

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, ADOPTING CERTAIN CHANGES IN THE MASTER PLAN, AS AMENDED, FOR THE DEVELOPMENT OF THE VILLAGES OF HOMESTEAD REFERENCE INDUSTRIAL PARK USAGE AND DECLARING SAID CHANGES NOT TO BE A MATERIAL OR SIGNIFICANT DEVIATION IN THE OVERALL MASTER PLAN THEREOF.

WHEREAS, the Villages of Homestead has petitioned the Planning and Zoning Board of the City of Homestead and the City Council of the City of Homestead for certain changes in the Master Plan, as amended, for the development of the Villages of Homestead, and

WHEREAS, the Planning and Zoning Board has recommended same to the City of Homestead by virtue of approval of Public Hearing No. 24 with conditions hereinafter referred to, and

WHEREAS, the City Council does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, as described by the applicant's impact study, entitled Villages of Homestead Impact Study Revisions to Master Development Plan, bearing date of May 22, 1981, do not constitute a substantial deviation to the previously approved development of regional impact. In making this determination, the city Council has reviewed the proposed changes, pursuant to the criteria set forth in Section 380.06(17) Florida Statutes 1980 on record, and finds that the proposed revisions do not create a reasonable likelihood of additional adverse regional impact, or any other regional impact not previously reviewed by the City of Homestead or the South Florida Regional Planning Council, and

WHEREAS, the City Council does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, as set forth, do not constitute a significant change in the approved Master Development Plan, as amended, and as provided in Section 31A-100 of the Code

Laws of the City of Homestead.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

1. That the City Council approves the Proposed Revisions to the Villages of Homestead Master Development Plan, as amended, and determine that the approved Master Development Plan, as amended, shall henceforth be referred to as "Homestead Properties Master Development Plan-Villages of Homestead, Prepared by Environmental Planning and Design, and Post, Buckley, Schuh and Jernigan, Inc., bearing date of May 22, 1981.

2. That the City's Comprehensive Plan be and is herewith amended to reflect such revisions to the Villages of Homestead Master Development Plan, as amended, and is consistent with all local land development regulations, and is further consistent with the report and recommendations of the Regional Planning Agency of June 15, 1981, and such development does not therefore unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.

3. The legal description embraced within this Development Order is:

A portion of Sections 21 and 22, Township 57 South, Range 39 East, Tallahassee Base and Meridian, lying within the "Plat of Lands belonging to the Miami Land and Development Company" as recorded in Plat Book 5 at Page 10 of the Public Records of Dade County, Florida, being more particularly described as follows:

Commence at the Northwest corner of said Section 22; thence run $SO^{\circ}29'34"E$ along the West line of said Section 22 for a distance of 1002.19 feet to the Point of Beginning; thence continue $SO^{\circ}29'34"E$ along the said West line of said Section 22 for a distance of 668.13 feet to a point; thence run $N89^{\circ}34'52"E$ for a distance of 2652.70 feet to a point of intersection with the West right-of-way line of SW 142nd Avenue; thence run $SO^{\circ}26'43"E$ along the said West right-of-way line of said SW 142nd Avenue for a distance of 2527.53 feet to a point; thence run $S89^{\circ}33'17"W$ for a distance of 675.00 to the Point of Curvature of a circular

curve to the right having for its elements a central angle of $24^{\circ}45'52''$ and a radius of 2337.50 feet; thence run Westerly and Northwesterly along the arc of said curve for a distance of 1010.32 feet to the Point of Tangency; thence run $N65^{\circ}40'51''W$ for a distance of 1392.05 feet to the Point of Curvature of a circular curve to the left having for its elements a central angle of $1^{\circ}44'15''$ and a radius of 2220.06 feet; thence run Northwesterly and Westerly along the arc of said curve for a distance of 956.51 feet to the Point of tangency; thence run $S89^{\circ}10'06''W$ radial to the next described curve, for a distance of 525.58 feet to a point of intersection with a circular curve concave to the West having for its elements a central angle of $32^{\circ}09'20''$ and a radius of 2600.00 feet; thence run Northwesterly along the arc of said curve for a distance of 1459.17 feet to the Point of tangency; thence run $N31^{\circ}28'26''W$ for a distance of 619.15 feet to the Point of Curvature of a circular curve to the right having for its elements a central angle of $31^{\circ}03'20''$ and a radius of 1799.55 feet; thence run Northwesterly and Northerly along the arc of said curve for a distance of 975.40 feet to the Point of tangency; thence run $N0^{\circ}25'06''W$ for a distance of 200.00 to a point of intersection with the South right-of-way line of SW 328th Street (North Canal Drive); thence run $N89^{\circ}31'49''E$ along the said South right-of-way line of said SW 328th Street for a distance of 1777.82 feet to a point; thence run $S0^{\circ}28'57''E$ for a distance of 867.15 feet to a point; thence run $N89^{\circ}31'58''E$ for a distance of 889.02 feet to the Point of Beginning.

Containing 281.25 Acres more or less.

Less 30 acres for lake dedication and no less than 10.25 acres for dedication for road right-of-way.

4. The monitoring procedures shall be effected quarterly by the Director of Building and Zoning of the City of Homestead. Violations of any Building and Zoning ordinance of the City or County shall be cause for the issuance of a Cease and Desist Order. Violations of state law shall be brought to the attention of the appropriate state agency.

5. Commencement of actual physical development of such industrial park shall be had within five (5) years of the date of this Resolution, otherwise this Development Order shall terminate automatically.

* 6. The annual report contemplated by Florida Statutes 380.06(14)(c)(3) shall include all information set forth by the rules and regulations of the State Land Planning Agency and additionally; the local municipal requirements hereinafter specified to wit:

- (a) There shall be provided an abbreviated financial statement respecting such industrial park.
- (b) The area developed.
- (c) The area under contract.
- (d) The area of future expansion and project design.

Such report shall be submitted during the month of March of each year and shall be furnished to the City Manager, the Director of Building and Zoning and the Mayor of the City of Homestead.

7. This Development Order is conditioned upon the construction and maintenance of a dual heliport which shall be included within the industrial area or as close thereto as reasonably possible; subject however, to approval of all state and federal authority prior to actual user thereof. Completion of such heliport shall be effected within ninety (90) days from the issuance of the initial Certificate of Occupancy in such industrial park.

8. This Development Order is further conditioned upon the owner/developer dedicating the sufficient space to afford operational facilities for United States Customs and its related support systems.

9. This Development Order Ordinance is further conditioned upon the express undertaking by the applicant that he/it will defend and hold harmless the City of Homestead should any litigation occur from the issuance of this Development Order Ordinance.

10. The above changes in the Master Plan, as amended, be and the same are hereby approved by this City Council of the City of Homestead with the affirmative finding of the City Council


that these changes do not constitute a significant change in subject Master Plan for the Planned Unit Development as heretofore submitted by the developer.

11. All ordinances or resolutions, or parts of ordinances or resolutions in conflict with the provisions of this ordinance, are hereby rescinded and repealed.

12. It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Laws of the City of Homestead. The sections of this ordinance may be renumbered or relettered or accomplish such intention, and the word "ordinance" may be changed to "section", "article", or other appropriate word.


13. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED this 20th day of July, 1981.



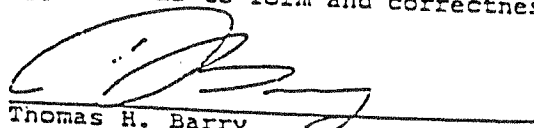
Nicholas R. Sincore
Mayor

Attest:



Gene B. Binder
City Clerk

Approved as to form and correctness:



Thomas H. Barry
City Attorney

CERTIFICATE OF CLERK

I HEREBY CERTIFY that a motion was made by Mr. Wilson,
seconded by Mr. Rutzke, for the adoption of the foregoing
Ordinance, No. 81-07-47, and upon being put to a vote, the
vote was as follows:

Walter C. Rutzke	yea
William T. McConnell	yea
William F. Dickinson	yea
Bobby L. Shiver	yea
W. Tommy Wilson	yea
Ruth L. Campbell	absent
Nicholzs R. Sincore	yea

The Mayor thereupon declared the Ordinance duly passed and
adopted by the City Council of the City of Homestead, Dade County,
Florida this 20 day of July, 1981.

Edna A. Ruder
City Clerk

5/17/84
RECEIVED MAY-25 1984

ORDINANCE NO. 84-05-32

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING ORDINANCE NO. 75-11-69, AS AMENDED, TO CHANGE THE LEGAL DESCRIPTION CONTAINED THEREIN OF PROPERTIES ZONED PUD TO INCLUDE A CERTAIN OUT PARCEL. SAID AMENDMENT TO ORDINANCE NO. 75-11-69, AS PREVIOUSLY AMENDED, SHALL REZONE SAID OUT PARCEL TO PUD. IN ADDITION THERETO, THIS REZONING ORDINANCE SHALL REZONE A PORTION OF PROPERTY CONTAINED WITHIN THE PUD ZONING FROM ONE PUD DESIGNATED ZONING TO A SECOND PUD DESIGNATED ZONING WITHOUT CHANGING THE EXISTING BOUNDARIES, EXCEPT AS AMENDED TO INCLUDE THAT CERTAIN OUT PARCEL CONTAINED HEREIN.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

Section 1. That Ordinance No. 75-11-69 be and the same is hereby amended to add to the PUD Zoning established under Ordinance No. 75-11-69, as amended, the following described property as attached to this ordinance, incorporated fully herein, and described Parcel "A", and to zone said property from its present zoning of "G" to PUD-R-3.

Section 2. That Ordinance No. 75-11-69, as amended, be and the same is hereby amended by rezoning that parcel more fully described as Parcel "B", a copy of which is attached to this Ordinance, incorporated herein, and made a part hereof, from PUD-R-TH to PUD-R-3.

Section 3. The purpose of the amendments as set forth in this ordinance is to include an out parcel in the PUD Zoning consisting of some 28.14 acres more or less and to re-establish a zoning for a present parcel of PUD property that is consistent with the inclusion of said out parcel within the PUD Zoning.

Section 4. That the amendment of Ordinance No. 75-11-69, as previously amended, by the amendments as set forth herein, is in the best interest of the citizens of the City of Homestead by providing continuity of zoning and/or development within the confines of the City of Homestead.

PASSED AND ADOPTED this 21st day of May, 1984.

