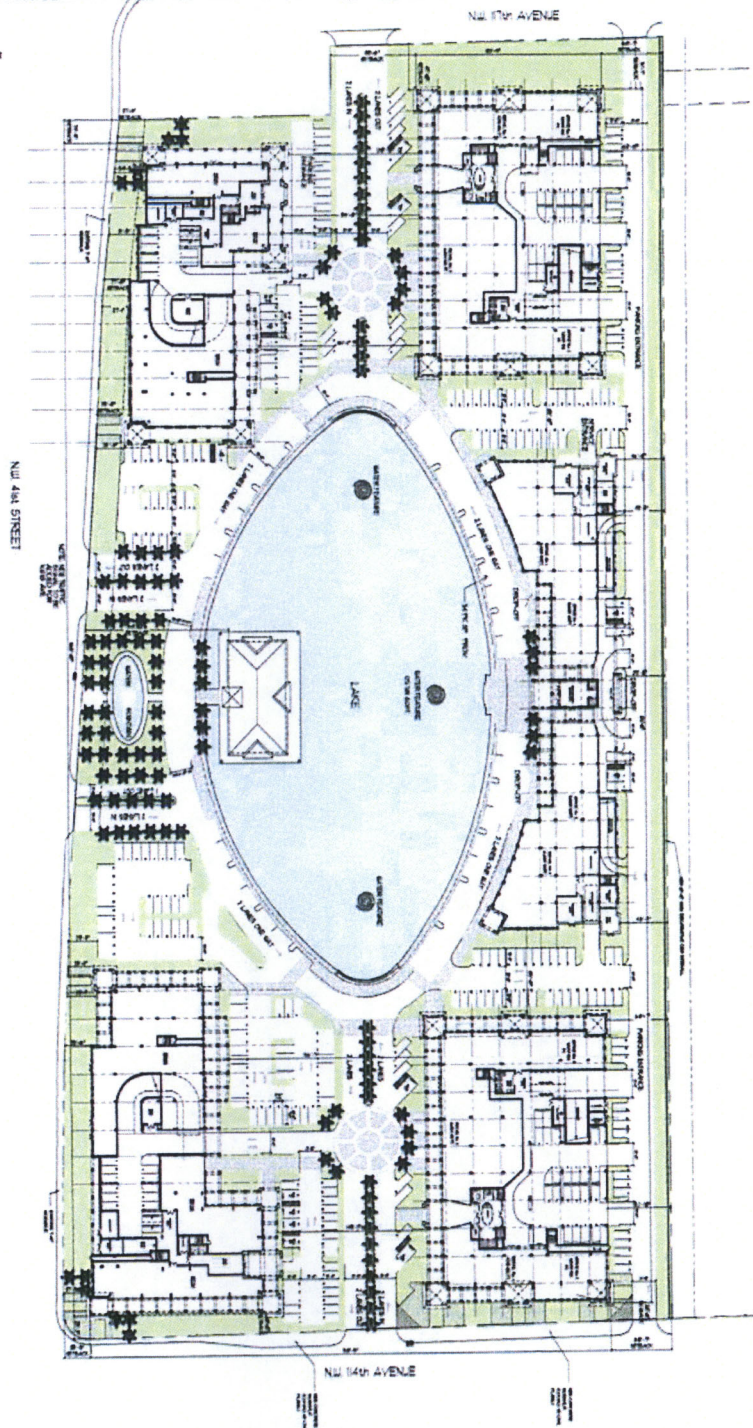
PROJECT NO.
 05-05-03
 DATE
 05-05-03

DRAWN BY
 FFC
 CHECKED BY
 FR
 SCALE
 AS SHOWN
 SHEET NO.

10-4



OVERALL GROUND FLOOR PLAN



BEHAR, FORT & PARTNERS, P.A.

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

PROJECT NO. 05-036
 DRAWN BY: R.C.
 CHECKED BY: T.B.
 SCALE: AS SHOWN
 SHEET NO. A-02

CONTRACT NO. 05-036
 DATE: 05/04/05
 REVISIONS:

CONSULTANT:
 BEHAR, FORT & PARTNERS, P.A.
 11000 N.W. 17th Avenue, Suite 100
 Doral, FL 33126
 (305) 555-1100
 FAX: (305) 555-1101
 E-MAIL: info@bfpa.com
 WWW: www.bfpa.com

PERSPECTIVE



BEHAR, FONT & PARTNERS, P.A.

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

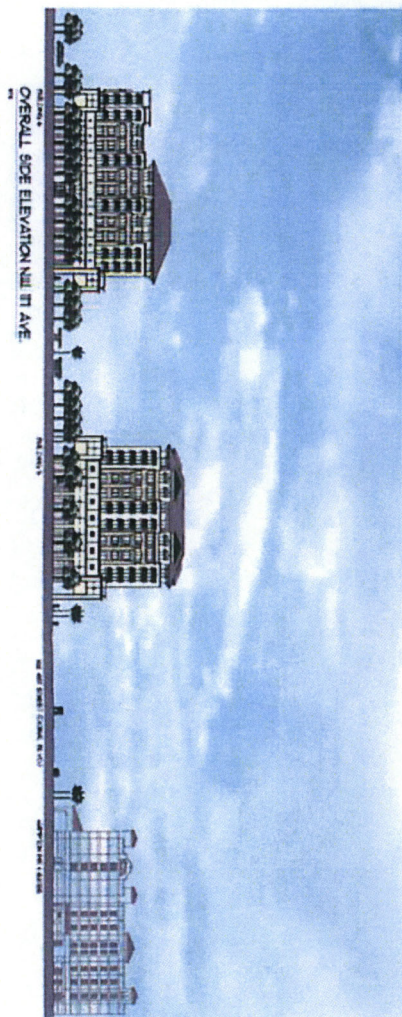
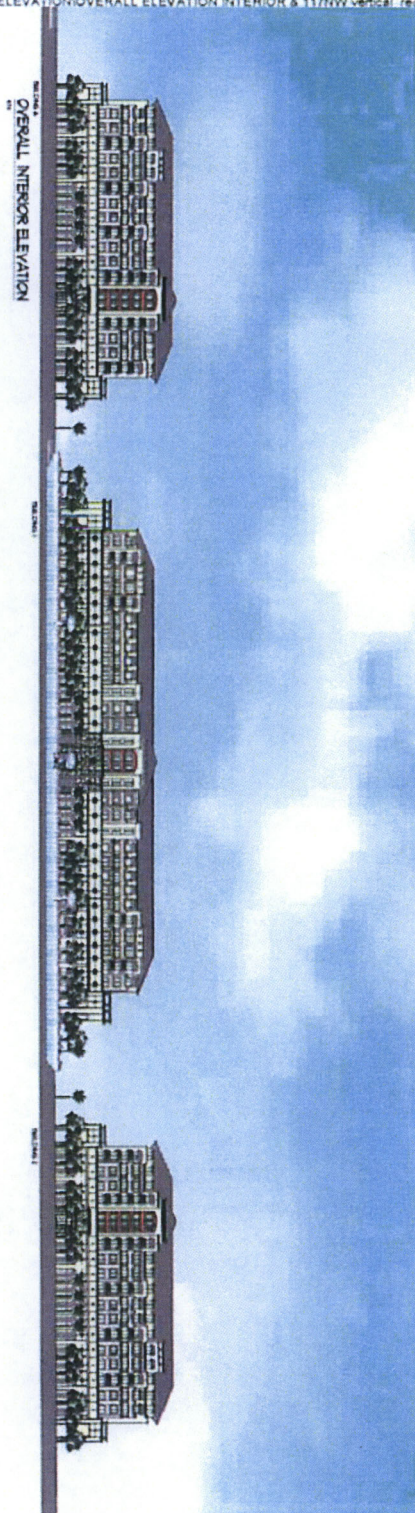
PROJECT NO.
SHEET NO.
DATE
SCALE
SHEET NO.

DATE
SCALE
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DATE
SCALE
SHEET NO.

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BEHAR, FORT & PARTNERS, P.A.
 PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

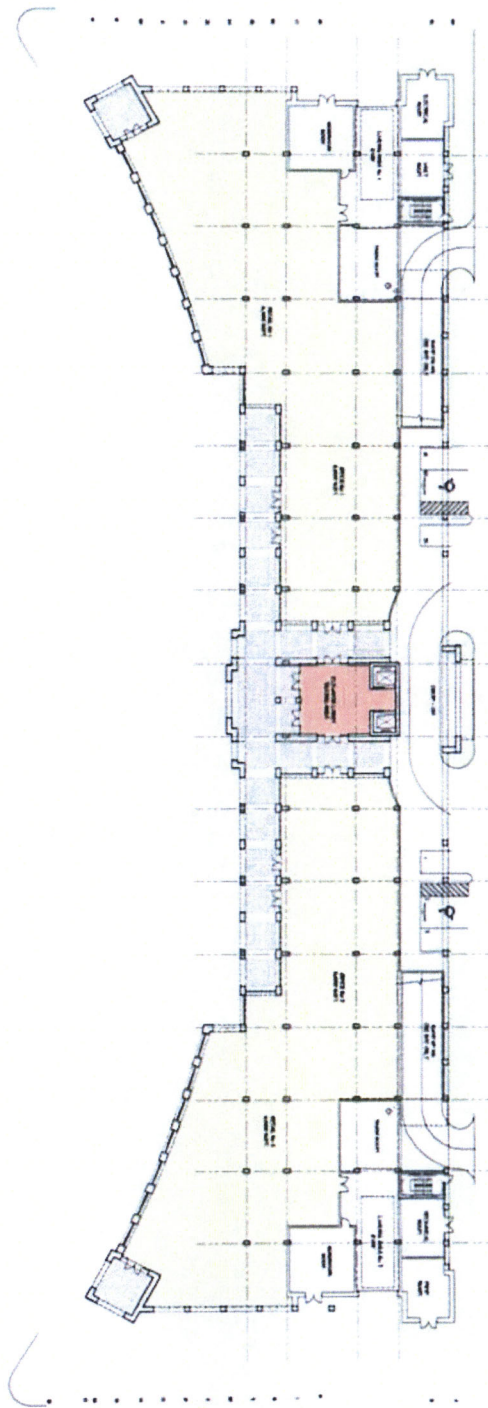
PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

CONCLUSION

0641

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...
...

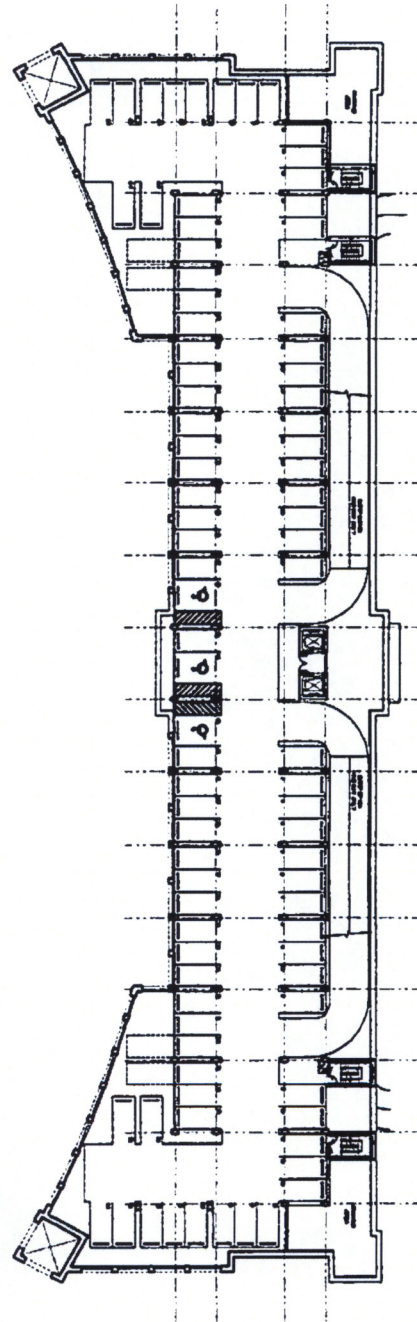
ADVERTISING PLANNING & INTERIORS



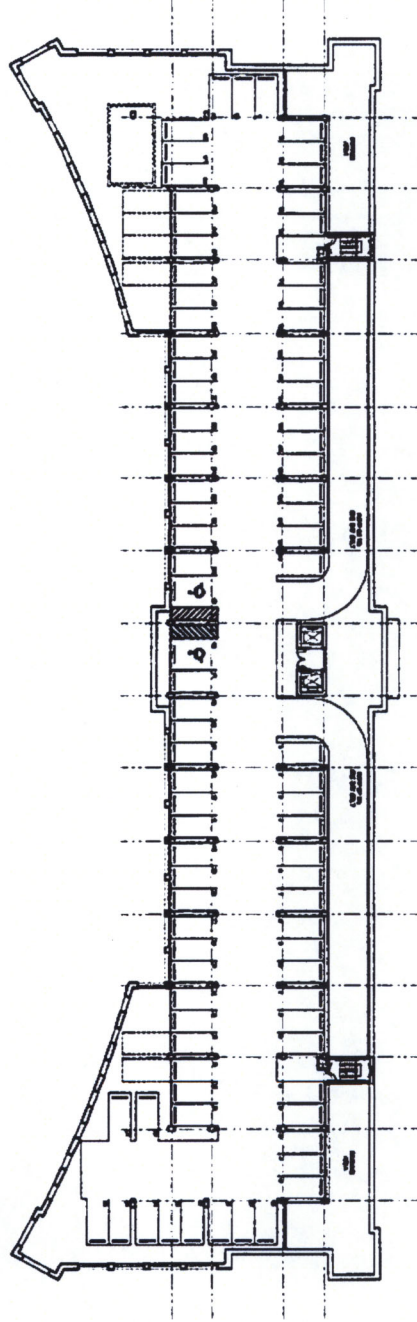
BUILDING 1
GROUND FLOOR PLAN

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS IN PARENTHESES ARE FOR INFORMATION ONLY.

