



Office of the Town Manager

Rafael G. Casals
Town Manager

MEMORANDUM

To: Honorable Mayor and Town Council

From: Rafael G. Casals, Town Manager

Date: August 19, 2015
[Deferred Per Applicant from June 17, 2015 and July 15, 2015 Town Council Meetings](#)

Re: Conditional Use Permit – Pinnacle Investment Properties Inc.
(Application No.: CUSE-2015-002)

Note: Additions shown by [underlined](#) and deletions shown by ~~strikethrough~~.

REQUEST:

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A CONDITIONAL USE APPLICATION TO PERMIT THE CONVERSION OF 58,428 SQUARE FEET OF OFFICE SPACE IN AN EXISTING 4 STORY BUILDING LOCATED AT 10750 CARIBBEAN BOULEVARD FROM BUSINESS USE TO A CHARTER SCHOOL, AS LEGALLY DESCRIBED IN EXHIBIT “A”, CONSISTING OF APPROXIMATELY 2.16 NET ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

BACKGROUND AND ANALYSIS:

The intent of this request is to seek approval of a conditional use application by Pinnacle Investment Properties to convert an existing office building at 10750 Caribbean Boulevard in the Town Center District to a charter school. The property consists of 58,428 total square feet of office space in a four story building on a 2.16 acre site. Alliance Development has entered into a contract with Pinnacle Investment Properties to buy and renovate the property and operate it as Virtus Academy 6-12 Public Charter School. A copy of the Conditional Use Application is provided in Attachment “A” and the aerial photograph in Attachment “B” shows the property location.

If this conditional use application is approved by the Council, the applicant will also be required to obtain administrative site plan approval in order to implement the proposal. The Application for Conditional Use was reviewed under the requirements of Sections 3-39(B), 211 and 212(F).

Property Background and Description. The 4 story office building at 10750 Caribbean Boulevard (Folio 36-6007-024-0010) currently named South Dade 1 was built in 1960 as part of the Cutler Ridge Office Park. The South Dade 2 building currently houses Cutler Bay Town Hall and other office uses.



The subject building includes four floors of 14,607 square feet each for a total of 58,428 square feet. After its construction in 1960, the building was operated as office space and underwent various upgrades over the years.

After acquiring the property from Pinnacle Investment Properties, Alliance Development plans a complete renovation of the entire building to upgrade all fire protection, life safety, mechanical, electrical, and plumbing systems so that the building complies with the Florida Building Code for Educational Facilities. Other planned improvements include roof replacement, elevator modernization, reconfiguration of the southern parking area, and replacement of the northern parking area with recreational facilities. The building will include 33 classrooms, a music lab, a computer lab, an art lab, and a cafeteria. The existing parking area on the north side of the building will be converted into recreational space including a ~~basketball/volleyball court~~, [volleyball court](#), [a mini soccer field](#), ~~a walking track~~, ~~and a pre-K to 2 play area~~, [and a vita course with exercise equipment](#). Upon completion, the school will total ~~902~~ [888](#) students and ~~55~~ [46](#) staff members.

CONDITIONAL USE EVALUATION CRITERIA:

In evaluating an approval of a conditional use application under the Town’s Land Development Regulations, the following evaluation criteria apply.

1. Compliance with the Town’s Growth Management Plan.

Yes with conditions. The Town’s 2020 Future Land Use Map (see Attachment “C”) shows the subject parcel designated in the “Town Center” land use category. This category allows a mix of retail, services, hotels, entertainment, residential, **institutional** and offices. A school is typically considered an Institutional Use. There are a number of Growth Management Plan objectives and policies that support development and redevelopment within the Town Center area including the proposed redevelopment of an aging office building as an active school. However, there are a number of policies, listed below, in the Growth Management Plan which this application needs to address.

Policy FLU-2A: Development and redevelopment in Town Center shall provide for a well-designed and compatible area that provides attractive places to live, work and shop and is accessible via the full range of transportation options, including transit, automobiles, bicycles and pedestrians.

[The addition of the Charter School will provide an educational option for residents of the Town and attract people to the Town and Town Center specifically. The redevelopment of a blighted office building in the Town Center will allow for a more attractive environment.](#)

Policy FLU-7C: The Town, through its Land Development Regulations, shall require developers to provide necessary on-site infrastructure including parking; safe and convenient traffic circulation; sidewalks and multi-modal transportation facilities, as appropriate; open space; water and wastewater connections of facilities, and drainage and stormwater management.



The applicant will be completely remodeling the building's interior and exterior as well as providing storm water, open space, parking and circulation improvements.

Policy FLU-2E: The Town shall implement unified high quality urban design in the Town Center in accordance with the adopted regulating plan for the area, as it is periodically amended.

The applicant will be implementing high quality design through façade improvements to the existing structure.