Irving Peskoe
IRVING PESKOE, MAYOR

ATTEST:

Alphonso S. Milligan
Alphonso S. Milligan
City Clerk

APPROVED AS TO FORM AND CORRECTNESS:

Michael E. Watkins
Michael E. Watkins
City Attorney

CERTIFICATE OF CLERK

I HEREBY CERTIFY that a motion was made by Mr. DeMilly
seconded by Mr. Kirk, for the adoption of the foregoing
Ordinance No. 84-05-32, and upon being put to a vote, the
vote was as follows:

Harold Ely	no
Jeff Kirk	yes
W.F. Dickinson	no
J.W. DeMilly, III	yes
Nicholas Sincore	yes
Roscoe Warren	absent
Irving Peskoe	yes

The Mayor thereupon declared the Ordinance duly passed and
adopted by the City Council of the City of Homestead, Dade County,
Florida this 21st day of May, 1984.

Alphonso S. Milligan
City Clerk

S J

C - R - PUD R3

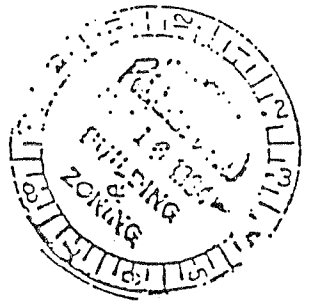
LEGAL DESCRIPTION
(PARCEL "A")

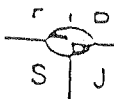
A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA BEING ALL OF TRACT 16, BLOCK 1; TOGETHER WITH THAT PORTION OF TRACTS 1, AND 3, BLOCK 1 OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD 821), SECTION 87005-2302, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 328TH STREET (NORTH CANAL DRIVE), SAID SOUTHERLY RIGHT-OF-WAY LINE BEING 70.00 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE NORTH LINE OF SAID SECTION 19, WITH WESTERLY RIGHT-OF-WAY LINE OF S.W. 167TH AVENUE (TENNESSEE ROAD), SAID WESTERLY RIGHT-OF-WAY LINE BEING 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE EAST LINE OF SAID SECTION 19; THENCE S0°38'20"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 1252.94 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 16; THENCE S88°53'56"W ALONG SAID SOUTH LINE AND THE SOUTH LINE OF SAID TRACTS 2 AND 3 FOR 1328.08 FEET TO THE SOUTHWEST CORNER OF SAID TRACT 3; THENCE N0°37'35"W ALONG THE WEST LINE OF SAID TRACT 3 FOR 447.30 FEET TO AN INTERSECTION WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE; THENCE N52°31'29"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE FOR 1356.27 FEET TO AN INTERSECTION WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF S.W. 328TH STREET; THENCE N88°35'50"E ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE FOR 242.46 FEET TO THE POINT OF BEGINNING. SAID PARCEL "A" CONTAINS 28.14 ACRES MORE OR LESS.

SAID PARCEL BEING SUBJECT TO THE UTILITIES EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 9872, AT PAGE 1992 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, TOGETHER WITH ANY CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, COVENANTS, EASEMENTS AND DEDICATION OF RECORD.

MARCH 15, 1984
050-590.00





Post, Buckley, Schuh & Jernigan, Inc.

CONSULTING ENGINEERS and PLANNERS

10 PALMS PLAZA HOMESTEAD, FLORIDA 33030-6094 • 305/748-4750 • TELETYPE 858135

R7H - R-3

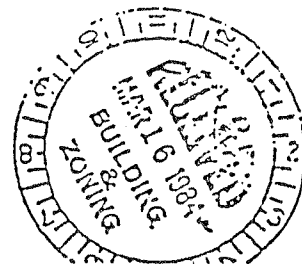
LEGAL DESCRIPTION
(PARCEL "B")

A PARCEL OF LAND LYING IN THE NORTHEAST ONE-QUARTER OF SECTION 19, TOWNSHIP 57 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA BEING TRACTS 11, 12, 13 AND 15, BLOCK 1; TOGETHER WITH THAT PORTION OF TRACT 4, BLOCK 1 OF THE "PLAT OF LANDS BELONGING TO THE MIAMI LAND AND DEVELOPMENT COMPANY" ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA, LYING SOUTHEASTERLY OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE (STATE ROAD 821), SECTION 87005-2302, SAID PARCEL BEING MORE PARTICULARLY DESCRIBED BY "METES AND BOUNDS" AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF SAID NORTHEAST ONE-QUARTER; THENCE S89°12'01"W ALONG THE SOUTH LINE OF SAID NORTHEAST ONE-QUARTER FOR 679.16 FEET; THENCE N 0°37'57"W FOR 30.00 FEET TO AN INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY LINE OF S.W. 335TH STREET AND BEING THE POINT OF BEGINNING OF THE HEREINAFTER DESCRIBED PARCEL; THENCE S89°12'01"W ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR 1018.74 FEET TO AN INTERSECTION WITH THE WEST LINE OF SAID TRACT 11; THENCE N 0°37'23"W ALONG SAID WEST LINE AND THE WEST LINE OF SAID TRACT 4 FOR 1479.86 FEET TO AN INTERSECTION WITH SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF THE HOMESTEAD EXTENSION OF FLORIDA'S TURNPIKE; THENCE N52°31'29"E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE FOR 424.26 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TRACT 4; THENCE S0°37'35"E ALONG SAID EAST LINE FOR 447.30 FEET TO THE SOUTHEAST CORNER OF SAID TRACT 4 BEING ALSO THE NORTHWEST CORNER OF SAID TRACT 12; THENCE N88°53'56"E ALONG THE NORTH LINE OF SAID TRACTS 12, 13 AND 15 FOR 1328.08 FEET TO AN INTERSECTION WITH A LINE BEING 30.00 FEET WESTERLY OF, AS MEASURED AT RIGHT ANGLES AND PARALLEL TO THE EAST LINE OF SAID SECTION 19; SAID PARALLEL LINE BEING ALSO THE WESTERLY RIGHT-OF-WAY LINE OF S.W. 167TH AVENUE (TENNESSEE ROAD); THENCE S0°38'20"E ALONG SAID WESTERLY RIGHT-OF-WAY LINE FOR 661.47 FEET TO AN INTERSECTION WITH THE SOUTH LINE OF SAID TRACT 15; THENCE S89°02'58"W ALONG SAID SOUTH LINE FOR 649.10 FEET TO AN INTERSECTION WITH THE EAST LINE OF SAID TRACT 13, SAID INTERSECTION BEING ALSO THE SOUTHWEST CORNER OF SAID TRACT 15; THENCE S0°37'57"E ALONG SAID EAST LINE FOR 629.77 FEET TO THE POINT OF BEGINNING. SAID PARCEL "B" CONTAINS 42.44 ACRES MORE OR LESS.

SAID PARCEL BEING SUBJECT TO ANY CONDITIONS, RESTRICTIONS, RESERVATIONS, LIMITATIONS, COVENANTS, EASEMENTS AND DEDICATIONS OF RECORD.

MARCH 15, 1984
050-590.00



RECEIVED JUN - 8 1984

DEVELOPMENT ORDER ORDINANCE NO. 84-05-33

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING DEVELOPMENT ORDINANCE NO. 81-07-47, APPROVING CERTAIN CHANGES IN THE MASTER PLAN, AS AMENDED, FOR THE DEVELOPMENT OF THE VILLAGES OF HOMESTEAD REFERENCE MULTI-FAMILY USAGE OF LANDS, AND DECLARING SAID CHANGES NOT TO BE A MATERIAL OR SIGNIFICANT DEVIATION IN THE OVERALL MASTER PLAN THEREOF.

WHEREAS, the Villages of Homestead has petitioned the Planning and Zoning Board of the City of Homestead and the City Council of the City of Homestead for certain changes in the Master Plan, as amended, for the development of the Villages of Homestead, and

WHEREAS, the Planning and Zoning Board has recommended same to the City Council of the City of Homestead by virtue of approval of public hearing No. 84-22, with conditions hereinafter referred to, and

WHEREAS, the City Council of the City of Homestead does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, do not constitute a substantial deviation to the previously approved development of regional impact. In making this determination, the City Council has reviewed the proposed changes, pursuant to the criteria as set forth in Section 380.06(17) Florida Statutes, and finds that the proposed deviations do not create a reasonable likelihood of additional adverse regional impact, or any other regional impact not previously reviewed by the City of Homestead or the South Florida Regional Planning Council, and

WHEREAS, the City Council of the City of Homestead does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, as set forth, do not constitute a significant change in the approved Master Development Plan, as amended, and as provided in Section 31A-100 of the Code of the Laws of the City of Homestead.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

1. That the City Council of the City of Homestead approves the Proposed Revisions to the Villages of Homestead Master Development Plan, as amended, and determine that the approved Master Development Plan, as amended, are not significantly and or adversely affected by said amendments.

2. That the City of Homestead Comprehensive Plan be and is herewith amended to reflect such revision to the Villages of Homestead Master Development Plan, as amended, and is consistant with all local land development regulations, and is further consistant with the recommendation of the staff of the South Florida Regional Planning Council under date of April 9, 1984, and such development does not therefore unreasonably interfere with the achievement of the objectives of any adopted state land development plan applicable to the area.

3. The legal description embraced within this Development Order is:

See Exhibit "A"

4. That certain parcel of land marked herein as Exhibit "B" attached hereto and made a part hereof and incorporated fully herein, and consisting of approximately 70.5 acres more or less shall be limited to the development of 640 multi-family units.

5. That the property described in Exhibit "C" attached hereto, and incorporated fully herein, shall be reduced from its present multi-family usage of 2,846 units, by 410 units, leaving its maximum multi-family usage, in the parcel described as Exhibit "C" and attached hereto, to 2,436 units.

6. The monitoring procedures shall be effected quarterly by the Director of Building and Zoning of the City of Homestead. Violations of any Building and Zoning ordinance of the City or County shall be cause for the issuance of a Cease and Desist Order. Violations of state law shall be brought to the attention of the appropriate state agency.

7. This Development Order Ordinance is further conditioned upon the express undertaking by the applicant that he/it will defend and hold harmless the City of Homestead should any litigation occur from the issuance of this Development Order Ordinance.

8. That the City Council of the City of Homestead has reviewed the proposed changes, and find that the proposed deviations do not create or constitute a substantial deviation to the previously approved development of regional impact.

9. All ordinances or resolutions, or parts of ordinances or resolutions in conflict with the provisions of this ordinance, are hereby rescinded and repealed.

10. That the site plan that has been previously submitted to the City Council of the City of Homestead and the Planning & Zoning Department of the City of Homestead be and the same is hereby accepted and approved. Attached hereto and made a part hereof as though fully setforth herein is a list of exhibits marked "Attachment No. 1" to this ordinance, said list of exhibits includes all documentation submitted that comprises the existing site plan and said list of exhibits are approved in totality as the site plan for which approval is being given within the confines of this ordinance.

11. It is the intention of the City Council and it is hereby ordained that the provisions of this ordinance shall become and be made a part of the Code of Laws of the City of Homestead. The sections of this ordinance may be renumbered or relettered or accomplish such intention, and the word "Ordinance" may be changed to "section", "article" or other appropriate word.