BEHAR, FONT & PARTNERS, P.A.		PROPOSED DEVELOPMENT: PEBBLEWALK VILLAGE CITY OF DORAL, FLORIDA		ARCHITECT PLANNING INTERIORS LANDSCAPE
PROJECT NO. 05-036	DRAWN BY JFC	CHECKED BY JFC	DATE 6/20/08	SCALE AS SHOWN
SHEET NO. 01	TOTAL SHEETS 01	PROJECT LOCATION 11111 N. W. 11th Ave., Doral, FL 33126	CLIENT BEHAR, FONT & PARTNERS, P.A.	PROJECT DESCRIPTION ZONING PRESENTATION



BUILDING 1
SECOND FLOOR PLAN
DATE: 06-04-05
BY: [signature]



BUILDING 1
THIRD FLOOR PLAN
DATE: 06-04-05
BY: [signature]



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A-113

BECHAR FORT & PARTNERS, P.A. 10000 W. BOCA RATON BLVD., SUITE 200 BOCA RATON, FL 33433 TEL: (561) 995-1100 FAX: (561) 995-1101 WWW.BFPARTNERS.COM	PROPOSED DEVELOPMENT: PEBBLEWALK VILLAGE CITY OF DORAL, FLORIDA	ARCHITECTURAL PLANNING & SITE DESIGN SCALE: 1/8" = 1'-0" DATE: 06-04-05 BY: [signature]
--	--	--

ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE ARCHITECTURE
ENGINEERING
CONSULTANTS
P.C.
10000 N.W. 11th Avenue
Suite 100
Miami, Florida 33150
Tel: (305) 555-1234
Fax: (305) 555-1235
www.bharpfont.com

CONSULTANT

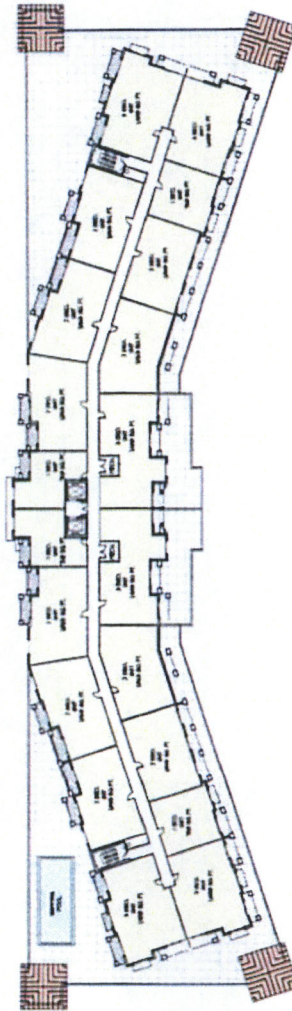
PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

DATE: 05-04-06
REVISIONS

PROJECT NO.
SHEET NO.
DATE
SCALE
AS SHOWN
SHEET NO.
A-113

BEHAR-FONT & PARTNERS, P.A.

BUILDING
FOURTH / RECREATION FLOOR PLAN



ARCHITECTURE
PLANNING
INTERIORS

CONSULTANT

PEBBLEWALK VILLAGE
PROPOSED DEVELOPMENT:
CITY OF DORAL, FLORIDA

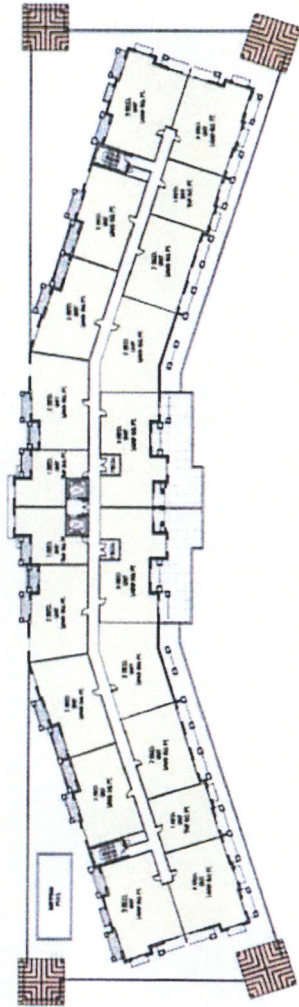
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DATE
REVISIONS

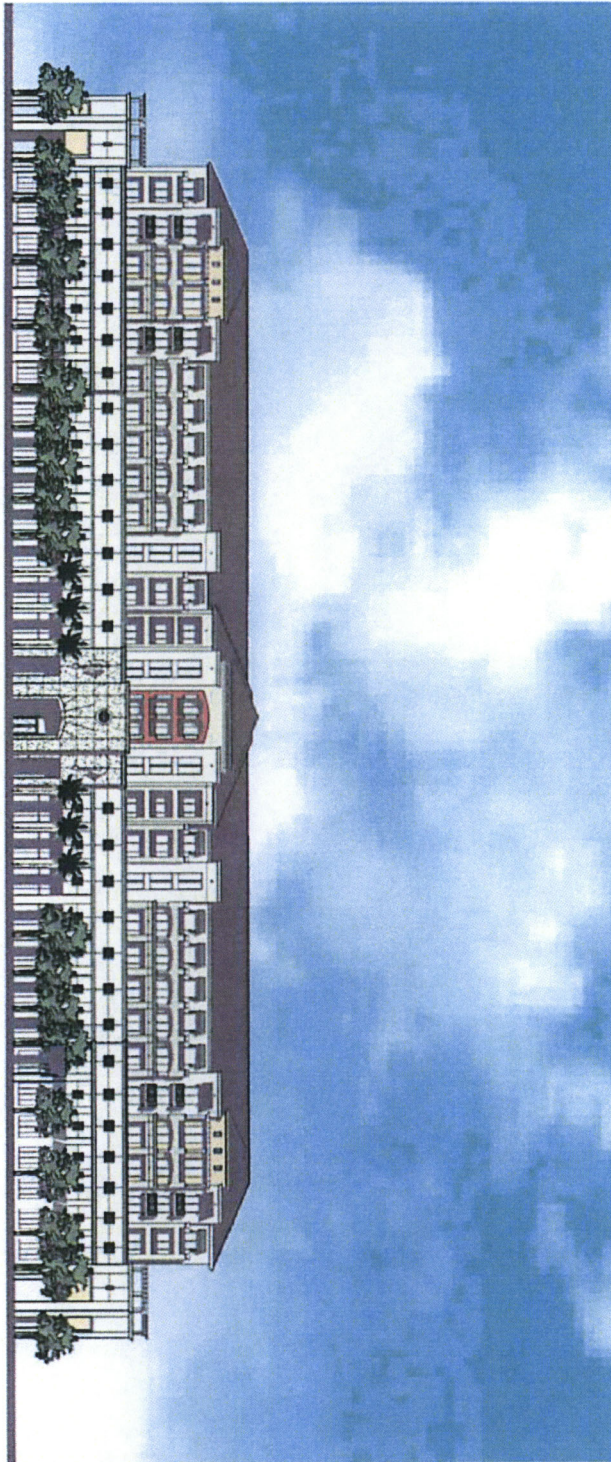
PROJECT NO.
DRAWN BY
CHECKED BY

DATE
SHEET NO.

A-114

BUILDING 1
TYPICAL FLOOR PLAN





BUILDING 1
FRONT ELEVATION
DATE: 07/14

NOT TO SCALE
THIS DRAWING IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION OR FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF BEHAR, FONT & PARTNERS, P.A.

BEHAR, FONT & PARTNERS, P.A.

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

CONSULTANT

ARCHITECT
PLANNING
INTERIORS
LANDSCAPE ARCHITECTURE
DATE: 07/14
SCALE: 1/8" = 1'-0"

PROJECT NO.
05-036
DRAWN BY
PFC
CHECKED BY
TBD
SCALE
AS SHOWN
DATE
07/14

A-211



A-2.1.2

BEHAR • FONT & PARTNERS , P.A.

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

**ARCHITECTING
PLANNING
INTERIORS**

CONSULTANT:

PROJECT NO.
09-0081

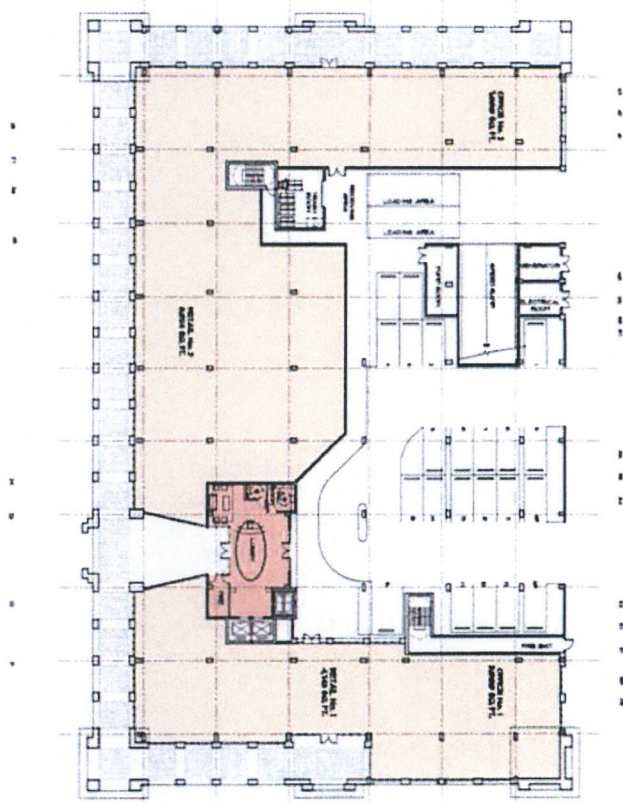
DRAWN BY:
ERIC

CHECKED BY:
R.B.

SCALE:
AS SHOWN

SHEET NO.
00771A

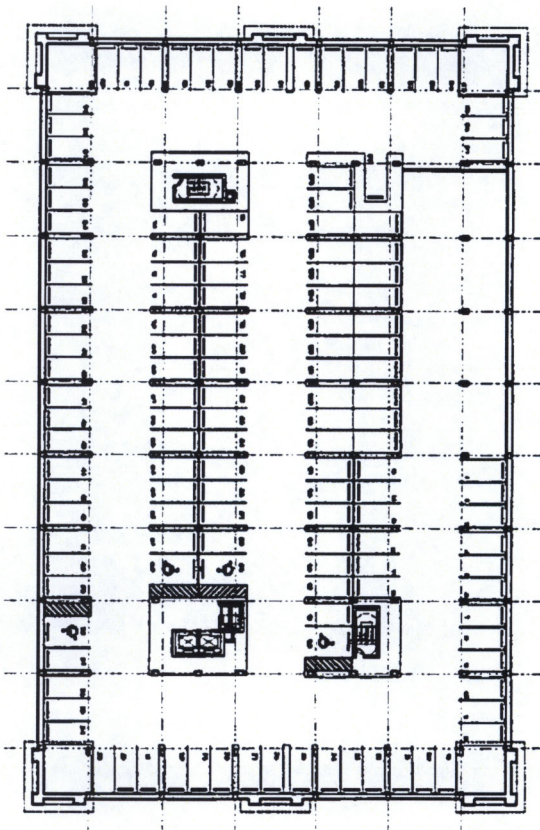
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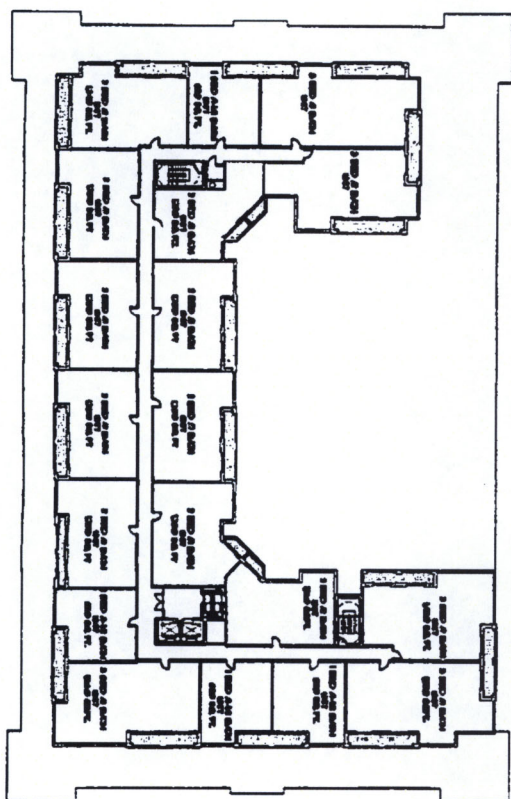
BUILDING 2
GROUND FLOOR PLAN

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<p>BEHAR • FONT & PARTNERS, P.A.</p>		<p>PROPOSED DEVELOPMENT: PEBBLEWALK VILLAGE CITY OF DORAL, FLORIDA</p>		<p>DATE: 05/04/05 DRAWN: [Name] CHECKED: [Name] APPROVED: [Name]</p>	<p>PROJECT NO.: [Number] SHEET NO.: [Number]</p>
---	--	---	--	--	--



BUILDING? PARONG FLOOR PLAN



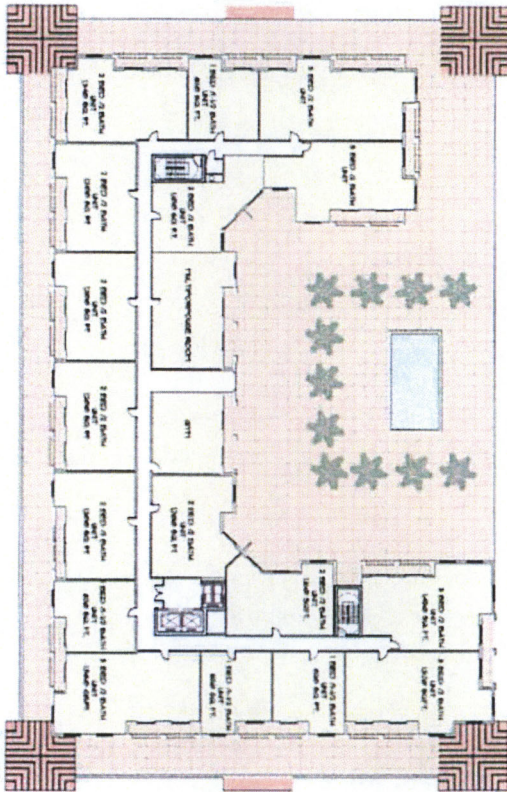
**BUILDING?
TYPICAL FLOOR PLAN**

THE UNIVERSITY OF CHICAGO PRESS

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

**PURVISSTRA
CO-GO
SALARY SV:
PAC
GREENSBY:
FRO
GOAT:
AD BROOKN
GREGORY
A-123**

ONSTIM A-123



BUILDING 1
RESIDENTIAL FLOOR PLAN

ALL DIMENSIONS ARE IN FEET AND INCHES. DIMENSIONS ARE GIVEN TO THE CENTER OF THE WALL UNLESS OTHERWISE NOTED.