Policy FLU-5F: The Town shall require aesthetically pleasing and environmentally sensitive landscaping as an important component of development and redevelopment proposals.

The applicant will be updating landscaping to meet the Town's Land Development Regulations and Florida Friendly Landscaping Principles.

Policy T1-3J: The Town shall coordinate with Miami-Dade County Schools, and the Metropolitan Planning Organization to develop safe routes to and from schools.

Through coordination with Public Works, FDOT is currently undertaking sidewalk improvements on Caribbean from Southland Mall to the Turnpike. Improvements are scheduled to begin on Caribbean boulevard from Coral Sea road to the C100 Bridge on August 10, 2015, and improvements to Caribbean from the C100 Bridge to the Turnpike are estimated to begin in May of 2016.

Policy C-2N: The Town will encourage the use of Florida Friendly Landscapes guidelines and principles; gutter downspouts, roof runoff, and rain harvesting through the use of rain barrels and directing runoff to landscaped areas; drip irrigation or micro-sprinklers; and the use of porous surface materials (bricks, gravel, turf block, mulch, pervious concrete, etc.) on walkways, driveways and patios.

The Town is requiring these improvements.

Policy C-12I: The Land Development Regulations will include site plan review standards that all stormwater collected on rooftops will be directed to drain into landscape planter beds or otherwise be utilized on-site before running into a storm drain catch-basin.

The Town is requiring these improvements.

Policy I5-2A: The Town will continue to enforce the on-site water retention standards for new development and redevelopment projects.

The Town is requiring these improvements.

Policy C-12H: The Land Development Regulations will include site plan review criteria that will require the developer to submit statements and all necessary information to describe the green developments standards they are utilizing within their developments.

The Town is requiring these improvements.



Policy EDU-3F: When considering a site for possible use as an educational facility Miami Dade County Public Schools should consider whether the present and projected surrounding land uses are compatible with the operation of an educational facility.

The Town finds the Institutional use of a Charter School to be compatible with the surrounding land uses. This use benefits existing property values and community goals. The proposed school will provide a functional amenity for the area and fulfills Comprehensive Plan and Zoning Code parameters.

Staff recommends these issues be addressed as part of this approval in order to ensure full compliance with the Growth Management Plan.

Staff finds that a Charter School use located within the Town Center would be **consistent** with the Goals, Objectives and Policies with the Town’s Growth Management Plan.

2. Consistent with the “character and purpose” of the zoning district.

Yes with conditions. The subject property is zoned ‘Town Center District’ on the official Zoning Map (see Attachment D) and the district allows a wide mix of uses including educational. The District “is provided to encourage the expansion and redevelopment of Southland Mall and adjoining areas.” The project will provide a more active use of a previously marginally utilized office building.

The Town Center District also specifies that the mix of uses should be “in a compact, pedestrian-oriented environment.” The project’s setting within the Town Center District is not oriented to foot traffic. It is recommended that additional pedestrian improvements be considered as part of this approval and as part of site plan approval.

3. The size, shape and character of the property are suited for the proposed use.

Yes. While most public school buildings are typically one to two stories on larger properties, many charter schools have been developed in repurposed commercial structures. There is some concern about the proposed recreational use adjacent to a heavily used roadway. Safety bollards will be installed. This will be further discussed at Site Plan review.

4. Is compatible with the existing uses near the property.

Yes. Abutting and adjacent properties to the west and south are occupied by commercial, office and civic uses. The change of use to educational is compatible with nearby existing uses including the South Dade Cultural Center and Library to the south. The applicant proposes improvements to transition the commercial character of the surrounding area into a positive environment for a school. The design improves aesthetics, provides trees and edge treatments for the site following standards of the code to help address compatibility issues. Furthermore, the charter school will also be compatible with the possible future development of a park adjacent to Town Hall.



5. Will not adversely affect the development of the general neighborhood or district.

Yes. The educational use is not expected to have any negative external impacts. Consideration should be given to ensure that traffic during morning and afternoon drop-off times is mitigated. The applicant has submitted a Traffic Study prepared by Kimley Horn. This Traffic Study has been reviewed and approved by both the Town Traffic Engineer and the Miami Dade Public Works Department.

6. Will not generate vehicular traffic or create vehicular circulation problems or parking demands that have an unfavorable impact on surrounding properties when compared with uses permitted by right in the same district.

Yes with conditions. The project will have an unfavorable impact due to the congestion created during drop-off and pick-up times. This impact must be successfully mitigated by the applicant meeting the conditions noted in the traffic analysis. [Also, there are several conditions to this approval that will mitigate any unfavorable impact on surrounding properties.](#)

7. Potential for fire and/or other equally or greater dangerous hazards.

No. The proposed use will not create hazards.

8. Create an unfavorable environmental impact on surrounding uses (e.g. noise, glare, smoke, dust, odor, fumes, water pollution, or general nuisance).