12. This ordinance shall become effective immediately upon adoption.

PASSED AND ADOPTED this 21st day of May, 1984.

ATTEST:

William S. Milligan
City Clerk

Irving Peskoe
IRVING PESKOE, MAYOR

Approved as to correctness
and form:

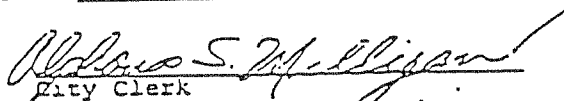
[Signature]
City Attorney

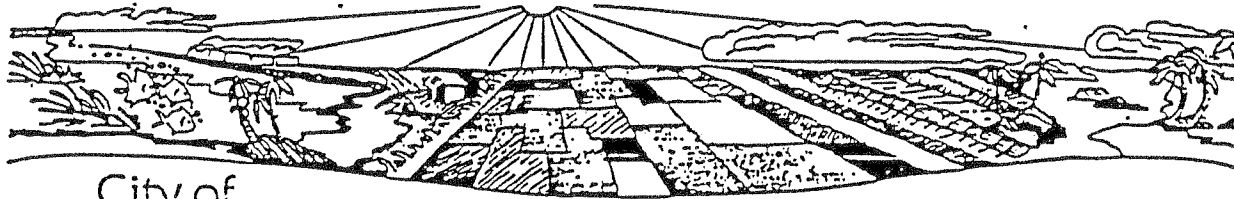
CERTIFICATE OF CLERK

I HEREBY CERTIFY that a motion was made by Mr. Kirk
seconded by Mr. Sincore, for the adoption of the foregoing
Ordinance No. 84-05-33, and upon being put to a vote, the
vote was as follows:

Harold Ely	no
Jeff Kirk	yes
W.F. Dickinson	no
J.W. DeMilly, III	yes
Nicholas Sincore	yes
Roscoe Warren	absent
Irving Peskoe	yes

The Mayor thereupon declared the Ordinance duly passed and
adopted by the City Council of the City of Homestead, Dade County,
Florida this 21st day of May, 1984.


City Clerk



City of
Homestead, Florida

790 HOMESTEAD BOULEVARD, HOMESTEAD, FLORIDA 33030-6299 (305) 247-1801

June 24, 1985

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

Mr. M. Barry Petersen
Executive Director, South
Florida Regional Planning Council
3440 Hollywood Blvd., Suite 140
Hollywood, Florida 33021

S.F.R.P.C.
JUN 26 1985

Re: Transmission of Development Order Ordinance No. 85-05-34 and Zoning Ordinance No. 85-05-33 of the City Council of the City of Homestead, Florida, Relating to a Development of Regional Impact Within the City of Homestead Known as The Villages of Homestead

Dear Mr. Petersen:

The City of Homestead, Florida, is hereby transmitting to your attention a certified and signed copy of Development Ordinance No. 85-05-34 of the City of Homestead and Zoning Ordinance No. 85-05-33 of the City of Homestead which approved certain changes to the Villages of Homestead Development of Regional Impact and found that these changes do not represent substantial deviations under Section 380.06(17)(a), Florida Statutes. The above Ordinances are being sent in conjunction with certain other documents of record which were relied on by the City of Homestead in determining that the changes to the Villages of Homestead DRI did not constitute substantial deviation:

1. A revised development plan, prepared by Environmental Planning and Design, entitled "Villages of Homestead Master Development Plan," last revised April 29, 1985.
2. A "transition plan" prepared by Environmental Planning and Design, revised May 30, 1985, which identifies the changes resulting primarily from the consolidation of linear and neighborhood parks into a single 186 acre community park located in Area 4, Sector 15.



J. W. DeMILLY III, VICE-MAYOR
JEFF KIRK, COUNCILMAN

IRVING PESKOE, MAYOR
WILLIAM F. DICKINSON, COUNCILMAN
NICHOLAS R. SINCORE, COUNCILMAN

HAROLD D. ELY, COUNCILMAN
ROSCOE WARREN, COUNCILMAN

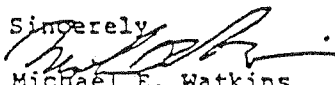


Mr. M. Barry Petersen
June 24, 1985
Page 2

3. A new phasing plan and schedule for the development of the Villages of Homestead from the year 1985 through the year 2015, compiled in response to the request by the South Florida Regional Planning Council, and prepared by Environmental Planning and Design, last revised April 29, 1985.
4. A traffic report pertaining to the substantial deviation question, prepared by David Plummer and Associates, Inc., consulting engineers, dated, March 1985, and updated by letter to Ms. Sharon Dodrill, Assistant Director, South Florida Regional Planning Council, by letter dated May 14, 1985.
5. A letter from the Dade County Public Schools, Administrative Offices, dated March 13, 1985 and supplemented by letter dated April 8, 1985.

Please advise if further information is required regarding the Development Order Ordinance No. 85-05-34 and the Rezoning Ordinance No. 85-05-33. With respect to the Rezoning Ordinance, please note that the purpose of the ordinance was simply to include three outparcels into the Village's planned unit development in a manner which did not result in any increase in density in the project.

Sincerely,


Michael E. Watkins
City Attorney

Encls.

cc: Mr. Charles Smith, Homestead Properties
Alan S. Gold, Esq., Greenberg, Traurig, Askew,
Hoffman, Lipoff, Rosen & Quentel, P.A.
1401 Brickell Avenue
Miami, Florida 33131
Mr. Howard Luck, Building & Zoning Director
City of Homestead

City of
Homestead, Florida

6/3/85

DEVELOPMENT ORDER ORDINANCE NO. 85-05-34

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING DEVELOPMENT ORDINANCE NO. 84-05-33 (LAST REVISED DEVELOPMENT ORDER FOR THE VILLAGES OF HOMESTEAD, A DEVELOPMENT OF REGIONAL IMPACT); APPROVING CERTAIN CHANGES IN THE MASTER PLAN, AS AMENDED, FOR THE DEVELOPMENT OF THE VILLAGES OF HOMESTEAD; ADOPTING A NEW PHASING PLAN FOR THE VILLAGES OF HOMESTEAD AND DECLARING SAID CHANGES NOT TO BE A MATERIAL OR SIGNIFICANT DEVIATION IN THE OVERALL MASTER PLAN THEREOF UNDER CHAPTER 380, FLORIDA STATUTES OR THE CODE OF LAWS OF THE CITY OF HOMESTEAD.

WHEREAS, the City of Homestead has adopted Ordinance No. 75-11-70 which constituted a development order under Chapter 380, Florida Statutes (1972) for the Villages of Homestead, a development of regional impact; and

WHEREAS, Ordinance No. 75-11-70 was amended by Ordinance No. 76-02-9 of the City of Homestead (hereinafter the "Development Order") to resolve an appeal filed by the South Florida Regional Planning Council with the Florida Land and Water Adjudicatory Commission; and

WHEREAS, the City of Homestead has permitted insubstantial changes to the Development Order pursuant to Resolution No. 75-10-32, Ordinance No. 81-07-47 and Ordinance No. 84-05-33 (collectively referred to as the Amended Development Order); and

WHEREAS, the Owners and Developers of the Villages of Homestead has petitioned the Planning and Zoning Board of the City of Homestead to amend its Master Development Plan in the following respects:

(a) To amend the Planned Unit Development Ordinance for the Villages of Homestead by adopting the revised Development Plan, prepared by Environmental Planning and Design, entitled "Villages of Homestead Master Development Plan," last revised April 22, 1985;

(b) To amend the Amended Development Order issued by the City of Homestead for the Villages of Homestead by adopting the proposed Master Development Plan and the revised Development Phasing Schedule; and

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(c) To find that the above proposed changes do not represent a substantial deviation under Section 380.06(17)(a), Florida Statutes or a significant change in the approved Master Development Plan under the Code of Laws of the City of Homestead; and

WHEREAS, the changes to the Villages of Homestead's Master Development Plan include (a) the establishment of a 186.30 acre city park site in Zone 4, Sector 15 per the request of the City; (b) the location of a 20.63 acre city park site in Zone 2, Sector 9; (c) the inclusion of certain out-parcels into the Master Development Plan for the Villages of Homestead in a manner which does not result in any increase density in the project; (d) the elimination of linear parks and certain neighborhood parks as a result of transferring park acreage to the new city park in Zone 4; (e) the relocation of a junior high school site to Sector 20 per the request of the Dade County School Board; (f) the elimination of an elementary school site in Zone 1, Sector 1, per the recommendation of the Dade County School Board; (g) the relocation of the 150 acre golf course from Zone 4, Sector 15 to Zone 3; (h) the relocation of certain road alignments; (i) the creation of traffic zones within the project with the right to shift up to 10% of the number of units within any sector in a zone over the number of units shown for that sector provided that ~~the total number of the units by type within the zone will not~~ exceed the specified number already allowed under the current Master Development Plan; (j) the adoption of a new Phasing Plan for the Villages of Homestead; and (k) the addition of certain conditions recommended by the staff of the South Florida Regional Planning Council relating to energy conservation, hazardous material/waste protection and transportation monitoring; and

WHEREAS, the above changes do not result in any increase in the number of dwelling units approved for the Villages of Homestead or any major redistribution of those dwelling units or in any reduction in the number of acres provided for open area within the Villages of Homestead Master Development Plan as originally adopted; and

WHEREAS, the Villages of Homestead has submitted into the record in support of its application a traffic report prepared by David Plummer and Associates, entitled "Villages of Homestead - Traffic Update," which determined that the roadway network as originally shown in the DRI will provide adequate levels of service through the year 2015 to accommodate the buildout schedule for the 14,465 units approved for the Villages of Homestead in that the location of 10% of the units within each of the traffic zones established on the revised Development Master Plan could be shifted within that zone without effecting the level of service estimated, and the Villages also submitted a letter from the Assistant Supervisor, Site Planning Section, Dade County Public Schools, relating to the changes recommended by her office; and

WHEREAS, the Villages of Homestead has petitioned the Planning and Zoning Board of the City of Homestead and the City Council of the City of Homestead to approve the above changes in the Master Plan, as amended, for the development of the Villages of Homestead; and

WHEREAS, the Planning and Zoning Board has recommended these changes to the City Council of the City of Homestead by virtue of approval of Public Hearing No. 85-29, with the condition that the 20.63 acre park site in Zone 2, Sector 5 be relocated so that it does not abut on any currently developed properties; and

WHEREAS, the City Council of the City of Homestead does find and determine that the proposed revisions to the Village's Phasing Schedule and Land Use Master Development Plan, as amended, do not constitute a substantial deviation to the previously approved Development of Regional Impact. In making this determination, the City Council has reviewed the proposed changes, pursuant to the criteria as set forth in Section 380.06(17), Florida Statutes, and finds that the proposed deviations do not create a reasonable likelihood of additional adverse regional impact, or in any other regional impact not previously reviewed

Findings
of FPO
Substantial
Development

by the City of Homestead or the South Florida Regional Planning Council; and

WHEREAS, the City Council of the City of Homestead does find and determine that the proposed land use revisions to the Villages of Homestead Master Development Plan, as amended, as set forth, do not constitute a significant change in the approved Master Development Plan, as amended, and as provided in Section 31A-100 of the Code of Laws of the City of Homestead.