PROJECT NO.
DATE
DRAWN BY
CHECKED BY
SCALE
SHEET NO.

A-123

OWNER
DATE
REVISIONS

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

DATE OF PLAN
CONSENT/DATE

ARCHITECT
PLANNING
INTERIORS
LANDSCAPE
SCALE

BEHAR, FONT & PARTNERS, P.A.



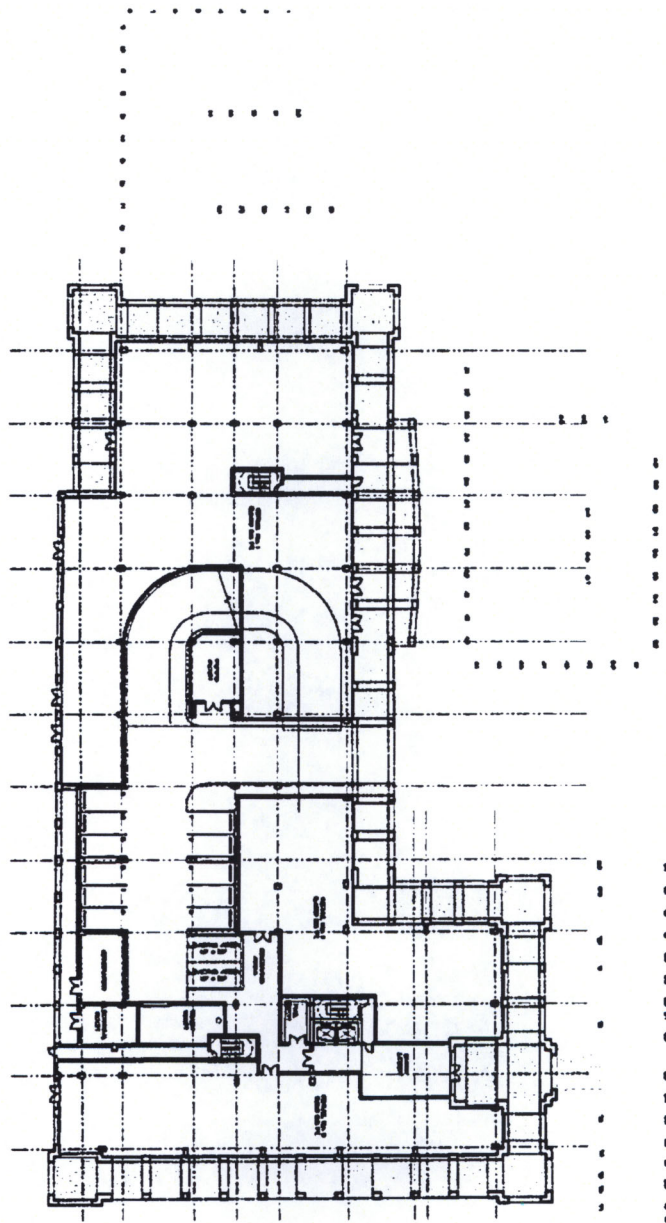
THE

BEHAR • FONT & PARTNERS, P.A.

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

PROJECT NO.
05-016
DRAWING:
P102
CHECKED BY
FHC
CREATED BY
FHC
SCALE:
AS SHOWN
SHEET NO.
A-22

**ADVERTISING
PLANNING &
INTERIORS**



**BUILDING 3
GROUND FLOOR PLAN**

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A-141

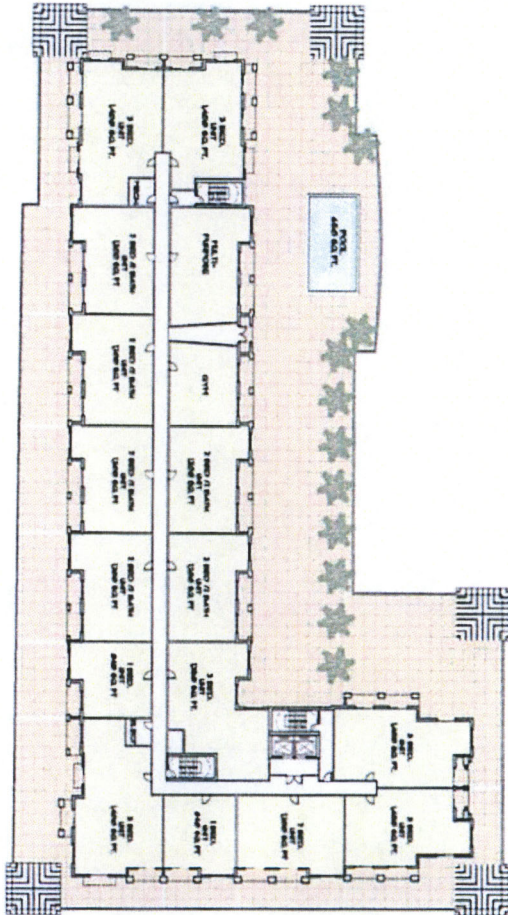
PREPARED BY:
D. J. COLE
DESIGNED BY:
D. J. COLE
CHECKED BY:
D. J. COLE
DATE:
08/11/00

OWNER:
STATE
OF FLORIDA
REVISIONS:
1. 08/11/00

**PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA**

DATE: 08/11/00

ARCHITECT:
BECHAR FORT & PARTNERS, P.A.
11715 N. W. 11th St.
Suite 100
Doral, FL 33126
Tel: 305-495-1171
Fax: 305-495-1172
www.bfpa.com



BUILDING 3
FOURTH / RECREATION FLOOR PLAN
SCALE: 1/8" = 1'-0"

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BEHAR, FONT & PARTNERS, P.A.

A-133

PROJECT NO.
05-030
SHEET NO.
133

DATE
05/14/05
REVISIONS

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

CONTRACT NO. 1

SCALE

1" = 1'-0"

ARCHITECTURAL
PLANNING
INTERIORS

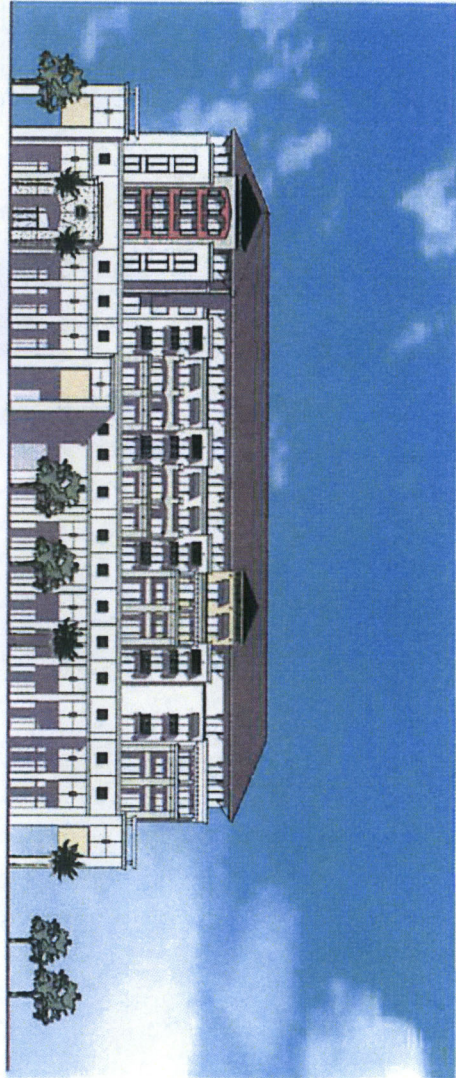


2010

10

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

ADVERTISING
PLANNING
INTERIORS
DESIGN
SERVICES



BUILDING 3
FRONT ELEVATION
DATE: 07/12

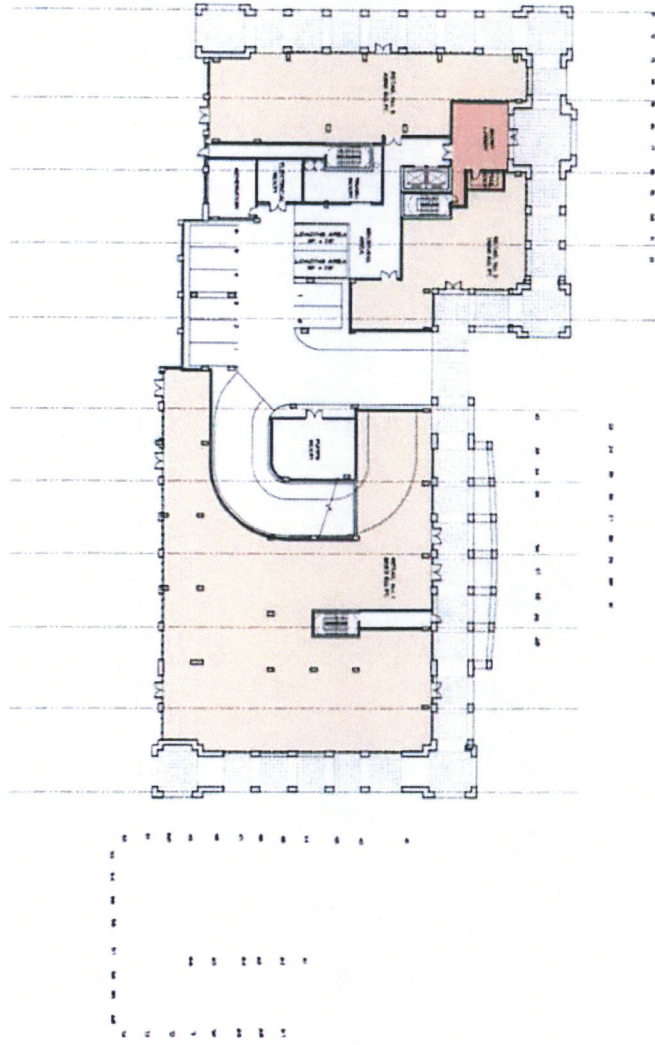


BUILDING 3
SIDE ELEVATION
DATE: 07/12

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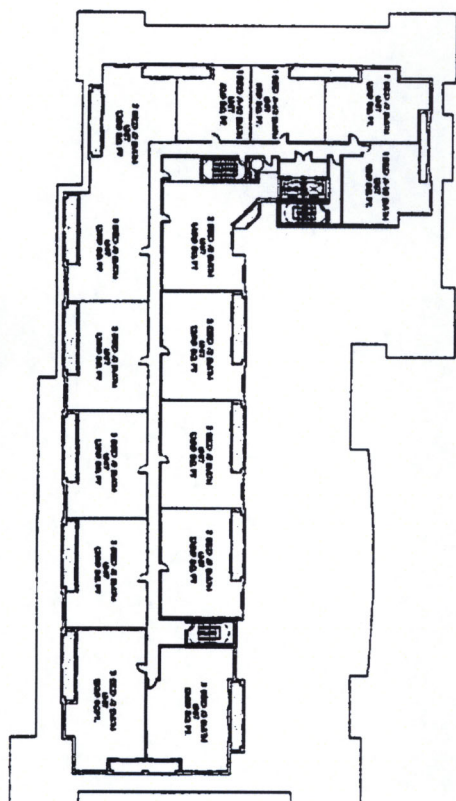
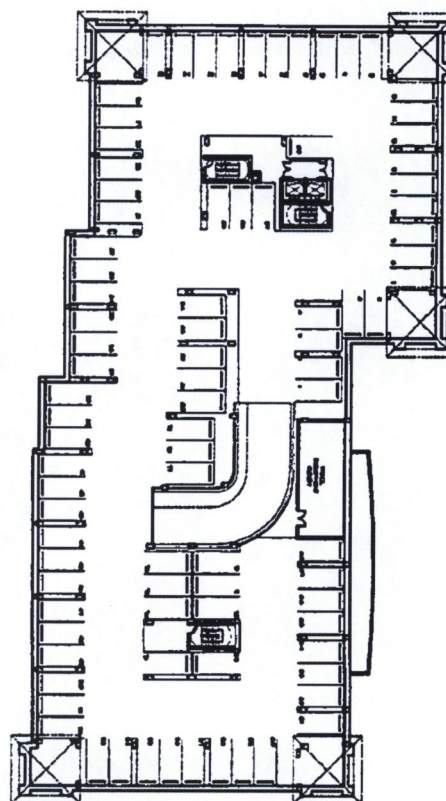
BEHAR-FONT & PARTNERS, P.A.		PROPOSED DEVELOPMENT:		PEBBLEWALK VILLAGE		CITY OF DORAL, FLORIDA	
PROJECT NO. 05-020 DRAWING NO. 05-04-03 DATE: 07/12 SCALE: AS SHOWN SHEET NO. 05-04-03		PREPARED BY: [Name] CHECKED BY: [Name] DESIGNED BY: [Name] DRAWN BY: [Name]		DATE: 07/12 SCALE: AS SHOWN SHEET NO. 05-04-03		PROJECT NO. 05-020 DRAWING NO. 05-04-03 DATE: 07/12 SCALE: AS SHOWN SHEET NO. 05-04-03	

BUILDING 5
GROUND FLOOR PLAN



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BEHAR, FONT & PARTNERS, P.A.		PROPOSED DEVELOPMENT:		ADDITIONAL	
		PEBBLEWALK VILLAGE		PLAN SHEET	
		CITY OF DORAL, FLORIDA		DATE: 05/04/05	
PROJECT NO.	05/05	OWNER		DATE: 05/04/05	REVISIONS
DESIGNED BY	RF	DATE: 05/04/05			
CHECKED BY	RF				
SCALE	AS SHOWN				
DATE: 05/04/05					
PROJECT NO.	05/05				



— **התאחדות המורים** (התאחדות המורים והמורות) – תאגיד המורכב מכלל המורים והמורות המועסקים במערכת החינוך, המייצגים את האינטרסים של המורים והמורות, ופועל למען זכויותיהם, תנאי העבודה שלהם, ופיתוח מערכת החינוך.

A-133

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PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

COGNITIVE TASK

2021

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**PLANNING
INTERIORS**

ARCHITECTURE
PLANNING
INTERIORS

CONSULTANT

PEBBLEWALK VILLAGE
PROPOSED DEVELOPMENT:
CITY OF DORAL, FLORIDA

OWNER

DATE

05-24-20

REVISIONS

PROJECT NO.