No. The proposed use will create no unfavorable environmental impacts on surrounding uses.

9. Is consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property.

Yes with conditions. As noted previously, the Town's Growth Management Plan contains a number of policies addressing safe and convenient traffic circulation, full range of transportation options, including transit, automobiles, bicycles and pedestrians, and aesthetically pleasing landscaping in the "Town Center" area. In addition to meeting the traffic study conditions, the project does address Policy FLU-7C.

10. Site is adequately served by essential public services and facilities not requiring additional public expense in infrastructure improvements.

Yes. The proposed public educational use should have no additional impact on essential public services and facilities. Level-of-service standards adopted in the Growth Management Plan for roads, drainage, water, wastewater and solid waste will be maintained if the conditional use is approved.

11. Will not adversely affect any site or feature of historical, cultural, natural or scenic importance.

Yes. The proposed use will not adversely affect any site or feature of historical, cultural, natural or scenic importance.



12. Will not be contrary to the public health, safety, and welfare, provided that a denial based exclusively on this language shall include explicitly findings regarding the way in which granting the special exception would be contrary to the public health, safety and welfare.

Yes with conditions. The approval of this conditional use application with appropriate conditions as discussed above and noted in the Recommendation section will not be contrary to the public health, safety and welfare of the residents of the Town of Cutler Bay. It will provide an additional educational resource for Cutler Bay and unincorporated County residents to increase their skills and employment potential.

ADDITIONAL EDUCATIONAL USE STANDARDS:

Town Code Section 3-212(F) provides additional standards which must be considered when a conditional use application for an educational facility or school, public or private, is filed. These standards are presented and discussed below.

1. When determining impacts on surrounding uses, neighborhood compatibility, traffic and on-site stacking and circulation shall be considered. The applicant will be required to submit a traffic management plan prior to conditional use approval. The plan must be prepared by a qualified traffic engineer and indicate methods to resolve internal/external traffic conflicts due to ingress, egress, stacking, drop-off, pick-up, and other parking issues related to the site and adjoining properties. The plan should be supported by a traffic study which demonstrates that vehicular access and circulation standards are being met and that pedestrian and vehicular circulation can be provided in an efficient and safe manner.

~~Yes with the condition that all of the issues and conditions in the traffic analysis are satisfactorily addressed.~~ Yes. [The Applicant has provided the above and has received approval from the Town's Traffic Engineer and Miami Dade County Public Works. At Site Plan approval, Staff will again review the traffic study.](#)

2. All traffic calming, signage and any proposed changes to traffic lanes on any roadways associated with the school must obtain prior approval from the Miami-Dade County Public Works Department.

~~Yes with the condition that all of the issues and conditions in the traffic analysis are satisfactorily addressed.~~
Yes. [The Applicant has provided the above and has received approval from the Town's Traffic Engineer and Miami Dade County Public Works. At Site Plan approval, Staff will again review the traffic study.](#)

3. All outdoor play areas shall be buffered from any residential uses for the purpose of mitigating noise.

Not applicable.



4. No off-site parking or queuing is permitted at any time of the day.

~~Yes with the condition for additional stacking in the mall parking lot and pedestrian access to it as detailed in the traffic analysis met.~~

Yes. No off-site parking or queuing will be permitted at any time of day.

5. An accumulation assessment is required to meet all Miami-Dade County standards.

Yes the accumulation assessment was completed and conditions set as detailed in the traffic analysis.

RECOMMENDATION:

It is recommended the Town Council **Approve** the attached Resolution subject to the following conditions:

1. Virtus Academy shall only be operated at 10750 Caribbean Boulevard, as indicated in the Plan of Survey, dated October 2, 2014, prepared by Ricardo Rodriguez, P.S.M. Operating this school from another location will require conditional use approval from the Town and applicable regulatory agencies.
2. Must maintain all storm water runoff on site.
3. A storm water management plan that meets the Town's sustainability requirements for on-site retention, surface bio-swale treatment, and pervious surface standards should be developed and provided at site plan approval.
4. This approval shall only apply to grades ~~Pre-K~~ 6 through ~~10th~~ 12TH Grade.
5. Applicant must secure administrative site plan approval for the site prior to operation of the Charter School. Site plan must show substantial landscape, pavement marking, traffic circulation, adequate parking onsite, and pedestrian safety improvements to the parking field. Lighting must also be analyzed for compliance with Code standards and improved if necessary. During administrative site plan review, the Town may impose reasonable development standards and conditions in accordance with s. 1013.51(1) and consider the site plan and its adequacy as it relates to environmental concerns, health, safety and welfare, and effects on adjacent property.
6. The Applicant shall reimburse the Town for professional fees incurred (cost recovery) as part of the conditional use application approval process. The cost-recovery reimbursement shall be paid to the Town prior to the issuance of the Certificate of Use.
7. The Applicant shall provide the Town of Cutler Bay Department of Community Development a certified copy of the enrollment on November 1st of each school year.
8. Traffic operations shall not create internal site queues that would potentially back-up through the driveway and thus impede traffic flow. If this occurs, the Applicant has 72 hours to provide an alternative internal traffic circulation plan to the Town with specific actions to mitigate the queues problem.