Amended
Master
Plan.

NOW, THEREFORE, be it ordained by the City Council of the City of Homestead, Dade County, Florida:

1. That this Ordinance shall constitute an amendment to the Amended Development Order for the Development of Regional Impact known as the Villages of Homestead, the legal description of which is attached hereto as Exhibit A, and that the revisions proposed to the Phasing Schedule for the Villages of Homestead and to the Villages of Homestead Master Development Plan, as amended, are hereby approved and determined not to be a substantial deviation under Chapter 380.06(17), Florida Statutes or represent a significant change in the approved Master Development Plan, as amended, as provided in Section 31A-100 of the Code of Laws of the City of Homestead.

2. That the certain out-parcels legally described in Exhibit B hereto are incorporated as part of the Villages of Homestead Master Development Plan.

3. In lieu of providing reports regarding energy conservation, the following energy conservation measures shall be incorporated into project design and operation of residential buildings (except in platted and/or developed areas of Zone 1 in existence as of the date of this Amended Development Order:

- a. Where feasible use of natural gas for cooking, space heating, and water heating.
- b. Measures where practical that effectively yield, in the cooling mode, R-11 in walls and R-19 in ceilings.

- c. Use of flow restricting shower heads.
- d. High efficiency air conditioning systems with minimum energy efficiency ratios (EER) of 9.5.
- e. Where feasible use of solar water heaters in single-family homes and townhouses, and heat recovery water heaters (with gas backup) in low rise multi-family structures.
- f. In multi-family buildings, individual electric metering of tenants.
- g. Where feasible, minimize east-west wall area where for a majority of residential structures no more than 40 percent of total wall surface faces east and west.

Furthermore, the following energy conservation measures shall be incorporated into the project design and operations of non-residential buildings.

- a. Maximize the flexibility of air conditioning systems to cool only occupied areas (on at least a floor by floor basis).
- b. Air distribution using a variable air volume system, where practical.
- c. Air conditioning energy efficiencies (EER) of 10.0.
- d. Measures that effectively yield, in the cooling mode, R-7 in walls and R-19 in ceilings.
- e. Thermal isolation of non-critical areas such as closets and other storage areas, to reduce cooled space where feasible.
- f. For buildings over 75,000 square feet, central energy management systems that will provide start/stop optimization, time of day scheduling, electric demand limiting, night temperature set back/startup, programmed maintenance, and building lighting control.

- g. Non-electric energy sources for cooking, space heating, and water heating where practical.
- h. Where feasible individual electric metering of tenants.
- i. Minimize use of incandescent lighting with maximum use of task lighting and natural lighting where possible.
- j. Use of low water volume toilets, limited to 3.5 gallons per flush.
- k. Where feasible, minimize east-west wall areas where for a majority of buildings no more than 40 percent of total wall surface faces east and west.
- l. Use exterior shading or tinted or reflective glass to reduce the amount of direct sunlight entering air conditioned areas.
- m. Use of light colors for exterior surfaces, where practical.
- n. Landscape shading of exterior wall surfaces of low rise buildings.
- o. Bicycle support facilities, including secure bike racks or storage areas, and, if feasible, on-site bicycle paths.
- p. Landscaping where feasible to shade, on the average, fifty percent of parking space, between 10:00 AM and 5:00 PM, after eight years of growth (one tree for every six parking spaces, assuring a 15 foot canopy).
- q. An internal circulation system designed to minimize automobile/pedestrian/bicycle conflicts.

4. The Owners and Developers of the Villages of Homestead, and their successors and assigns, shall provide in the employment, commercial, hospital and office areas, by restrictive covenant and/or lease or sales agreements, as applicable, hazardous materials accident prevention, mitigation, and response

standards, to be met by the Villages of Homestead, its successors or assigns, and all tenants classified by a SIC code listed in Attachment 1 that use, handle, store, display, or generate hazardous materials (ignitable, corrosive, toxic, or reactive), including those identified in Attachment 2; provided, however, that the uses in Attachment 1 and the wastes in Attachment 2 shall be simultaneously amended upon the addition or deletion of any or all listed uses, materials, or wastes by amendment to the "County and Regional Hazardous Waste Assessment Guidelines" incorporated by reference into Rule 17-31.03(2), Florida Administrative Code. At a minimum, these standards shall:

- a. Require that areas within buildings where hazardous materials or hazardous wastes are to be used, displayed, handled, generated, or stored shall be constructed with impervious floors, without drains, to ensure containment and facilitate cleanup of any spill or leakage.
- b. Require that the loading/unloading of any hazardous material or hazardous waste shall occur in a covered loading/unloading dock with a spill containment area not connected to the project storm drainage or sanitary sewage system.
- c. Prohibit any outside storage of hazardous materials or hazardous waste.
- d. Require all hazardous waste generators to contract with a licensed public or private hazardous waste disposal service or processing facility and to provide to Dade County DERM copies of one of the following forms of documentation of proper hazardous waste management practices:
 1. A hazardous waste manifest;
 2. Shipment to a permitted hazardous waste management facility; or
 3. A confirmation of receipt of materials from a recycler or a waste exchange operation.

- e. Notify any tenant generating wastes of the penalties for improper disposal of hazardous waste pursuant to Section 403.727, Florida Statutes.
- f. Allow reasonable access to facilities for monitoring by the City, Dade County DERM, and Florida DER to assure compliance with this condition and all applicable laws and regulations.

5. The Owners and Developers of the Villages of Homestead shall provide the Council and the City with copies of the project's Homeowners Association Management and Operation Plan. This plan shall provide assurances to the Council and the City that the Association is responsible, on a continuing basis, for maintenance and upkeep of common open space, and for implementation and enforcement of the Plan and all conditions of the DRI Development Order applying to that portion of the development in which the Association has jurisdiction. Additionally, a similar plan shall be submitted by the Owners and Developers of the Villages of Homestead, or their successors and assigns, and reviewed and approved by the City and the South Florida Regional Planning Council for the industrial park prior to issuance of any Certificates of Occupancy for buildings within the industrial park boundaries.

6. For all future project landscaping, use only those plant species specified in Attachment 3 hereto.

7. The Owners and Developers of the Villages of Homestead shall prepare and submit to the City and to the South Florida Regional Planning Council a consolidated application for development approval which reflects all changes approved by the Amended Development Order and by this Development Order Ordinance within six months from the date of adoption of this Ordinance.

8. At such time that 70 to 75% of the residential units have received Certificates of Occupancy, the Owners and Developers of the Villages of Homestead, or their successors, may submit a traffic study to the City and the South Florida Regional Planning Council that will reassess the need for:

- (1) S.W. 328th Street as 6 lanes from U.S.1 to the Project.
- (2) S.W. 344th Street as 6 lanes from U.S.1 to the Project.
- (3) S.W. 157th Avenue from the Project to S.W. 312th Street.

That traffic study shall identify current and projected future levels of service at project boundaries on those roadways and document that acceptable levels of service can be maintained with S.W. 328th Street and S.W. 344th Street as a four-laned cross-sections and S.W. 157th Avenue replaced by a four-laned cross-section on S.W. 162nd Avenue.

9. The Director of Planning shall monitor compliance with all conditions of the Amended Development Order and specify monitoring procedures to insure such compliance.

10. Homestead Properties and its successors shall submit a report twelve (12) months from the date of this Amended Development Order and each twelve (12) months thereafter until Certificates of Occupancy are issued for all buildings in the project; this report shall be submitted to the Director of Planning; the State of Florida Department of Community Affairs, Division of Local Resources Management; and the South Florida Regional Planning Council. This report shall contain for the preceding twelve (12) months:

- a. A general description of construction progress in terms of construction dollars and employment compared to the schedule in the applicant's Application for Development Approval.
- b. Specific progress in response to compliance with enumerated specific conditions of this Order.
- c. A cumulative list of all permits or approvals applied for, approved or denied.
- d. A statement as to whether any approved construction changes in the ensuing twelve (12) months are expected to deviate substantially from the approvals included in this Amended Development Order.

e. Any additional responses required by rules adopted by the State of Florida Department of Community Affairs.

11. The applicant shall record a notice of adoption of the Amended Development Order with the Clerk, Dade County Circuit Court, pursuant to Section 380.06(14)(A), F.S., specifying that the Development Order runs with the land and is binding on the Applicant, its successor, and/or assigns.

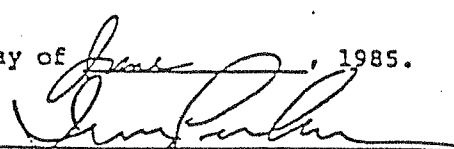
Copies of this Order are to be sent to the South Florida Regional Planning Council; the Florida Department of Community Affairs, Division of Local Resources Management and to ABIG.

The Planning Director is hereby directed to make the necessary changes and notations upon the maps and records of the City of Homestead.

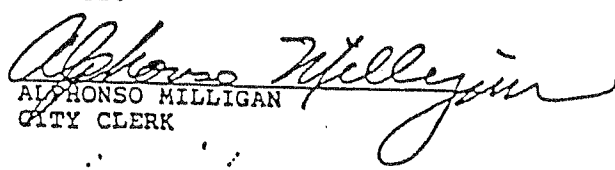
12. That the applicant is hereby instructed that all future development within the property known as the Villages of Homestead shall be compatible with existing development for purposes of interpretation under this ordinance compatible means not only in building style, architectural design and color scheme, but also in the use of said property so that there will be a gradual transition from single family to multiple family dwellings and from multiple family dwellings to business, commercial, and other higher density uses.

13. That any permissions granted in this ordinance or certain actions necessary to be done by the Villages of Homestead shall not, in any way, be construed to waive any requirements of the South Florida Building Code.

PASSED AND ADOPTED this 3rd day of June, 1985.