05-1318

DRAWN BY:

JAC

CHECKED BY:

JB

SCALE

AS SHOWN

SHEET NO.

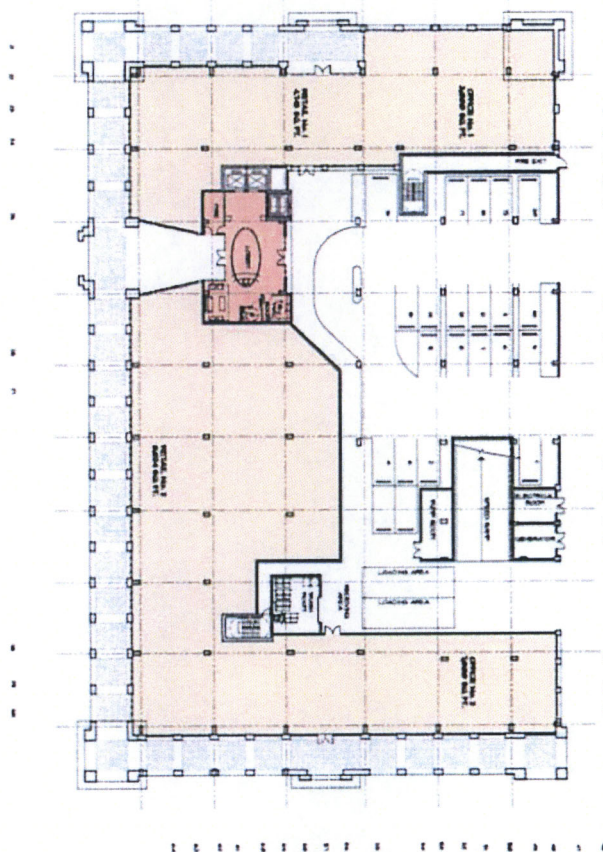
A-251



BUILDING 5
FRONT ELEVATION
SCALE 1/8" = 1'-0"



BUILDING 5
SIDE ELEVATION
SCALE 1/8" = 1'-0"

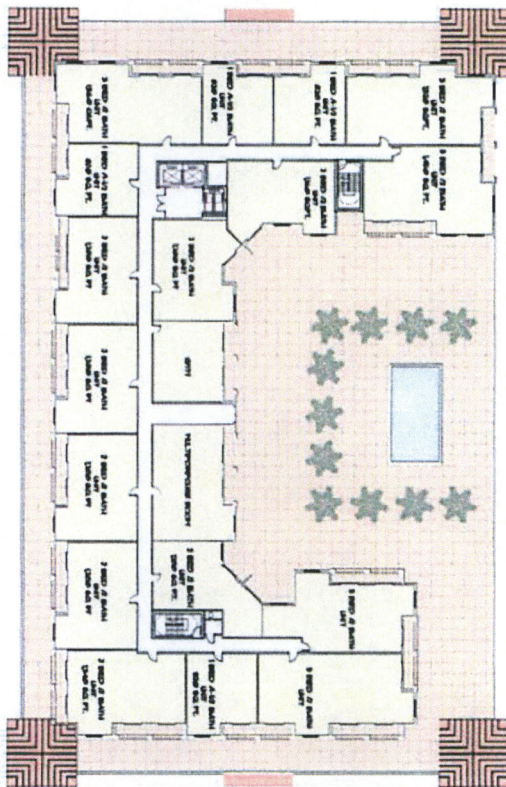


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BEHAR, FONT & PARTNERS, P. A.

PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

CITY OF DORAL, FLORIDA



BUILDING 6
RECREATIONAL FLOOR PLAN
DATE: 07/12

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BUILDING 6
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 6
SIDE ELEVATION
SCALE: 1/8" = 1'-0"

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BEHAR, FONT & PARTNERS, P.A.

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

ARCHITECTURAL
PLANNING
INITIATIONS
PRELIMINARY
DESIGN
PHASE 1
DATE: 01/11/11
BY: [Signature]
CHECKED BY: [Signature]
DATE: 01/11/11

CONTRACT
DATE: 01/11/11
DRAWN BY: [Signature]
CHECKED BY: [Signature]
SCALE: AS SHOWN
SHEET NO. A-241



THIS WATERCOLOR PERSPECTIVE IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT. IT IS NOT A CONTRACT DOCUMENT. THE FINAL DESIGN AND CONSTRUCTION OF THE DEVELOPMENT SHALL BE DETERMINED BY THE CITY OF DORAL AND THE DEVELOPER.

BEHAR, FONT & PARTNERS, P.A.

PROJECT NO.
05-036
DATE
05/01/06
BY
J. FONT
CHECKED BY
J. FONT
SCALE
AS SHOWN
SHEET NO.
PERSPECTIVE

DATE
05/01/06
BY
J. FONT
CHECKED BY
J. FONT

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

DATE
05/01/06
BY
J. FONT
CHECKED BY
J. FONT

DATE
05/01/06
BY
J. FONT
CHECKED BY
J. FONT



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BEHAR, FONT & PARTNERS, P.A.

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

OWNER:
 DATE:
 05/04/05
 REVISIONS:

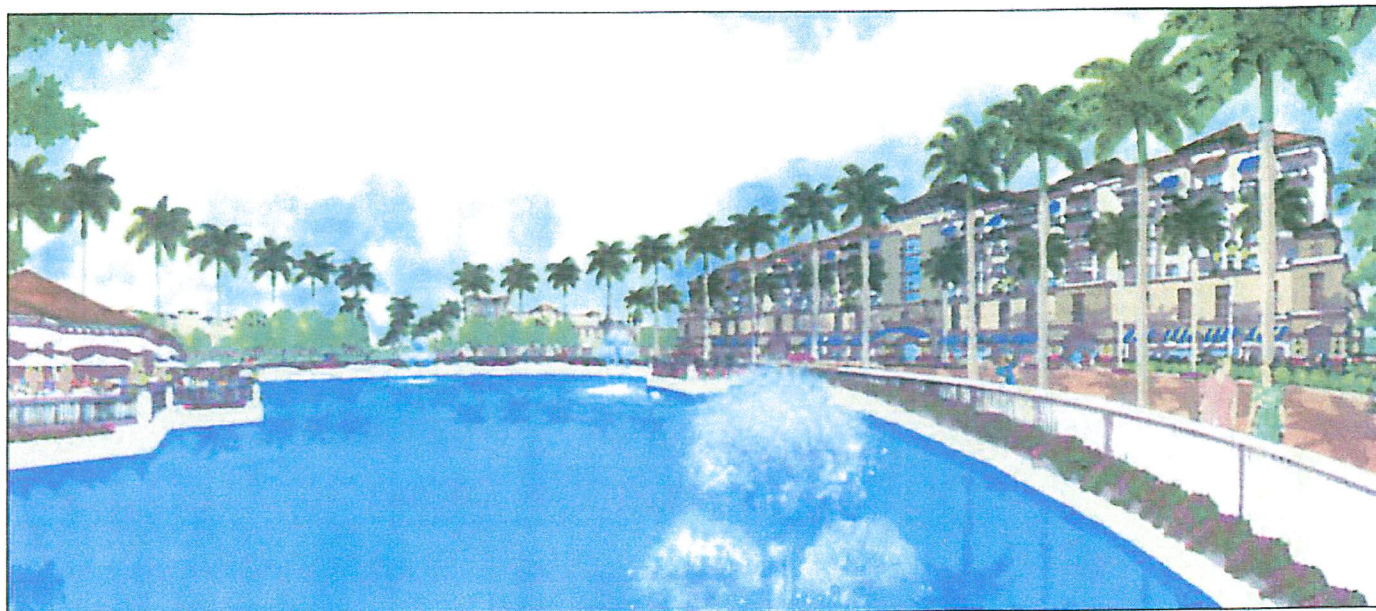
PROJECT NO.
 05-036
 DRAWN BY:
 PFC
 CHECKED BY:
 FB
 SCALE:
 AS SHOWN
 SHEET NO.

PERSPECTIVE

ARCHITECTURAL
 PLANNING &
 INTERIORS
 CONSULTANTS
 BEHAR, FONT & PARTNERS, P.A.
 10000 W. BAYVIEW BLVD., SUITE 1000
 DORAL, FLORIDA 33126
 TEL: 305-466-1000
 FAX: 305-466-1001
 WWW.BFPARTNERS.COM

DATE: 05/04/05
 CONSULTANT:

PEBBLEWALK VILLAGE



DEVELOPED BY:

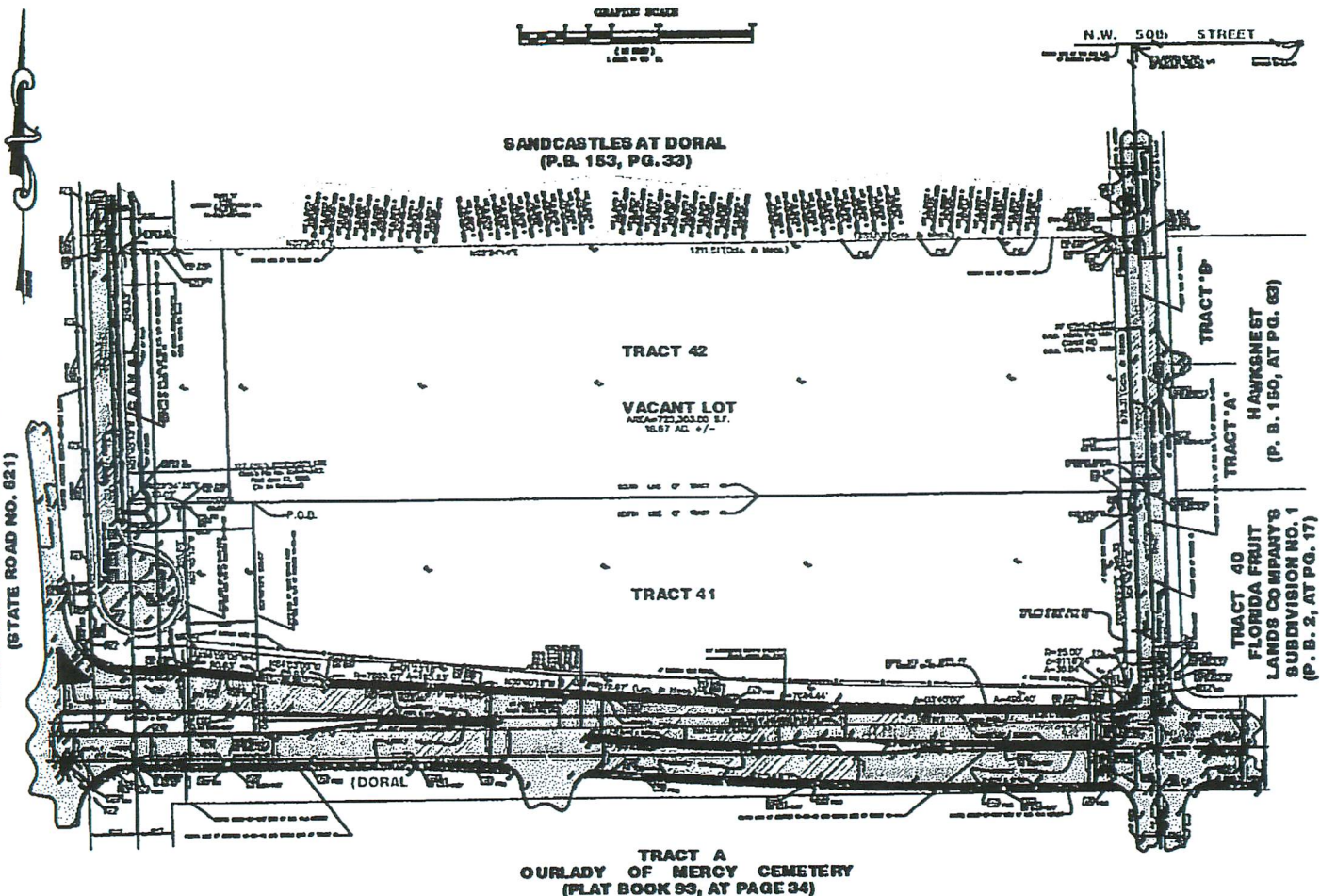
A D R I A N D E V E L O P M E N T A T P E B B L E W A L K
4000 PONCE DE LEON BOULEVARD SUITE 770 CORAL GABLES, FLORIDA 33146 TEL (305) 225-1515

ARCHITECT

B E H A R • F O N T & P A R T N E R S , P . A .
4533 PONCE DE LEON BOULEVARD CORAL GABLES, FLORIDA 33146 TEL (305) 740-5442 FAX (305) 740-5443

\\p-served\user_files\production\Cadd Files\2005\05-036 PEBBLEWALK\survey dwg, 6/20/2006 12:22:51 PM

HOMESTEAD EXTENSION OF FLORIDAS TURNPIKE
(STATE ROAD NO. 821)



PEBBLE WALK @ DORAL

ALTA SURVEY
SKETCH AND LEGEND

ADRIAN HOMES LIMITED

DATE: 05/18/06

BY: [Signature]

02-241-5300

2

FACILITY #		FACILITY DESCRIPTION	
1	2	3	4
5	6	7	8
9	10	11	12
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53	54	55	56
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61	62	63	64
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89	90	91	92
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[illegible][illegible]

GOVERNMENT

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DOWN FLORIDA

RECEIVED

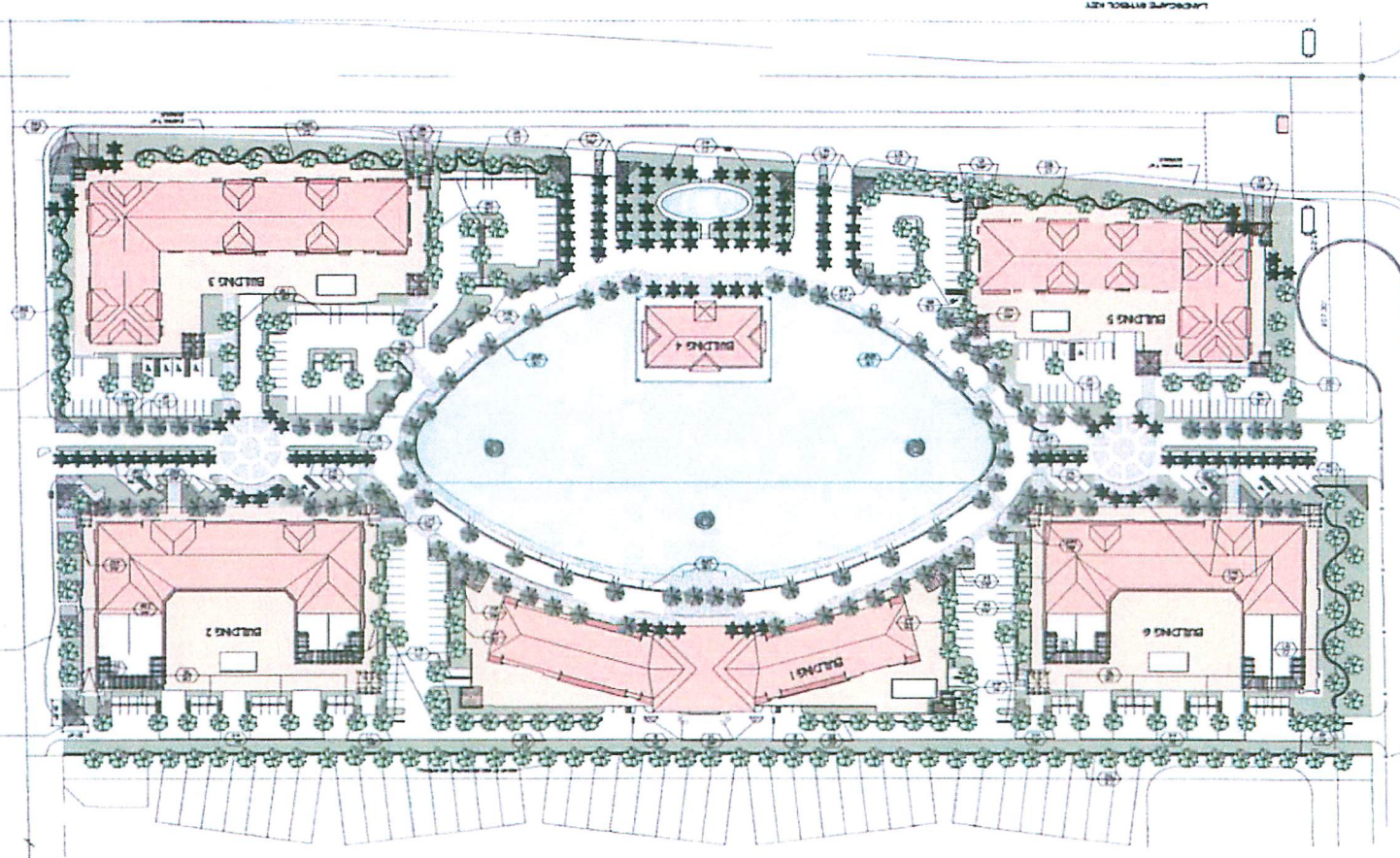
OCT 10 1968

LIBRARY

PROJECT: 05-036
DRAWN BY: FRC
CHECKED BY: FB
SCALE: AS SHOWN
DATE: 04

LANDSCAPE PLAN

- LANDSCAPE SYMBOL KEY
- 1" = 10' TREE
 - 2" = 10' TREE
 - 3" = 10' TREE
 - 4" = 10' TREE
 - 5" = 10' TREE
 - 6" = 10' TREE
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 - 100" = 10' TREE



PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

PROPOSED DEVELOPMENT:
CITY OF DORAL, FLORIDA

REVISIONS:
DATE: 01/01/06
DRAWN BY: J. L. L. L.

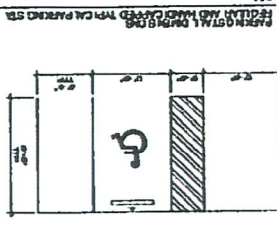
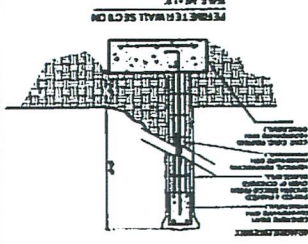
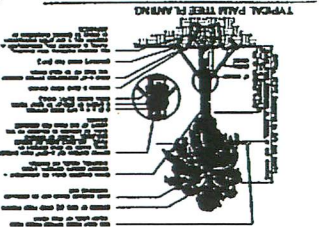
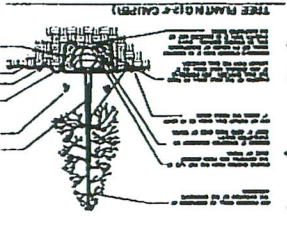
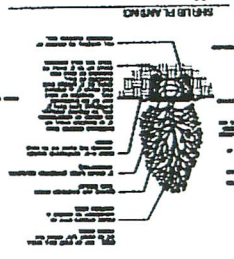
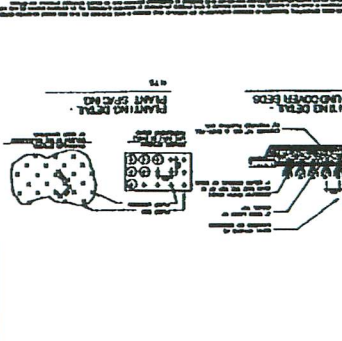
PROJECT NO.: 01-01-06

SCALE: AS SHOWN

SHEET NO.: 1-10

ARCHITECTURAL PLANNING
INTERIOR DESIGN
LANDSCAPE ARCHITECTURE
ENGINEERING
CONSULTANTS

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PLANT SCHEDULE - CONCRETE	
1	CONCRETE WORK
2	FORMWORK
3	REINFORCEMENT
4	CASTING
5	CURING
6	FINISHING
7	PAINTING
8	GLAZING
9	MECHANICAL
10	ELECTRICAL
11	PLUMBING
12	HEATING
13	VENTILATION
14	AIR CONDITIONING
15	WATER SUPPLY
16	SEWERAGE
17	LANDSCAPING
18	FINAL INSPECTION
19	CERTIFICATE OF COMPLETION
20	AS-BUILT DRAWINGS
21	PROJECT CLOSE-OUT

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ARCHITECTURE
PLANNING
INTERIORS

CONSULTANT

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

DATE
05/04/07
REVISIONS

PROJECT NO.
05/07
DRAWN BY
FDC
CHECKED BY
RIB
SCALE
AS SHOWN
SHEET NO.

A-61

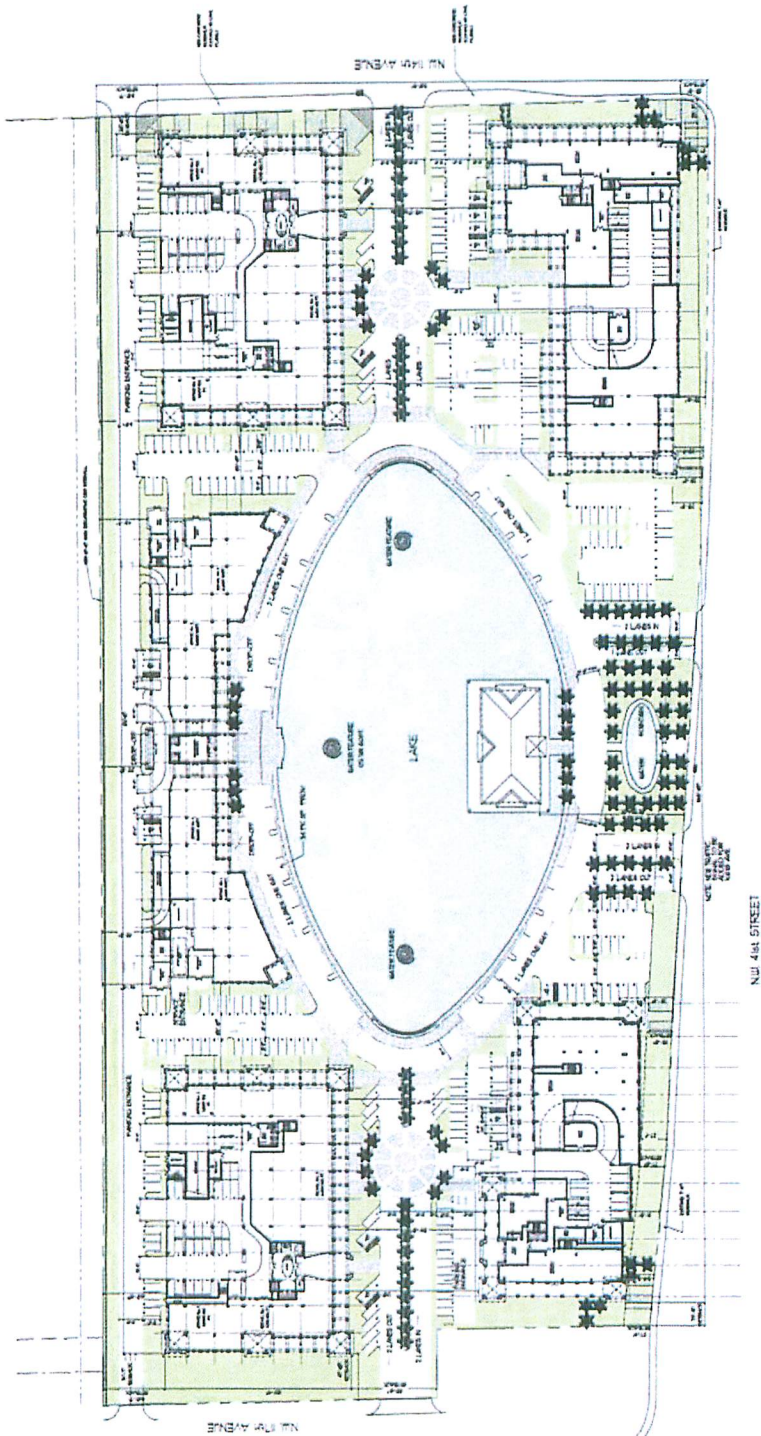
ARCHITECTURE
PLANNING
INTERIORS

CONSULTANTS

PEBBLEWALK VILLAGE
PROPOSED DEVELOPMENT
CITY OF DORAL, FLORIDA

DATE: 05/04/00
REVISIONS

PROJECT: PEPPER
SHEET NO. 1-02
SCALE: AS SHOWN
CHECKED BY: EB
DESIGNED BY: EB



OVERALL GROUND FLOOR PLAN

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A-03

SHEET 03

ARCHITECT

SCALE

DATE

PROJECT

REVISIONS

DATE

BY

DATE

PEBBLEWALK VILLAGE
PROPOSED DEVELOPMENT
CITY OF DORAL, FLORIDA

CONSULTANT

SCALE

DATE

BY

PROJECT

REVISIONS

DATE

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REVISIONS

DATE

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REVISIONS

DATE



PERSPECTIVE

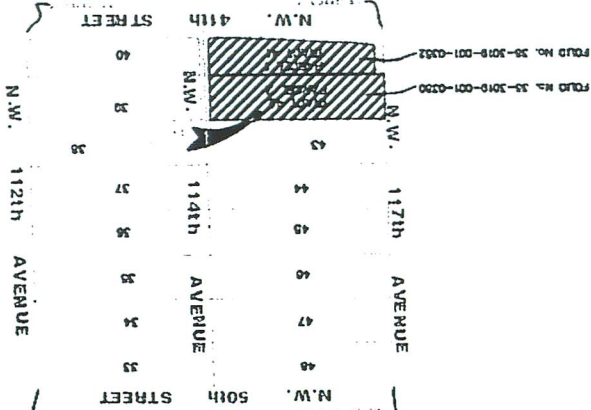
LIST OF DOCUMENTS:

TITLE REVIEW

On the morning of January 10, 1964, the following information was received from the Bureau of the Federal Bureau of Investigation, Washington, D.C.:

[illegible]

LOCATION MAP



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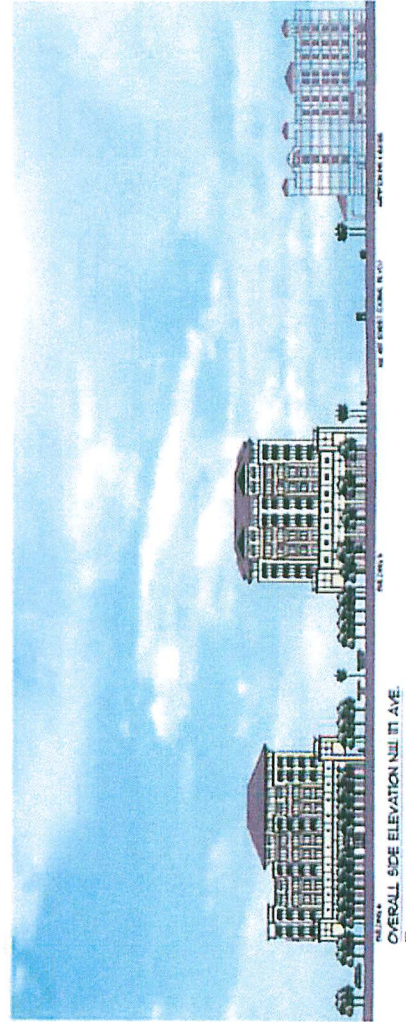
SURVEYOR'S NOTES:

1) The lower-estimated property tax savings are based on the gross
2) Land Development Pooled by Grant
3) Land may be obtained elsewhere and does not have to be sold to
4) The Public Benefits of this Credit. Exemption of CAPITAL GAINS and
5) Payment to advance needed instruments. It may change this property

PEBBLE WALK @ DORAL

ALTA SURVEY
LEGAL CERTIFICATE, NOTES, LOCATION MAP
ADRIAN HOMES LIMITED
2001 HALL DRIVE - UNIT 103
MISSISSAUGA, ONTARIO L4X 1L3
905-872-1036

02-241-5300



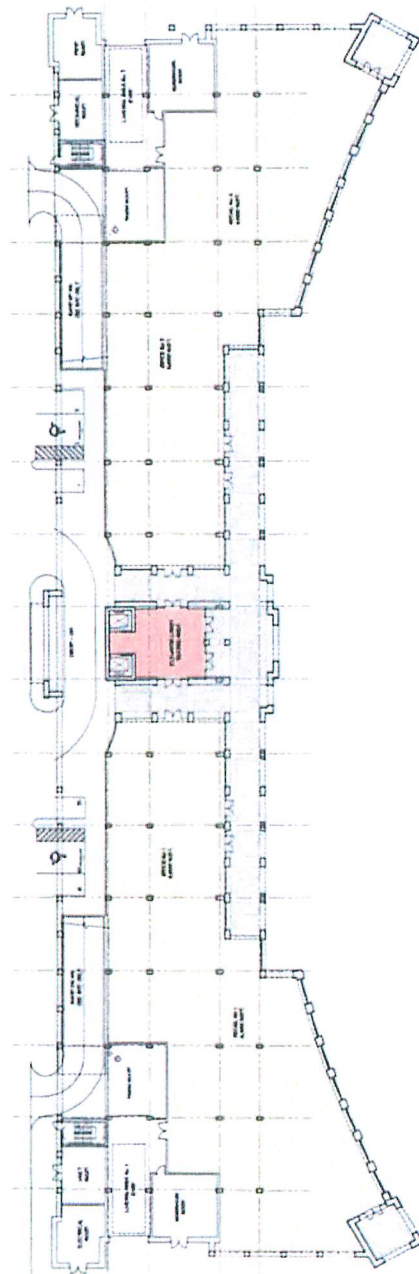
ARCHITECTURE
PLANNING
INTERIORS
LANDSCAPE ARCHITECTURE
ENGINEERING
CONSULTANTS
P.C.A.