IRVING PESKOE
MAYOR

ATTEST:


ALPHONSO MILLIGAN
CITY CLERK

APPROVED AS TO FORM &
CORRECTNESS:


MICHAEL E. WATKINS
CITY ATTORNEY

VILLAGES OF HOMESTEAD
DEVELOPMENT PARAMETERS

SECTOR	DWELLING UNITS		PERCENT UNIT CHANGE	OFFER SPACE/ RECREATION	PRIVATE RECREATION	COMMUNITY PARK	GOLF COURSE	SCHOOL	PUBLIC SERVICE			CONVENIENCE	OFFICE	INDUSTRIAL
	TR	MF							PUBLIC SECTOR	HOSPITAL	RECREATION			
1	258	870	0	5.21 AC	0	0	0	0	0	0	0	0	0	0
2	107	311	0	19.00 AC	0	0	0	0	0	0	0	0	0	0
3	612	337	0	31.21 AC	0	0	0	36.34 AC	0	0	0	3.41 AC	0	0
TOTAL	715	635	0	31.21 AC	0	0	0	31.21 AC	0	0	0	3.41 AC	0	0
4	457	1,334	0	20.63 AC	0	0	0	0	0	0	0	0	0	0
5	992	616	0	0	0	0	0	0	0	0	0	0	0	0
6	231	1,015	0	0	0	0	0	11.00 AC	6.53 AC	0	0	0	0	0
7	1,015	912	0	0	0	0	0	0	0	0	0	0	0	0
8	146	146	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	506	1,738	0	20.63 AC	0	0	0	11.00 AC	6.53 AC	0	0	0	0	0
9	369	1,006	0	0	0	0	0	0	0	0	0	0	0	0
10	1,006	1,253	0	0	0	0	0	0	0	0	0	0	0	0
11	474	474	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1,027	1,253	0	0	0	0	0	0	0	0	0	0	0	0
12	376	376	0	0	0	0	0	0	0	0	0	0	0	0
13	376	376	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	0	376	0	0	0	0	0	0	0	0	0	0	0	0
14	308	843	0	0	0	0	0	0	0	0	0	0	0	0
15	843	921	0	0	0	0	0	0	0	0	0	0	0	0
16	921	650	0	0	0	0	0	0	0	0	0	0	0	0
17	650	347	0	0	0	0	0	0	0	0	0	0	0	0
18	347	716	0	0	0	0	0	0	0	0	0	0	0	0
19	716	516	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	1,825	70	0	3.00 AC	1.45 AC	0	0	29.00 AC	0	0	0	10.46 AC	0	0
20	3,678	6,823	0	81.66 AC	3.66 AC	186.30 AC	150 AC	98.34 AC	6.53 AC	13.00 AC	24.89 AC	13.82 AC	378.02 AC	0
TOTAL	3,678	6,823	0	81.66 AC	3.66 AC	186.30 AC	150 AC	98.34 AC	6.53 AC	13.00 AC	24.89 AC	13.82 AC	378.02 AC	0

LAND USE DATA

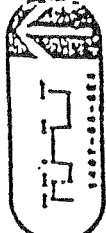
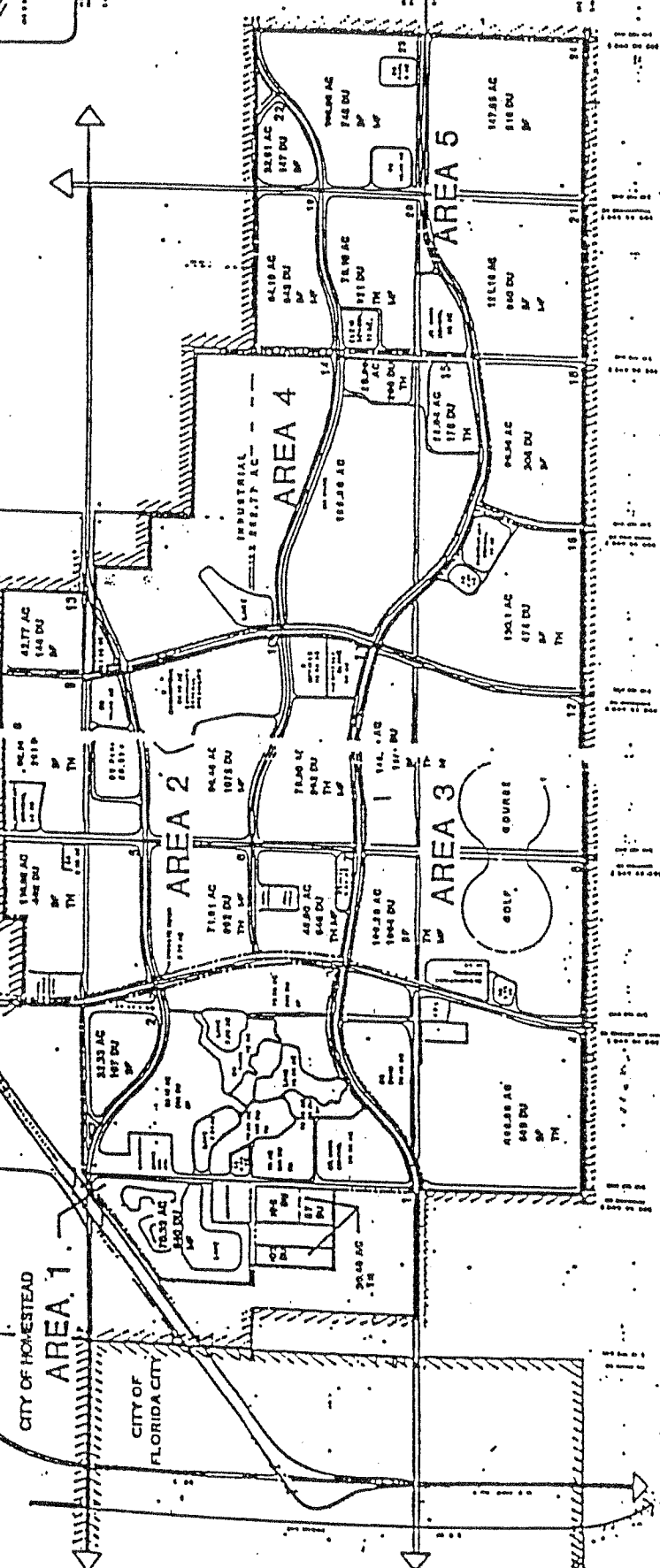
Tracts of Property	Area	Acres	Units	Notes
1	1.00	1.00	1.00	
2	1.00	1.00	1.00	
3	1.00	1.00	1.00	
4	1.00	1.00	1.00	
5	1.00	1.00	1.00	
6	1.00	1.00	1.00	
7	1.00	1.00	1.00	
8	1.00	1.00	1.00	
9	1.00	1.00	1.00	
10	1.00	1.00	1.00	
11	1.00	1.00	1.00	
12	1.00	1.00	1.00	
13	1.00	1.00	1.00	
14	1.00	1.00	1.00	
15	1.00	1.00	1.00	
16	1.00	1.00	1.00	
17	1.00	1.00	1.00	
18	1.00	1.00	1.00	
19	1.00	1.00	1.00	
20	1.00	1.00	1.00	
21	1.00	1.00	1.00	
22	1.00	1.00	1.00	
23	1.00	1.00	1.00	
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25	1.00	1.00	1.00	
26	1.00	1.00	1.00	
27	1.00	1.00	1.00	
28	1.00	1.00	1.00	
29	1.00	1.00	1.00	
30	1.00	1.00	1.00	
31	1.00	1.00	1.00	
32	1.00	1.00	1.00	
33	1.00	1.00	1.00	
34	1.00	1.00	1.00	
35	1.00	1.00	1.00	
36	1.00	1.00	1.00	
37	1.00	1.00	1.00	
38	1.00	1.00	1.00	
39	1.00	1.00	1.00	
40	1.00	1.00	1.00	
41	1.00	1.00	1.00	
42	1.00	1.00	1.00	
43	1.00	1.00	1.00	
44	1.00	1.00	1.00	
45	1.00	1.00	1.00	
46	1.00	1.00	1.00	
47	1.00	1.00	1.00	
48	1.00	1.00	1.00	
49	1.00	1.00	1.00	
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59	1.00	1.00	1.00	
60	1.00	1.00	1.00	
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67	1.00	1.00	1.00	
68	1.00	1.00	1.00	
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70	1.00	1.00	1.00	
71	1.00	1.00	1.00	
72	1.00	1.00	1.00	
73	1.00	1.00	1.00	
74	1.00	1.00	1.00	
75	1.00	1.00	1.00	
76	1.00	1.00	1.00	
77	1.00	1.00	1.00	
78	1.00	1.00	1.00	
79	1.00	1.00	1.00	
80	1.00	1.00	1.00	
81	1.00	1.00	1.00	
82	1.00	1.00	1.00	
83	1.00	1.00	1.00	
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85	1.00	1.00	1.00	
86	1.00	1.00	1.00	
87	1.00	1.00	1.00	
88	1.00	1.00	1.00	
89	1.00	1.00	1.00	
90	1.00	1.00	1.00	
91	1.00	1.00	1.00	
92	1.00	1.00	1.00	
93	1.00	1.00	1.00	
94	1.00	1.00	1.00	
95	1.00	1.00	1.00	
96	1.00	1.00	1.00	
97	1.00	1.00	1.00	
98	1.00	1.00	1.00	
99	1.00	1.00	1.00	
100	1.00	1.00	1.00	

Legend

- Industrial
- Residential
- Commercial
- Community Services
- Public Buildings
- Open Space and Recreation
- City of Homestead Boundary
- City of Florida City Boundary

Notes

1. All areas shown on this map are subject to the provisions of the Comprehensive Zoning Ordinance of the City of Homestead, Florida, as amended.
2. The boundaries of the City of Homestead and the City of Florida City are shown on this map.
3. The boundaries of the various areas shown on this map are shown on this map.
4. The boundaries of the various tracts shown on this map are shown on this map.
5. The boundaries of the various lots shown on this map are shown on this map.
6. The boundaries of the various parcels shown on this map are shown on this map.
7. The boundaries of the various blocks shown on this map are shown on this map.
8. The boundaries of the various streets shown on this map are shown on this map.
9. The boundaries of the various highways shown on this map are shown on this map.
10. The boundaries of the various parks shown on this map are shown on this map.
11. The boundaries of the various schools shown on this map are shown on this map.
12. The boundaries of the various churches shown on this map are shown on this map.
13. The boundaries of the various synagogues shown on this map are shown on this map.
14. The boundaries of the various mosques shown on this map are shown on this map.
15. The boundaries of the various temples shown on this map are shown on this map.
16. The boundaries of the various shrines shown on this map are shown on this map.
17. The boundaries of the various monasteries shown on this map are shown on this map.
18. The boundaries of the various convents shown on this map are shown on this map.
19. The boundaries of the various nunneries shown on this map are shown on this map.
20. The boundaries of the various abbeys shown on this map are shown on this map.
21. The boundaries of the various priories shown on this map are shown on this map.
22. The boundaries of the various chapters shown on this map are shown on this map.
23. The boundaries of the various chapters shown on this map are shown on this map.
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25. The boundaries of the various chapters shown on this map are shown on this map.

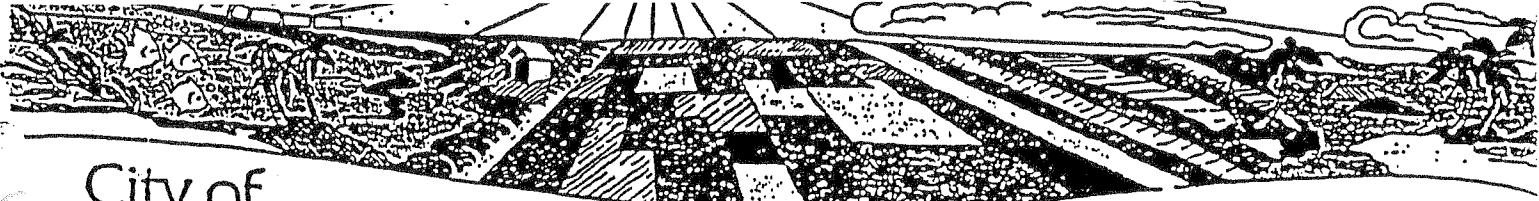


PREPARED BY
ENVIRONMENTAL PLANNING & DESIGN

**Villages of Homestead
 Master Development Plan**

**HOMESTEAD
 PROPERTIES**

REV. APRIL 20, 1988



City of
Homestead, Florida

BJOITM/Vill

790 HOMESTEAD BOULEVARD, HOMESTEAD, FLORIDA 33030-6295 (305) 247-1801

OFFICE OF CITY MANAGER

February 5, 1987

CERTIFIED MAIL

S.F.R.P.C.

FEB 19 1987

Mr. B. Jack Osterholt
Director
South Florida Regional Planning Council
3440 Hollywood Boulevard
Hollywood, Florida 33021

Mr. James P. Murley
Director
Bureau of Land and Water Management
Department of Community Affairs
2571 Executive Center Circle East
Tallahassee, Florida 32301

Re: Transmittal of City of Homestead Amended
Development Order Ordinance No. 87-01-1
concerning Application by Homestead Properties
under Section 380.06(19), Florida Statutes (1985)

Dear Messrs. Osterholt and Murley:

I am transmitting to your attention in accordance with Section 380.06(19), Florida Statutes, Amended Development Order Ordinance No. 87-01-1 of the City of Homestead.

As you will note from Attachments A and B to the Amended Development Order Ordinance, the requested changes which your agencies already have reviewed have been adopted in their entirety by the City of Homestead. In addition, the City of Homestead has added a condition to the approval which appears as Section 6 to the Amended Development Order Ordinance.

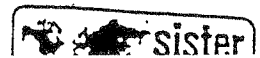
In essence, Section 6 provides for a four-lane divided arterial roadway along the existing North Canal Drive alignment instead of the realignment of North Canal Drive through the Villages of Homestead. The City Council has added this condition, at the request of numerous residents of the Villages of Homestead, as a traffic safety measure. At the same time, the Council has committed to reserve and then obtain, when necessary, the right-of-way required to four-lane North Canal Drive between the western boundary of the Villages of Homestead and Farmlife Road. The remaining right-of-way from Farmlife Road to the eastern boundary of the Villages of Homestead is already dedicated. In addition, the City of Home-



PAUL BROOKSHIRE, VICE-MAYOR
JEFF KIRK, COUNCILMAN

IRVING PESKOE, MAYOR
J. W. DeMILLY, III, COUNCILMAN
NICHOLAS B. SING...

WILLIAM F. DICKINSON, COUNCILMAN



Mr. B. Jack Osterholt
Mr. James P. Murley
February 5, 1987
Page Two

stead has committed to the construction of an additional two lanes within the N. Canal Drive right-of-way (for a total of four lanes) when such construction is necessary to accomodate project and area traffic. As you will note from the letter of David S. Plummer, the applicants traffic consultant, dated February 3, 1987 (copy attached), the traffic conclusions in the amended ADA are valid for either alignment.

Please phone this office if you desire further clarifications of the City's actions.

Sincerely,



Alex Muxo, Jr., City Manager

cc: Ami Tanel
Alan S. Gold

AMENDED
DEVELOPMENT ORDER ORDINANCE NO. 87-01-1 R

AN ORDINANCE OF THE CITY OF HOMESTEAD, FLORIDA, AMENDING DEVELOPMENT ORDER ORDINANCE NO. 76-02-9 (AS PREVIOUSLY AMENDED BY DEVELOPMENT ORDINANCE NO. 84-05-33, AND DEVELOPMENT ORDER ORDINANCE NO. 85-05-34), THE LAST BEING THE LAST REVISED DEVELOPMENT ORDER FOR THE VILLAGES OF HOMESTEAD, A DEVELOPMENT OF REGIONAL IMPACT; APPROVING CERTAIN CHANGES IN THE MASTER PLAN, AS AMENDED, FOR THE DEVELOPMENT OF THE VILLAGES OF HOMESTEAD; AND DECLARING SAID CHANGES NOT TO BE A MATERIAL OR SIGNIFICANT DEVIATION IN THE OVERALL MASTER PLAN THEREOF UNDER CHAPTER 380, FLORIDA STATUTES, OR THE CODE OF LAWS OF THE CITY OF HOMESTEAD.

WHEREAS, the City of Homestead has adopted Ordinance No. 75-11-70 which constituted a development order under Chapter 380 of the Florida Statutes (1972) for the Villages of Homestead, a development of regional impact; and

WHEREAS, the City of Homestead has adopted Ordinance No. 75-11-69 which rezoned the Villages of Homestead to Planned Unit Development; and

WHEREAS, Ordinance No. 75-11-70 was amended by Ordinance No. 76-02-9 of the City of Homestead (hereinafter the "Development Order") to resolve an appeal filed by the South Florida Regional Planning Council with the Florida Land and Water Adjudicatory Commission; and

WHEREAS, the City of Homestead has permitted insubstantial changes to the Development Order pursuant to Resolution No. 75-10-32, Ordinance No. 81-07-47, Ordinance No. 84-05-33, and Ordinance No. 85-05-34 (collectively referred to as the Amended Development Order); and

WHEREAS, the Owners and Developers of the Villages of Homestead has petitioned the Planning & Zoning Board and the City Council of the City of Homestead to amend its Master Development Plan as to the following aspects:

(a) amendment of Section E, entitled "Transportation", as set forth in Development Order Ordinance No. 76-02-9 as amended.

(b) energy conservation as set forth under Development Order Ordinance No. 85-05-34.

(c) relocation of certain units not increasing the overall density of the project.

(d) to find that the above proposed changes do not represent a substantial deviation under Section 380.06(19), Florida Statutes, or a significant change in the approved Master Development Plan under Section 31A-100 of the Code of Laws of the City of Homestead.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF HOMESTEAD, DADE COUNTY, FLORIDA:

Section 1. That this Ordinance shall constitute an amendment to the Amended Development Order and the Planned Unit Ordinance #75-11-69 for the development of regional impact known as the Villages of Homestead, the legal description of which is attached hereto as combined Exhibits A and B, and that the revisions proposed are hereby approved and determined not to be a substantial deviation under Chapter 380.06(19), Florida Statutes or represent a significant change in the approved Master Development Plan, as amended, as provided in Section 31A-100 of the Code of Laws of the City of Homestead.

Section 2. That the Development Order Ordinance #76-02-9, as previously amended, and the PUD Ordinance #75-11-69, as previously amended, are hereby further amended by substituting a revised "Villages of Homestead Master Development Plan", prepared by Environmental Planning and Design, last revised January 26, 1987, copy of which is attached as Exhibit "C" hereto. It is found and determined that the revisions to the Villages of Homestead Master Development Plan do not constitute a substantial deviation under Chapter 380.06(19), Florida Statutes or represent a significant change in the approved Master Development Plan, as amended, as provided in Section 31A-100 of the Code of Laws of the City of Homestead.

Section 3. That Development Order Ordinance No. 76-02-9, as previously amended, is amended as follows:

E. Transportation.

2. After review, should the impact of the proposed future phased construction of dwelling units be shown to deteriorate transportation service below level of service "C" on the regional and other principal roads within five (5) miles of the project -- including the Homestead Extension of Florida's Turnpike, U.S. 1, Krome Avenue, North Canal Drive, Palm Avenue, Kingman Road and Tallahassee Road -- the City of Homestead shall not issue building permits for dwelling units until roadway improvements, which would ameliorate deficiencies, have been committed. For purposes of this section, any voluntary reduction or limitation on building permits for dwelling units imposed by the applicant shall be taken into account in determining the impact of "proposed future phased construction of dwelling units".

4. The applicant shall design and construct Kingman Road to four lane divided from the north boundary of the development to Campbell Drive, in accordance with uniform and current Dade County specifications and standards; said abovescribed portion of Kingman Road to be constructed prior to the issuance of Certificate of Occupancy for 2,500 dwelling units.

5. The applicant shall design and widen Farm Life Road from two lanes to four lane divided, from the north boundary of the development to Campbell Drive, in accordance with uniform and current standards and specifications; said abovescribed portion of Farm Life Road to be constructed prior to the issuance of Certificates of Occupancy for 11,500 dwelling units. The actual uses for and timing of that improvement would be determined from an annual traffic monitoring program. The program would begin after 9,000 units have received a certificate of occupancy and would trigger the construction of this improvement when the maximum allowable level of service of the two lane roadway is reached.

Section 4. That Development Order Ordinance 85-05-34 is amended as follows:

3. In lieu of providing reports regarding energy conservation, the following energy conservation measures shall be incorporated into project design and operation of residential buildings (except in platted and/or developed areas of Zone 1 in existence as of the date of this Amended Development Order:

- a. All residential structures will be designed and constructed to meet the standards and criteria set forth in the "Energy Efficiency Code for Building Construction Sections 9 and 10, South Florida Edition, Residential Instruction Manual, 1986" prepared by the State of Florida, Department of Community Affairs, Energy Code Program (hereinafter "Energy Code"). In the event the Energy Code is amended to require higher levels of energy conservation than provided in the 1986 code, project construction will comply with the Energy Code as amended. However, in the event the Energy Code is amended to impose lower standards of energy conservation, project construction will continue to comply with the standards and criteria contained in the 1986 Energy Code.

- b. Where feasible-use of natural gas for cooking, space heating, and water heating.
- c. In multi-family buildings, individual electric metering of tenants.