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

OWNER
DATE
REVISIONS

PROJECT NO.
DRAWING NO.
BRANCH
CHECKED BY
SCALE
SHEET NO.
A-111

BUILDING
GROUND FLOOR PLAN

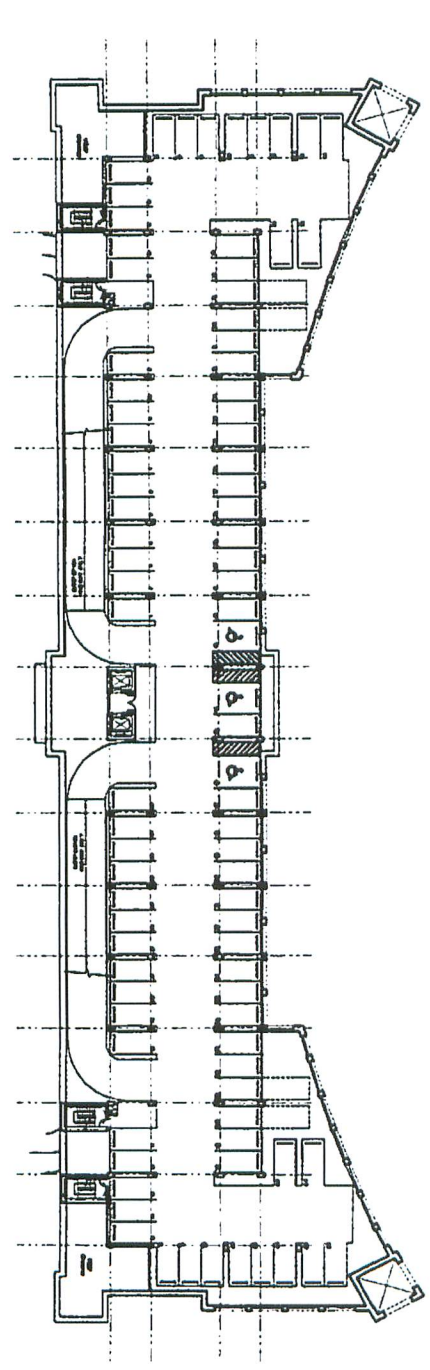


ARCHITECT
 INTERIORS
 EXTERIORS
 1000 N. W. 10th Ave.
 Suite 100
 Fort Lauderdale, FL 33304
 (954) 574-1111
 www.fharchitect.com

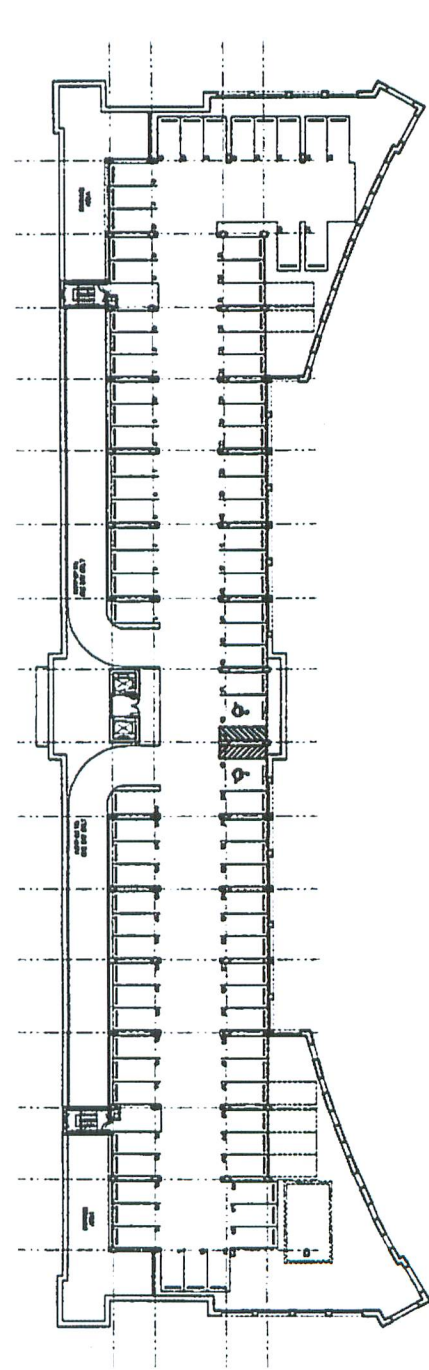
DATE: 05-05-10
 DRAWN BY: FIC
 CHECKED BY: FB
 SCALE: AS SHOWN
 SHEET NO: A-112

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

PROJECT NO.
 05-035
 DATE: 05-05-10
 DRAWN BY: FIC
 CHECKED BY: FB
 SCALE: AS SHOWN
 SHEET NO: A-112



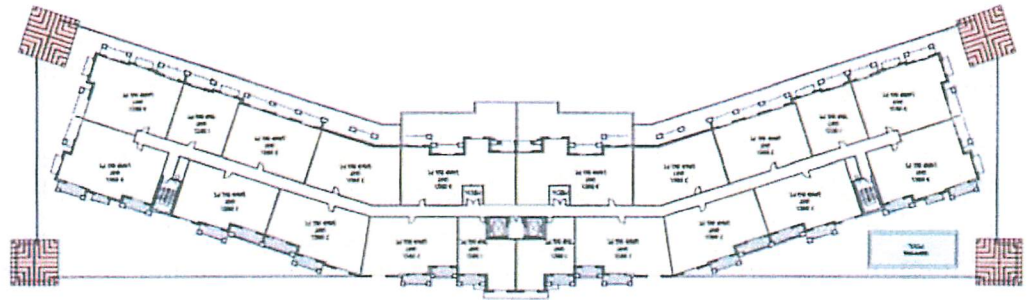
BUILDING 1
 SECOND FLOOR PLAN
 1/8" = 1'-0"



BUILDING 1
 THIRD FLOOR PLAN
 1/8" = 1'-0"

ARCHITECTURE
 PLANNING
 INTERIORS
 SCALE: 1/8" = 1'-0"
 DATE: 11/11/11
 CONSULTANT:
 PEPPERWALK VILLAGE
 CITY OF DORAL, FLORIDA
 BEHAR, FORT & PARTNERS, P.A.
 PROJECT NO. 05-035
 SHEET NO. A-113

BUILDING I
 FOURTH / RECREATION FLOOR PLAN
 1/8" = 1'-0"



ARCHITECTURE
 PLANNING
 INTERIORS

10000 W. BOLLARD AVE.
 SUITE 100
 DORAL, FL 33126
 TEL: 305.466.1100
 FAX: 305.466.1101
 WWW.BEHRMONT.COM

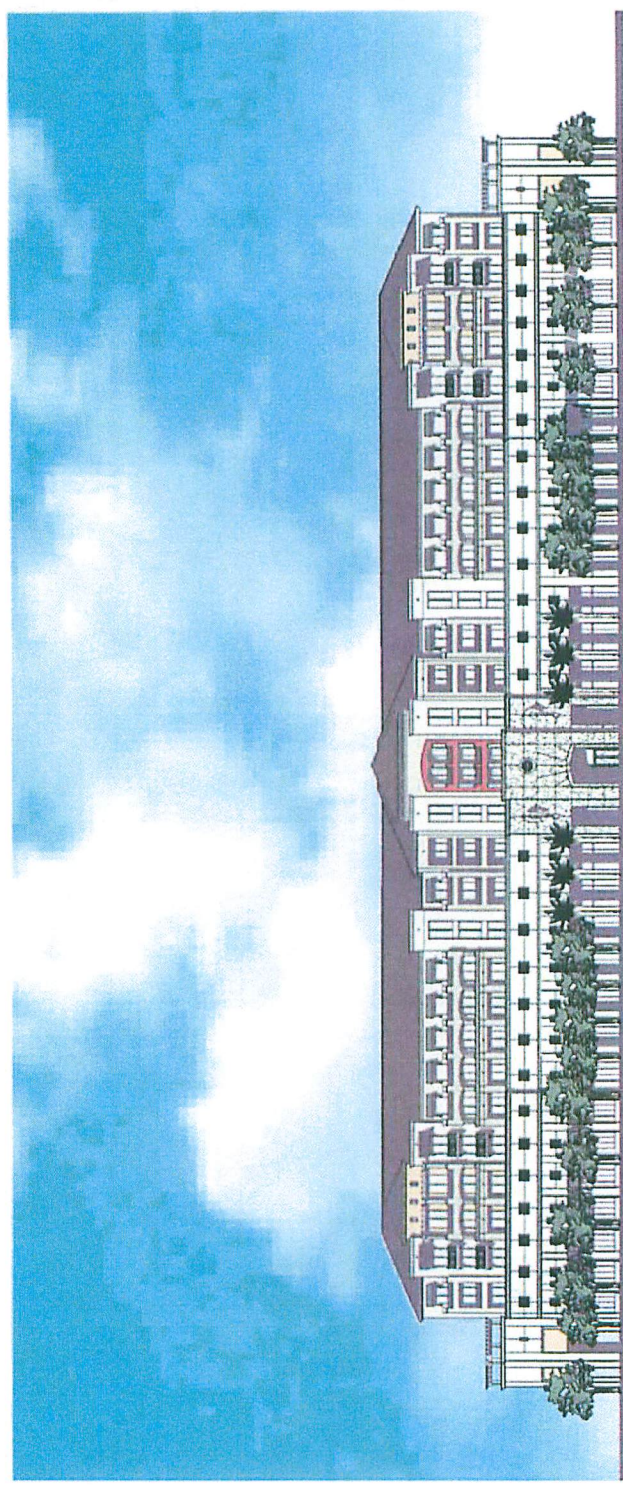
BEHRMONT & PARTNERS, P.A.
 BEAL:

PROPOSED DEVELOPMENT:
 PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

DATE: 05/04/00
 REVISIONS:

PROJECT NO.: 00-0000
 DRAWN BY: JAC
 CHECKED BY: JAC
 DATE: 05/04/00
 AS SHOWN

SHEET NO. A-211



BUILDING 1
 FRONT ELEVATION

ARCHITECTURE
PLANNING
INTERIORS

PROJECT NO. 2010-0001
DATE: 05/24/10
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
SCALE: AS SHOWN
SHEET NO. A-212

CONTRACT NO. 2010-0001

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

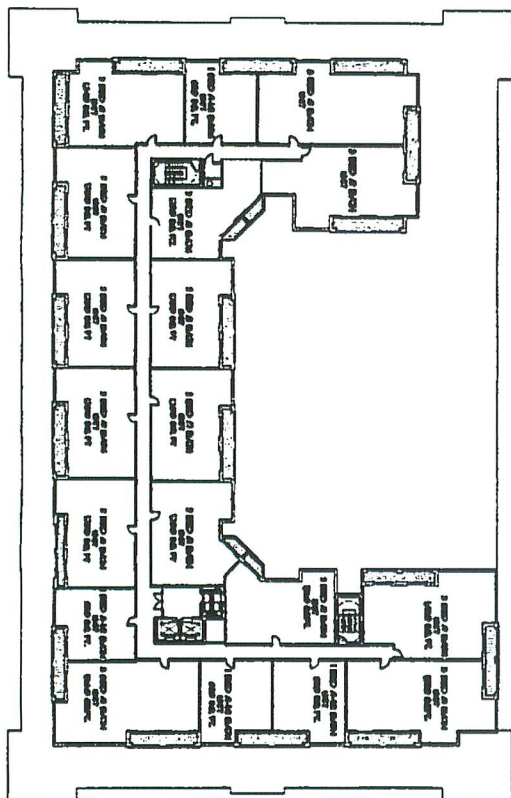
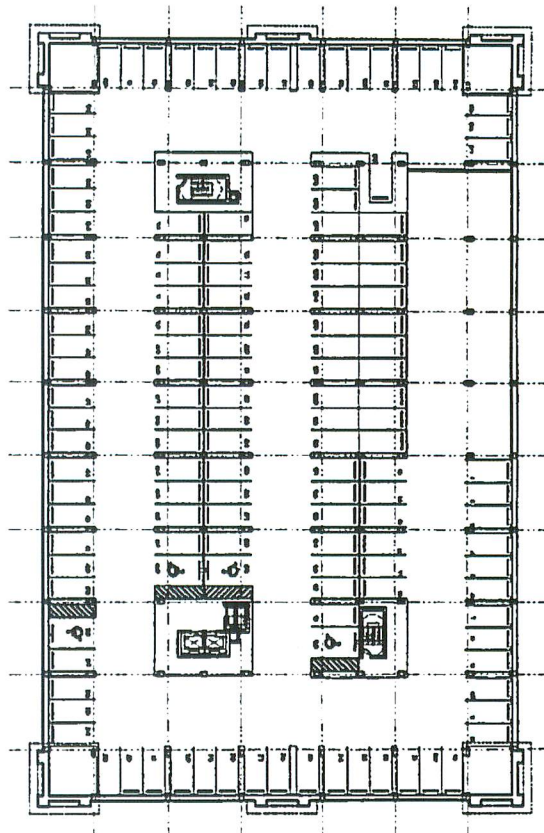
DATE: 05/24/10
REVISIONS:

PROJECT NO. 2010-0001
DRAWN BY: J. J. JONES
CHECKED BY: J. J. JONES
SCALE: AS SHOWN
SHEET NO. A-212

A-212



BUILDING 1
SIDE ELEVATION
DATE: 05/24/10



**BUILDING?
TYPICAL FLOOR PLAN**

BUILDING? PARONS FLOOR PLAN

PLANNING
 INTERIORS
 DESIGN
 1000 N. W. 10th St.
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: (305) 555-1234

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

OWNER:
 DATED:
 DRAWN BY:
 CHECKED BY:
 DESIGNED BY:
 SCALE:

PROJECT NO.:
 SHEET NO.:
 TOTAL SHEETS:

ARCHITECTS
 P.L.A. #12126
 INTERIORS
 1000 N. W. 10th Ave.
 Suite 100
 Fort Lauderdale, FL 33304
 Phone: (305) 555-1212
 Fax: (305) 555-1213
 E-Mail: info@plai.com

DATE: 02-04-05
 BY: J. L. L.