Furthermore, the following energy conservation measures shall be incorporated into the project design and operations of non-residential buildings:

- a. All non-residential structures will be designed and constructed to meet the standards and criteria set forth in the "Energy Efficiency Code for Building Construction - Section 8 Non-residential Instruction Manual April 1984", prepared by the State of Florida, Department of Community Affairs, Energy Code Program (hereinafter the "Non-residential Energy Code"). In the event the Non-residential Energy Code is amended to require higher levels of energy conservation than provided in the 1984 code, project construction will comply with the Non-residential Energy Code as amended. However, in the event the Non-residential Energy Code is amended to impose lower standards of energy conservation, project construction will continue to comply with the standards and criteria in the 1984 Non-residential Energy Code.
- b. Maximize the flexibility of air conditioning systems to cool only occupied areas (on at least a floor by floor basis).
- c. For buildings over 75,000 square feet, central energy management systems that will provide start/stop optimization, time of day scheduling, electric demand limiting, night temperature set back/startup, programmed maintenance, and building lighting control.
- d. Non-electric energy sources for cooking, space heating, and water heating where practical.
- e. Where feasible individual electric metering of tenants.
- f. Minimize use of incandescent lighting with maximum use of task lighting and natural lighting where possible.

- d. Bicycle support facilities, including secure bike racks or storage areas, and, if feasible, on-site bicycle paths.
- h. Landscaping where feasible to shade, on the average, fifty percent of parking space, between 10:00 A.M. and 5:00 P.M., after eight years of growth (one tree for every six parking spaces, assuring a 15 foot canopy).
- i. An internal circulation system designed to minimize automobile/pedestrian/bicycle conflicts.

Section 5. That the language as proposed for change, as opposed to the language which was a previous portion of the development orders are attached hereto as Attachments A and B and are hereby approved as amendments to the Amended Development Order.

Section 6. The Development Order Ordinance #85-05-34, as amended and the PUD Ordinance #75-11-69, as amended, are further amended as follows:


"The Development Order Ordinance No. 85-05-34, as amended, and the PUD Ordinance No. 75-11-69, as amended, is further amended to read as follows:

"The Villages of Homestead Master Development Plan is hereby amended to provide for a four lane divided arterial roadway along the existing North Canal Drive alignment. The existing two lanes of North Canal Drive shall remain and an additional two lanes shall be constructed within the existing 100 foot right-of-way by the City of Homestead, or other appropriate governmental agency, when necessary to accommodate project and area traffic. Such construction shall be in accordance with applicable design standards of the Dade County Public Works Department and/or other applicable public agencies. As part of the alignment adjustment, the following criteria are applicable:

- (a) The City of Homestead shall reserve and then obtain, when necessary, from the owners north of North Canal Drive, by dedication or condemnation, the right-of-way required to four lane the facility between the western boundary of the Villages of Homestead and Farmlife Road. This would include, if required, the relocation and/or adjustments of the drainage canal.
- (b) At such time as the two additional lanes are added to North Canal Drive as stated above, the following conditions also shall apply:
 - (1) The new alignment for North Canal Drive at Farmlife Road will improve the existing angle of that intersection. All alignment transitions will occur east of Farmlife Road.
 - (2) An east-bound left turn lane will be added at the intersection of existing North Canal Drive and Farmlife Road."

Section 7. That this ordinance shall take effect immediately upon its adoption by the City Council of the City of Homestead.

PASSED AND ADOPTED this 2nd day of February, 1987.


Irving Peskoe
Mayor

ATTEST:


Evelyn Pruitt
City Clerk

APPROVED AS TO FORM & CORRECTNESS:



Michael E. Watkins
City Attorney

EXHIBIT "A"

A TRACT OF LAND DESCRIBED AS PORTIONS OF SECTIONS 16, 17, 19, 20, 21, 22, 23, 26, 27, 28, AND 29, IN TOWNSHIP 57 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHWEST CORNER OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 20; THENCE N88°26'49"E ALONG THE NORTH LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 20 FOR 2720.41 FEET TO THE NORTHEAST CORNER OF SAID N.W. $\frac{1}{4}$, THE SAME BEING THE SOUTHWEST CORNER OF THE S.E. $\frac{1}{4}$ OF SAID SECTION 17; THENCE N88°26'49"E ALONG THE SOUTH LINE OF THE S.E. $\frac{1}{4}$ FOR 525 FEET; THENCE NO° 22'40"W ALONG THE WEST LINE OF SAID 525 FEET FOR 998.09 FEET; THENCE N89°41'28"E ALONG THE NORTH LINES OF LOTS 17 THROUGH 20 INCLUSIVE, OF BLOCK 4, OF SAID SECTION 17 OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY SUBDIVISION, AS RECORDED IN PLAT BOOK 5 AT PAGE 10 OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA AND THE WESTERLY EXTENSION OF SAID LINES, FOR 835 FEET TO THE NORTHEAST CORNER OF SAID LOT 20, THE SAME BEING THE SOUTHWEST CORNER OF LOT 27 OF SAID BLOCK 4; THENCE NO°27'49"W ALONG THE WEST LINE OF SAID LOT 27 FOR 333.10 FEET TO THE NORTHWEST CORNER OF SAID LOT 27; THENCE N89°40'28"E ALONG THE NORTH LINE OF SAID LOT 27 AND ITS EASTERLY EXTENSION FOR 1356.89 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 16; THENCE N89°37'26"E ALONG THE NORTH LINES OF LOTS 14 AND 27 OF BLOCK 3, SECTION 16, OF SAID PLAT OF MIAMI LAND AND DEVELOPMENT COMPANY AND THE EAST AND WEST EXTENSION OF SAID LINES FOR 2667.41 FEET TO A POINT ON THE EAST LINE OF THE SW $\frac{1}{4}$ OF SAID SECTION 16; THENCE N89°34'06"E ALONG THE NORTH LINE OF LOT 14 OF BLOCK 4 OF SAID SECTION 16, OF THE SAID PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND ITS WESTERLY EXTENSION FOR 1334.34 FEET TO THE NORTHEAST CORNER OF SAID LOT 14; THENCE SO° 22'18"E ALONG THE EAST LINES OF LOTS 14 AND 20 OF SAID BLOCK 4 OF SECTION 16, AND THEIR SOUTHERLY EXTENSION FOR 1332.79 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 16; THENCE N89°31'49"E ALONG THE SAID SOUTH LINE OF SECTION 16 FOR 444.42 FEET; THENCE SO°28'57"E ALONG THE EAST LINE OF LOT 5 OF BLOCK 1 OF SAID SECTION 21 OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND ITS NORTHERLY EXTENSION FOR 1002.15 FEET TO THE SOUTHEAST CORNER OF SAID LOT 5; THENCE N89°31'58"E ALONG THE NORTH LINE OF LOT 28 OF BLOCK 1 OF SAID SECTION 21, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND ITS EASTERLY EXTENSION FOR 889.02 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 21; THENCE SO°29'34"E ALONG SAID EAST LINE OF SECTION 21 FOR 668.13 FEET; THENCE N89°34'52"E ALONG THE NORTH LINES OF LOTS 15 THROUGH 26 INCLUSIVE OF BLOCK 2 OF SAID SECTION 22, OF THE PLAT, MIAMI LAND AND DEVELOPMENT COMPANY AND THE EAST AND WEST EXTENSION OF SAID LINES FOR 2677.70 FEET TO A POINT ON THE EAST LINE OF THE N.W. $\frac{1}{4}$ OF SAID SECTION 22; THENCE SO°26'43"E ALONG THE SAID

EAST LINE OF THE N.W.¼ FOR 1002.52 FEET TO THE
 SOUTHEAST CORNER OF SAID N.W.¼; THENCE N89°
 35'06"E ALONG THE NORTH LINE OF THE S.E.¼ OF
 SAID SECTION 22 FOR 2671.97 FEET TO THE NORTH-
 EAST CORNER OF THE SAID S.E.¼ OF SECTION 22;
 THENCE N89°31'07"E ALONG THE NORTH LINE OF THE
 S.W.¼ OF SAID SECTION 23 FOR 2680.97 FEET TO THE
 NORTHEAST CORNER OF SAID S.W.¼; THENCE SO°19'11"
 E ALONG THE EAST LINE OF SAID S.W.¼ OF SECTION
 23 FOR 2708.00 FEET TO THE SOUTHEAST CORNER OF
 SAID S.W.¼; THENCE SO°02'12"W ALONG THE EAST
 LINE OF THE N.W.¼ OF SAID SECTION 26 FOR 2668.75
 FEET TO THE SOUTHEAST CORNER OF THE SAID N.W.¼;
 THENCE S89°23'23"W ALONG THE SOUTH LINE OF THE
 SAID N.W.¼ FOR 2678.34 FEET TO THE SOUTHWEST
 CORNER OF SAID N.W.¼; THENCE S89°39'32"W ALONG
 THE SOUTH LINE OF THE N.E.¼ OF SAID SECTION 27,
 FOR 2657.97 FEET TO THE SOUTHWEST CORNER OF THE
 SAID N.E.¼; THENCE S89°39'37"W ALONG THE SOUTH
 LINE OF THE N.W.¼ OF SAID SECTION 27 FOR 2657.98
 FEET TO THE SOUTHWEST CORNER OF SAID N.W.¼;
 THENCE S89°34'33"W ALONG THE SOUTH LINE OF THE
 N.E.¼ OF SAID SECTION 28, FOR 2668.66 FEET TO
 THE SOUTHWEST CORNER OF SAID N.E.¼; THENCE
 S89°34'41"W ALONG THE SOUTH LINE OF THE N.W.¼
 OF SAID SECTION 28, FOR 2668.57 FEET TO THE
 SOUTHWEST CORNER OF SAID N.W.¼; THENCE S89°
 26'43"W ALONG THE SOUTH LINE OF THE N.E.¼ OF
 SAID SECTION 29, FOR 2709.24 FEET TO THE SOUTH-
 WEST CORNER OF SAID N.E.¼; THENCE S89°26'35"W
 A LONG THE SOUTH LINE OF THE N.W.¼ OF SAID
 SECTION 29, FOR 2712.39 FEET TO THE SOUTHWEST
 CORNER OF SAID N.W.¼; THENCE NO°28'47"W ALONG
 THE WEST LINE OF THE SAID N.W.¼ OF SECTION 29,
 FOR 2673.04 FEET TO THE NORTHWEST CORNER OF SAID
 SECTION 29; THENCE NO°28'47"W ALONG THE EAST
 LINE OF SAID S.E.¼ OF SECTION 19. FOR 1335 FEET
 TO THE SOUTHEAST CORNER OF LOT 16, BLOCK 4,
 MIAMI LAND AND DEVELOPMENT COMPANY SUB (5-10);
 THENCE S89°12'01"W ALONG SAID SOUTH LINE OF LOT
 16 TO THE SOUTHWEST CORNER; THENCE NO°36'48"W
 ALONG THE WEST LINE OF SAID LOT 16 TO THE NORTH-
 WEST CORNER; THENCE CONTINUE NO°36'48"W ALONG
 SAID LOT 1 OF BLOCK 4, MIAMI LAND AND DEVELOP-
 MENT COMPANY SUB 660 TO A POINT ON THE SOUTH
 LINE OF THE N.E.¼ OF SECTION 19; THENCE S89°
 12'01"W ALONG THE SAID SOUTH LINE OF THE N.E.¼
 OF SECTION 19 FOR 340' TO THE NORTHEAST CORNER
 OF LOT 3, BLOCK 4, MIAMI LAND AND DEVELOPMENT
 COMPANY SUB (5-10); THENCE SO°28'47"W ALONG THE
 EAST LINE OF SAID LOT 3 FOR 1350' TO THE SOUTH
 LINE OF LOT 3; THENCE S89°30'40"W FOR A
 DISTANCE OF 330' TO THE SOUTHWEST CORNER OF LOT
 3; THENCE NO°28'47"W ALONG THE WEST LINE OF LOT
 3 FOR 1350' TO A POINT OF INTERSECTION WITH THE
 N.E.¼ OF SECTION 19; THENCE CONTINUE S89°12'01"
 W FOR A DISTANCE OF 350' TO THE WEST LINE OF
 LOT 11, BLOCK 1, MIAMI LAND AND DEVELOPMENT
 COMPANY SUB (5-10) IN THE N.E.¼ OF SECTION 19;
 THENCE CONTINUE NO°28'47"W FOR 1500' TO A POINT
 ON THE SOUTH RIGHT OF WAY LINE OF THE FLORIDA
 TURNPIKE STATE ROAD #821; THENCE NORTHEASTERLY
 ALONG THE SOUTHEASTERLY RIGHT OF WAY LINE OF
 STATE ROAD #821 FOR 1800' TO THE SOUTH RIGHT OF
 WAY LINE OF S.E. 8 STREET, ALSO KNOWN AS THE
 NORTH LINE OF LOT 1, BLOCK 1, MIAMI LAND AND
 DEVELOPMENT COMPANY SUB (5-10), SECTION 19;
 THENCE N89°31'07"E FOR 220' TO THE POINT OF
 BEGINNING.

ATTACHMENT AProposed Development Order Revisions*

1. Development Order Ordinance No. 76-02-9 is proposed for amendment as follows:

E. Transportation.

2. After review, should the impact of the proposed future phased construction of dwelling units be shown to deteriorate transportation service below level of service "C" on the regional and other principal roads within five (5) miles of the project -- including the Homestead Extension of Florida's Turnpike, U.S. 1, Krome Avenue, North Canal Drive, Palm Avenue, Kingman Road and Newton Road ~~(when built)~~, and Tallahassee Road -- the City of Homestead shall not issue building permits for dwelling units until roadway improvements, which would ameliorate deficiencies, have been committed. For purposes of this section, any voluntary reduction or limitation on building permits for dwelling units imposed by the applicant shall be taken into account in determining the impact of "proposed future phased construction of dwelling units".

4. The applicant shall design and construct Kingman Road to ~~two lanes~~ four lane divided from the north boundary of the development to Campbell Drive, in accordance with uniform and current Dade County specifications and standards; said above described portion of Kingman Road to be constructed prior to the issuance of Certificate of Occupancy in Phase II of the development for 2,500 dwelling units.

5. The applicant shall design and widen Farm Life Road from two lanes to four lane divided, from the north boundary of the development to Campbell Drive, in accordance with uniform and current standards and specifications; said above described

* Words and Figures underlined are new language and constitute the amendment. Words and Figures stricken through are deleted.

EXHIBIT "B"PARCEL 1

A parcel of land being Lot 16, less the North 200 feet of the East one-half and the West one-half of Lot 1, Block 2, "Miami Land and Development Company", according to the plat thereof as recorded in Plat Book 5, Page 10, of the Public Records of Dade County, Florida, less therefrom the dedicated road rights-of-way on the Northerly and Easterly side thereto, said parcel being more particularly described by "metes and bounds" as follows:

COMMENCE at the Northwest corner of Section 29, Township 57 South, Range 39 East; thence N 89°30'31" E along the North line of said Section 29 for 2033.76 feet to an intersection with the Northerly prolongation of the Westerly line of said Lot 1; thence South 0°29'28" East along said Northerly prolongation of the West line of said Lot 1 for 50.00 feet to an intersection with the Southerly right-of-way line of Palm Drive; said intersection being also the Point of Beginning of the hereinafter described parcel of land; thence N 89°30'31" East along said Southerly right-of-way line of Palm Drive for 323.96 feet; thence S 0°29'35" E for 855.08 feet; thence N 89°29'32" E for 323.98 feet to an intersection with the Westerly right-of-way line of Farm Life School Road; thence S 0°29'41" E along said Westerly right-of-way line for 414.99 feet to an intersection with the Southerly line of said lot 16; thence S 89°28'33"W along said Southerly line for 648.01 feet to an intersection with the West line of said Lot 16; thence N 0°29'28" W along the West line of said Lot 16 and Lot 1 for 1270.35 feet to the Point of Beginning. Said parcel contains 12.54 acres more or less.

PARCEL 2

Lot 4 in Block 1, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION in Section 19, Township 57 South, Range 39 East, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida.

PARCEL 3

Lot 14, Block 3, of MIAMI LAND AND DEVELOPMENT COMPANY'S SUBDIVISION in Section 21, Township 57 South, Range 39 East, according to the Plat thereof, recorded in Plat Book 5, at Page 10, of the Public Records of Dade County, Florida.

portion of Farm Life Road to be constructed prior to the issuance of Certificates of Occupancy for 11,500 dwelling units. The actual uses for and timing of that improvement would be determined from an annual traffic monitoring program. The program would begin after 9,000 units have received a certificate of occupancy and would trigger the construction of this improvement when the maximum allowable level of service of the two lane roadway is reached.

2. Development Order Ordinance No. 85-05-34 is proposed for amendment as follows (see justification attached):

3. In lieu of providing reports regarding energy conservation, the following energy conservation measures shall be incorporated into project design and operation of residential buildings (except in platted and/or developed areas of Zone 1 in existence as of the date of this Amended Development Order:

a. All residential structures will be designed and constructed to meet the standards and criteria set forth in the "Energy Efficiency Code for Building Construction Sections 9 and 10, South Florida Edition, Residential Instruction Manual, 1986" prepared by the State of Florida, Department of Community Affairs, Energy Code Program (hereinafter "Energy Code"). In the event the Energy Code is amended to require higher levels of energy conservation than provided in the 1986 code, project construction will comply with the Energy Code as amended. However, in the event the Energy Code is amended to impose lower standards of energy conservation, project construction will continue to comply with the standards and criteria contained in the 1986 Energy Code.

b. Where feasible use of natural gas for cooking, space heating, and water heating.

br. Measures where practical that effectively yield, in the cooling mode, R-11 in walls and R-19 in ceilings.

- c- Use of flow restricting shower heads
- d- High efficiency air conditioning systems with minimum energy efficiency ratios (EER) of 9-5
- e- Where feasible use of solar water heaters in single-family homes and townhouses, and heat recovery water heaters (with gas backup) in low rise multi-family structures
- c. f- In multi-family buildings, individual electric metering of tenants.
- g- Where feasible, minimize east-west wall area where for a majority of residential structures no more than 40 percent of total wall surface faces east and west.

Furthermore, the following energy conservation measures shall be incorporated into the project design and operations of non-residential buildings:

- a. All non-residential structures will be designed and constructed to meet the standards and criteria set forth in the "Energy Efficiency Code for Building Construction - Section 8 Non-residential Instruction Manual April 1984", prepared by the State of Florida, Department of Community Affairs, Energy Code Program (hereinafter the "Non-residential Energy Code"). In the event the Non-residential Energy Code is amended to require higher levels of energy conservation than provided in the 1984 code, project construction will comply with the Non-residential Energy Code as amended. However, in the event the Non-residential Energy Code is amended to impose lower standards of energy conservation, project construction will continue to comply with the standards and criteria in the 1984 Non-residential Energy Code.
- b. a- Maximize the flexibility of air conditioning systems to cool only occupied areas (on at least a floor by floor basis).

- b. Air distribution using a variable air volume system, where practical.
- c. Air conditioning energy efficiencies (EER) of 10-10.
- d. Measures that effectively yield in the cooling mode: R-7 in walls and R-19 in ceilings.
- e. Thermal isolation on non-critical areas such as closets and other storage areas, to reduce cooled space where feasible.
- c. f. For buildings over 75,000 square feet, central energy management systems that will provide start/stop optimization, time of day scheduling, electric demand limiting, night temperature set back/startup, programmed maintenance, and building lighting control.
- d.g. Non-electric energy sources for cooking, space heating, and water heating where practical.
- e.h. Where feasible individual electric metering of tenants.
- f. i. Minimize use of incandescent lighting with maximum use of task lighting and natural lighting where possible.
- j. Use of low water volume toilets, limited to 3-5 gallons per flush.
- k. Where feasible minimize east-west wall areas where for a majority of buildings no more than 10 percent of total wall surface faces east and west.
- l. Use exterior shading or tinted or reflective glass to reduce the amount of direct sunlight entering air conditioned areas.
- m. Use of light colors for exterior surfaces, where practical.
- n. Landscape shading of exterior wall surfaces of low rise buildings.
- g. Bicycle support facilities, including secure bike racks or storage areas, and, if feasible, on-site bicycle paths.

h. p= Landscaping where feasible to shade, on the average, fifty percent of parking space, between 10:00 A.M. and 5:00 P.M., after eight years of growth (one tree for every six parking spaces, assuring a 15 foot canopy.

i. q= An internal circulation system designed to minimize automobile/pedestrian/bicycle conflicts.

ATTACHMENT B

1. A proposed amended development order deadline for commencing physical development of the proposed changes is June, 1987.

2. A proposed amended development order termination date that reasonably reflects the time required to complete the development is the year 2015.

CERTIFICATE OF CLERK

I HEREBY CERTIFY that a motion was made by Mr. Kirk
seconded by Mr. Brookshire, for the adoption of the foregoing
Ordinance No. '87-01-01, and upon being put to a vote, the
vote was as follows:

Roscoe Warren	yes
Nicholas Sincore	yes
J. W. DeMilly, III	yes
W. F. Dickinson	yes
Jeff Kirk	yes
Paul Brookshire	yes
Irving Paskoe	yes

The Mayor thereupon declared the Ordinance duly passed and
adopted by the City Council of the City of Homestead, Dade County,
Florida this 2nd day of February, 19 87.

Lorelyn Pruett
City Clerk