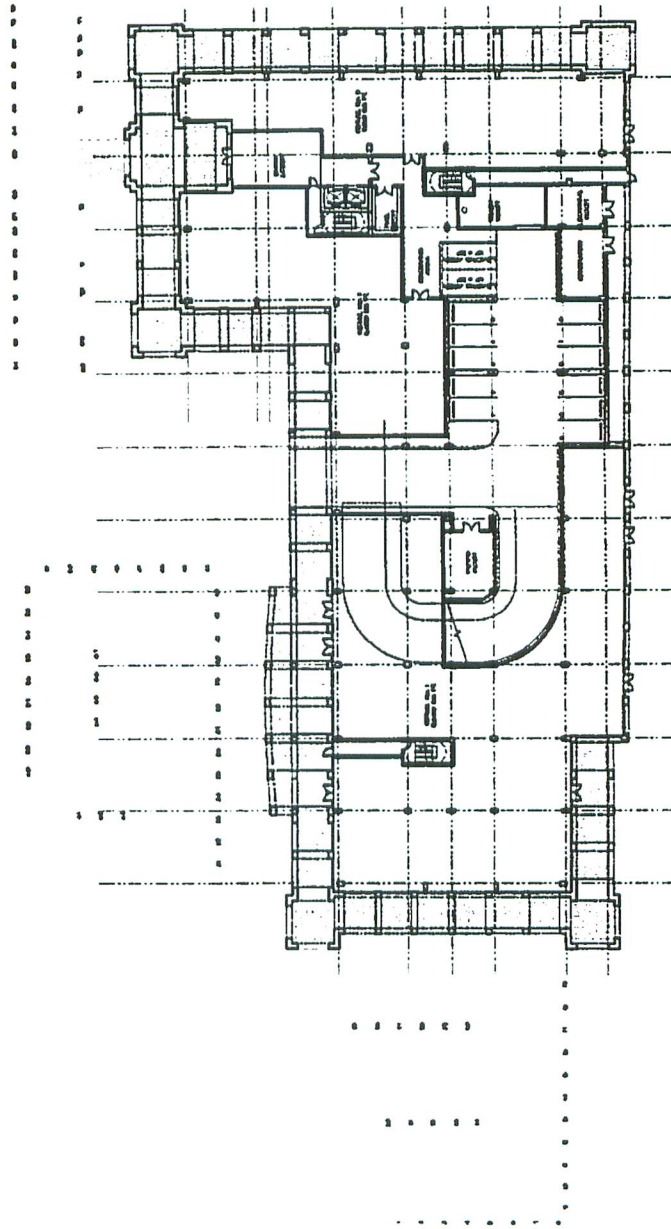
PROPOSED DEVELOPMENT:
 PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

OWNER:
 DATE:
 BY:

PROJECT NO.:
 DRAWING NO.:
 SHEET NO.:
 TOTAL SHEETS:

DATE: 02-04-05

BUILDING 3
 GROUND FLOOR PLAN
 1/8" = 1'-0"



ARCHITECTURE
PLANNING
INTERIORS

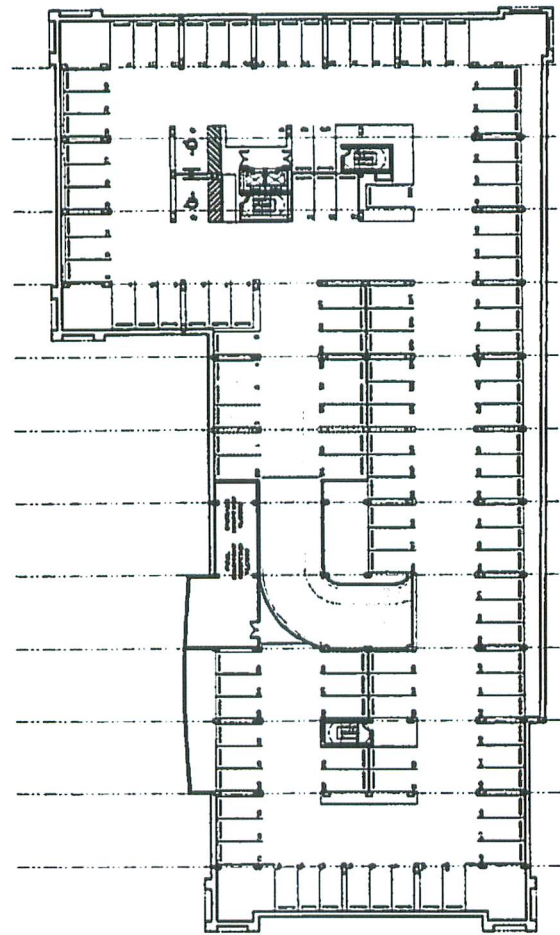
CONTRACT

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

REVISIONS
DATE
BY

PROJECT No.
SHEET No.
AS SHOWN
DATE

A-132



BUILDING 3
PARKING LEVEL (AND 3RD) FLOOR PLAN

NOTES: 1. ALL DIMENSIONS ARE IN FEET AND INCHES. 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED. 3. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 4. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED. 5. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 6. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED. 7. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 8. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED. 9. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED. 10. ALL DIMENSIONS ARE TO OUTLINE UNLESS OTHERWISE NOTED.

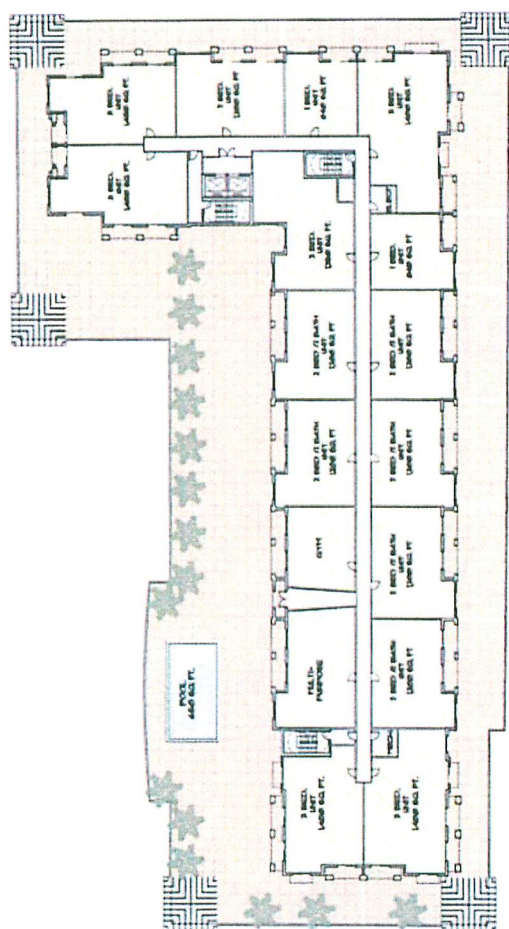
COMBUSTANT:

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

© 2006 E. S.
DATE: 05-04-06
REVISED: 06-01-06

PROJECT NO. 05-G36
DRAWN BY: FNC
CHECKED BY: FNS
SCALE: AS SHOWN
SHEET NO. A-133

A-133



BUILDING 3
FOURTH / RECREATION FLOOR PLAN
E-200 8/11/10

ARCHITECT
 PLANNING
 INTERIORS
 EXTERIORS
 LANDSCAPE
 1000 N. W. 10th Ave.
 Suite 100
 Fort Lauderdale, FL 33304
 (305) 555-1111
 FAX (305) 555-1112
 WWW.PLANETREEARCH.COM

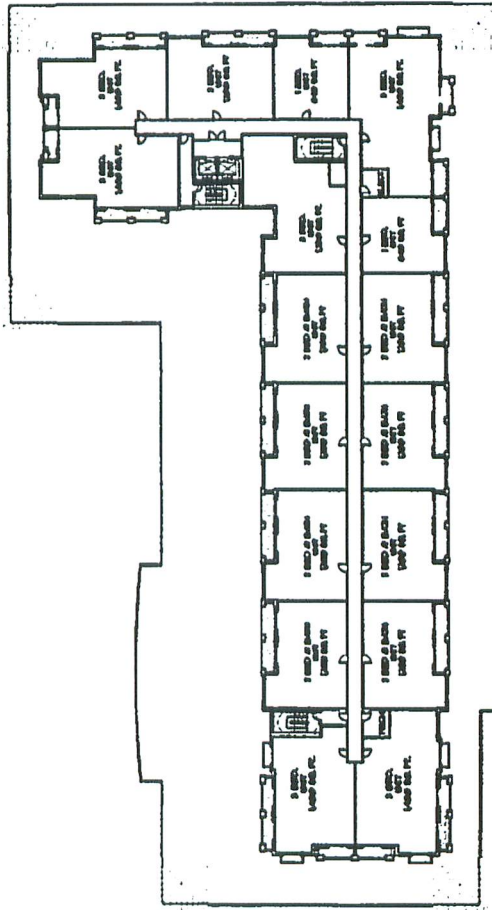
PROJECT NO.
 00-000
 SHEET NO.
 00-000

PROPOSED DEVELOPMENT:
 PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

PROJECT NO.
 00-000
 SHEET NO.
 00-000

PROJECT NO.
 00-000
 SHEET NO.
 00-000

SCALE:
 AS SHOWN



BUILDING 3
 FIFTH AND SIXTH FLOOR PLAN
 SCALE: 1/8" = 1'-0"

A-231

SHEET NO.

AS SHOWN

SCALE

PROJECT NO.

DATE

PROJECT

DATE

PROJECT

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DATE



BUILDING 3
SIDE ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING 3
FRONT ELEVATION
SCALE: 1/8" = 1'-0"

BEHAR, FONT & PARTNERS, P.A.
ARCHITECTURE
PLANNING
INTERIORS
CONSULTANTS
CITY OF DORAL, FLORIDA
PEBBLEWALK VILLAGE
PROPOSED DEVELOPMENT
CONSULTANT
DATE: 05/04/00
PROJECT: PEPPERWOOD
SHEET NO. A-231

ARCHITECTURE
PLANNING
INTERIORS

DATE: 01/11/11
BY: J. L. FONT
CHECKED BY: J. L. FONT
SCALE: AS SHOWN
SHEET NO. A-151

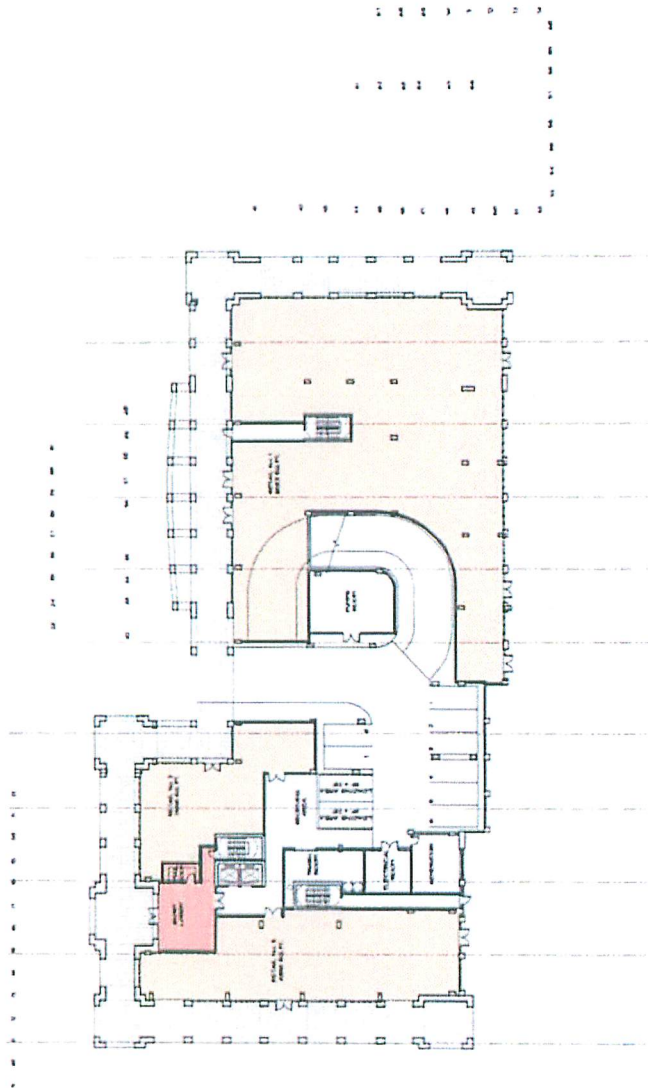
CONSULTANT:

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

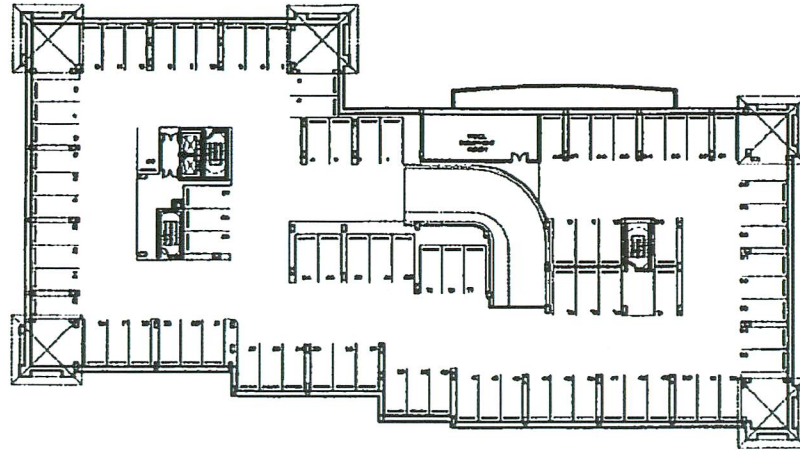
PROJECT NO.
DATE
REVISIONS

PROJECT NO.
DATE
REVISIONS

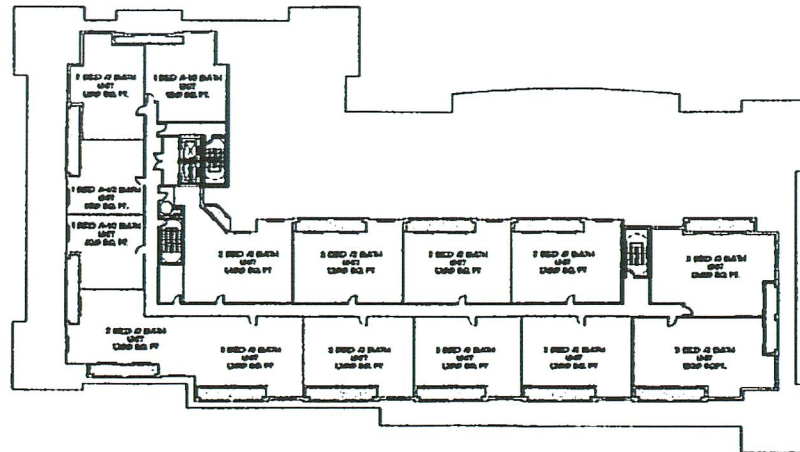
PROJECT NO.
DATE
REVISIONS



BUILDING 5
GROUND FLOOR PLAN



BUILDING 5
PARKING SECOND AND THIRD FLOOR PLAN
SCALE: 1/8" = 1'-0"



BUILDING 5
TYPICAL FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECTURAL
PLANNING
INTERIORS
SCALE: 1/8" = 1'-0"

CONSULTANT

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

DATE:
05-04-05
REVISIONS:

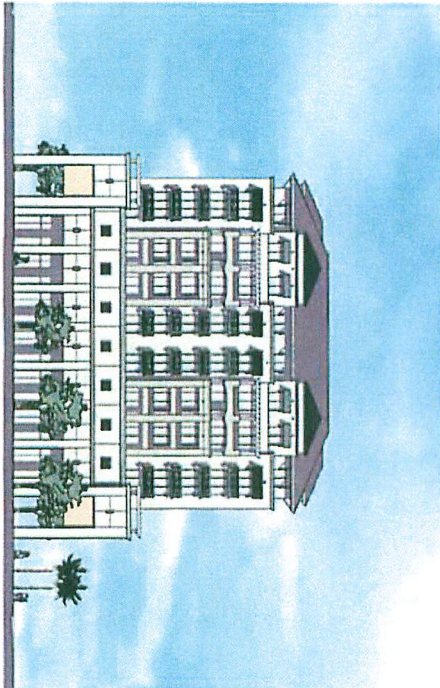
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05-051
DRAWN BY:
FHC
CHECKED BY:
RS
SCALE:
AS SHOWN
SHEET NO.

A-152

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BUILDING 5
FRONT ELEVATION



BUILDING 5
SIDE ELEVATION

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ARCHITECTURE
PLANNING
INTERIORS

BEHAR-FONT & PARTNERS, P.A.
10000 W. BOULEVARD
SUITE 100
DORAL, FLORIDA 33126
TEL: (305) 466-1000
FAX: (305) 466-1001
WWW.BEHAR-FONT.COM

CONTRACT:

PROPOSED DEVELOPMENT:
PEBBLEWALK VILLAGE
CITY OF DORAL, FLORIDA

DATE:
05-04-08

REVISIONS:

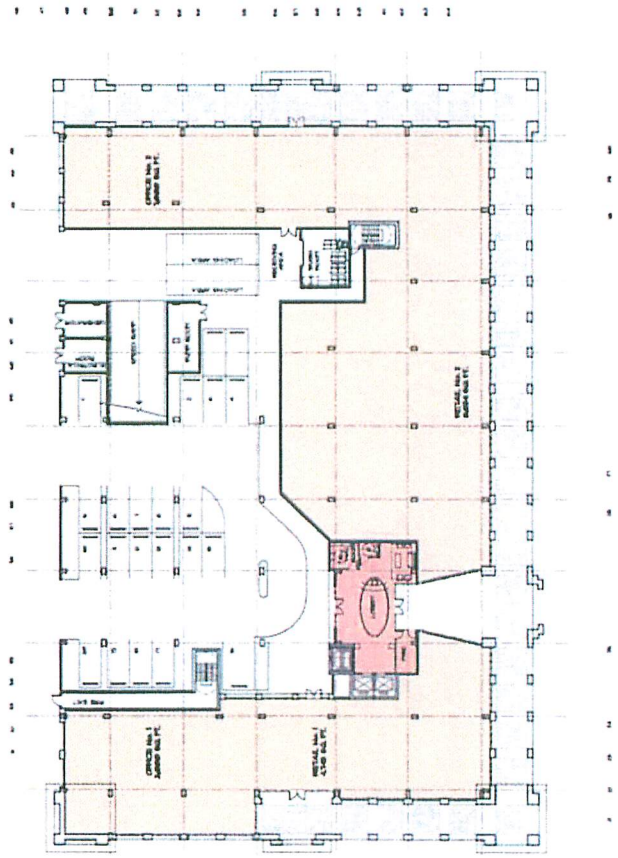
PROJECT NO.
0808

DRAWN BY:
JFC

CHECKED BY:
JFC

SCALE:
AS SHOWN

SHEET NO.
A-1.5.1



BUILDING 6
GROUND FLOOR PLAN
SCALE: 1/8" = 1'-0"

ARCHITECTURE
PLANS INC
INTERIORS
DESIGN
1000 N. W. 10th Ave.
Suite 100
Fort Lauderdale, FL 33304
TEL: (305) 555-1234
FAX: (305) 555-1235
WWW.PLANSINCFLA.COM

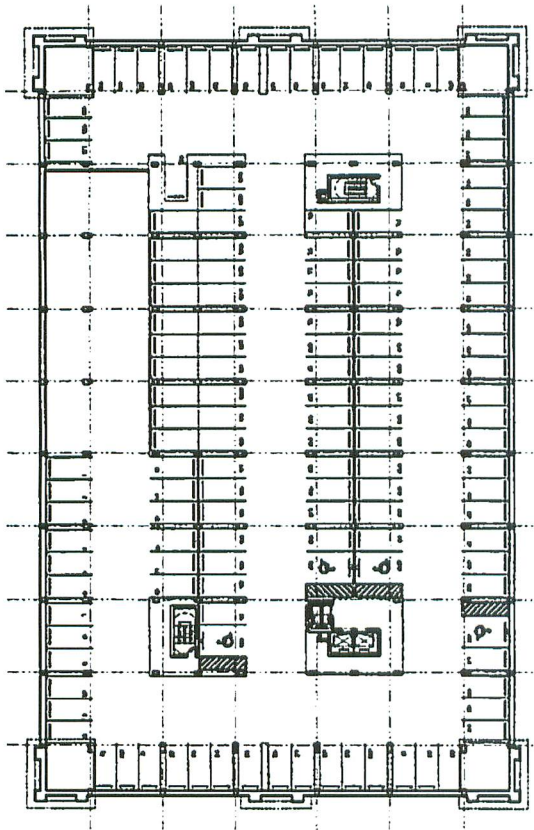
CONSULTANT
CITY OF DORAL, FLORIDA

PROPOSED DEVELOPMENT: PEBBLEWALK VILLAGE CITY OF DORAL, FLORIDA

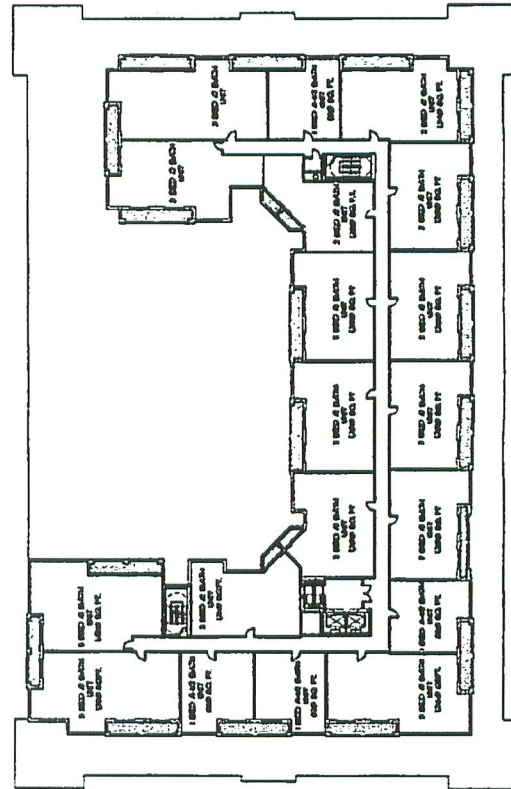
OWNER:
C.A. F.L.
C/O. M.D.
DEVELOPER:

PROJECT NO.
05-000
DRAWING NO.
PFC
SHEET NO.
AS SHOWN
AS NOTED

DATE: 11-14-03



BUILDING 6
PARKING SECOND FLOOR PLAN
DATE: 11-14-03



BUILDING 6
TYPICAL FLOOR PLAN
DATE: 11-14-03

ARCHITECTURE
 PLANNING
 INTERIORS
 EXTERIORS
 LANDSCAPE
 LIGHTING
 SUSTAINABILITY
 SPECIALTIES
 10000 W. BOULEVARD
 SUITE 100
 DORAL, FL 33126
 TEL: 305.466.1000
 FAX: 305.466.1001
 WWW.BFHARFONTPARTNERS.COM

PROJECT NO. 10000
 COMMENCEMENT
 DATE: 01/01/10

PROPOSED DEVELOPMENT:
 PEBBLEWALK VILLAGE
 CITY OF DORAL, FLORIDA

OWNER:
 BATEL
 05/04/08
 REVISIONS

PROJECT NO.
 05/03/08
 DRAWING NO.
 10000
 CONCURRED BY:
 [Signature]

SCALE:
 AS SHOWN
 SHEET NO.

A-26.1



BUILDING 6
 FRONT ELEVATION
 1/8" = 1'-0"



BUILDING 6
 SIDE ELEVATION
 1/8" = 1'-0"



\\dbp-servnet\ser Files\Production\Cadd Files\2005\05-036 PEBBLEWALK\ZONING PRESENTATION\WATER COLOR PERSPECTIVE\WATER COLOR PERSPECTIVE.dwg, 02/02/2006 12:43:44 PM

PERSPECTIVE

SHEET No.

NO. 1

DATE

PROJECT

NO. 1

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PERSPECTIVE

PROJECT NO. 00000000
 DRAWN BY JFC
 CHECKED BY: FR
 SCALE: AS SHOWN
 SHEET NO.

REVISIONS:

DATE: 02/01/06

COMPILED BY:

PROPOSED DEVELOPMENT: PEBBLEWALK VILLAGE CITY OF DORAL, FLORIDA

CONSULTANT:

ARCHITECT:

PLANNING
 INTERIORS
 EXTERIORS
 LANDSCAPE ARCHITECTURE
 CIVIL ENGINEERING
 ELECTRICAL ENGINEERING
 MECHANICAL ENGINEERING
 PLUMBING ENGINEERING
 STRUCTURAL ENGINEERING
 ENVIRONMENTAL ENGINEERING
 HISTORIC PRESERVATION
 TRANSPORTATION ENGINEERING
 WATERSHED MANAGEMENT
 RAILROAD ENGINEERING
 SURVEYING
 GEOTECHNICAL ENGINEERING
 ARCHITECTURAL PAINTING
 PHOTOGRAPHY
 VIDEO PRODUCTION
 MODEL BUILDING
 FURNITURE DESIGN
 SIGNAGE DESIGN
 LIGHTING DESIGN
 SOUND DESIGN
 SCULPTURE DESIGN
 GARDEN DESIGN
 FOUNTAIN DESIGN
 POND DESIGN
 WALKWAY DESIGN
 BIKEWAY DESIGN
 TRAIL DESIGN
 PLAYGROUND DESIGN
 TENNIS COURT DESIGN
 SOFTBALL FIELD DESIGN
 BASEBALL FIELD DESIGN
 GOLF COURSE DESIGN
 EQUESTRIAN FACILITY DESIGN
 BOAT RAMP DESIGN
 MARINA DESIGN
 FISHING PIER DESIGN
 BEACH DESIGN
 BOARDWALK DESIGN
 AMUSEMENT PARK DESIGN
 CASINO DESIGN
 HOTEL DESIGN
 RESORT DESIGN
 CONVENTION CENTER DESIGN
 OFFICE BUILDING DESIGN
 RETAIL BUILDING DESIGN
 MANUFACTURING BUILDING DESIGN
 WAREHOUSE DESIGN
 DISTRIBUTION CENTER DESIGN
 LABORATORY DESIGN
 RESEARCH CENTER DESIGN
 HOSPITAL DESIGN
 SCHOOL DESIGN
 COLLEGE DESIGN
 UNIVERSITY DESIGN
 GOVERNMENT BUILDING DESIGN
 JAIL DESIGN
 PRISON DESIGN
 COURT HOUSE DESIGN
 POST OFFICE DESIGN
 FIRE STATION DESIGN
 POLICE STATION DESIGN
 TRANSIT STATION DESIGN
 AIRPORT DESIGN
 RAILROAD STATION DESIGN
 BUS STATION DESIGN
 TRAM STATION DESIGN
 MONUMENT DESIGN
 MEMORIAL DESIGN
 MUSEUM DESIGN
 GALLERY DESIGN
 THEATRE DESIGN
 CONCERT HALL DESIGN
 OPERA HOUSE DESIGN
 CATHEDRAL DESIGN
 SYNAGOGUE DESIGN
 MOSQUE DESIGN
 TEMPLE DESIGN
 CHURCH DESIGN
 MONASTERY DESIGN
 CONVENT DESIGN
 PRIORY DESIGN
 ABBEY DESIGN
 CLOISTER DESIGN
 GARDEN DESIGN
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 ZOO DESIGN
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 MUSEUM OF SCIENCE AND INDUSTRY DESIGN
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