9. The school must comply with PWWM's approved Traffic Evaluation, Traffic Operations Plan and Site Plan as follows:

A. Traffic Study Comments:

1. A trip assignment illustration with existing, background, project trips (in and out) and total trips should be included within the report.

B. School Traffic Operation Plan (TOP) Comments:

1. The attached TOP must be signed and dated.
2. Table 4.2-2 School Schedule Shift Descriptions should be completed by describing the Middle and High shift as instructional. Any other shifts such as early care, after care and/or after school activities should be stated and described.
3. Table 8.0-1 School Crossing Description should include the intersection street names as part of the description.
4. The open parking spaces may be assigned to student drivers if the school policy allows for student to drive their own vehicles to school.

C. Operational Requirements:

1. A signed and dated copy of the attached TOP must be submitted to PWWM.
2. The school shall operate as per the TOP attached. The school must maintain a 507 student maximum limit per arrival and dismissal shift with a minimum 20 minute time schedule separation between any two shifts, and no more than three shifts during any arrival and/or dismissal period.

D. Offsite Infrastructure Requirements:

1. The Caribbean Boulevard median opening at the intersection of Caribbean Boulevard with Chase Driveway East must be permanently closed with a curbed median.
2. The applicant will be required to install a school speed zone, as per the governing standards, for any existing or future uncontrolled school crossings that provide direct access to the school's property, or for any remote school crossings serving the school site that has been warranted as per FDOT Topic No. 750-010-027-h, Section 2. "School Zone Speed Regulations." Additionally, the school will be required to conduct and submit the traffic studies stated in FDOT Topic No. 750-010-027-h, Section 2. "School Zone Speed Regulations." following a request by PWWM. PWWM may request the traffic studies for a time period beginning with the school's opening until two years after the school operates with at least 90% student enrollment capacity or upon any future traffic operation plan modifications. Failure to provide traffic studies and/or school speed zone once the need has been determined by PWWM will be considered a violation of



resolution and should prohibit the school from obtaining a future Certificate of Use.”

E. Standard Requirements:

1. All off-site improvements must be completed prior to the school’s opening.
2. Public sidewalks are required to extend across all school driveways around the site. This will include pedestrian (ADA) ramps where applicable. All pedestrian crosswalks around the school must have zebra pavement markings.
3. Safe sight distance clearance is required at all driveways; therefore, all tree placements in sight triangles shall meet or exceed FDOT Index 546. No tree foliage or branches shall descend below 7 feet within the public right-of-way. No trees shall remain or be planted in any clear zones.
4. Plans submitted for Permit shall conform to MUTCD, MDPWD and other appropriate standards for engineering design in the public right-of-way. Existing and proposed striping, signs, and lane widths must be shown on these plans for all adjacent roadways. Also, plans must indicate any existing or proposed private driveways across the streets adjacent to the school site.
5. All roadway improvements including, but not limited to, traffic signs, markings and signals shall be installed by the applicant adjacent to, or nearby, this facility to ameliorate any adverse vehicular impacts caused by the traffic attracted to this facility. Also, traffic control devices, e.g., crosswalks, may be required at locations remote from this site along safe routes to school to provide for pedestrian student safety. These requirements may be determined at the time of Dry Run submittal of Paving and Drainage Plans.

Miami-Dade County Public Works and Waste Management reserves the right to add or modify requirements based upon any additional information that may be received during this process.

10. The proposed school total population shall not exceed a maximum of ~~902~~ 888 students.
11. The proposed school will operate from Monday through Friday, between the hours of 7:00 AM to ~~5:00 PM~~ 6:00 PM. After hour and special events will be subject to Town of Cutler Bay permit and code requirements.
12. The Applicant shall not use adjacent properties without written permission from the property owner(s). A copy of the authorization letter shall be provided to the Town Department of Community Development.
13. The Applicant understands and acknowledges that it must comply with all other applicable requirements of the Town Code of Ordinances, and this Resolution may be revoked by the Town Council at any time upon a determination that the Applicant is not in compliance with the Town Code or the conditions of this Resolution.



14. All state and local permits shall be obtained by the Applicant prior to the issuance of the Certificate of Use.
15. Issuance of this development permit by the Town of Cutler Bay does not in any way create any right on the part of an Applicant to obtain a permit from a state or federal agency and does not create any liability on the part of the Town of Cutler Bay for issuance of the permit if the applicant fails to obtain requisite approvals or fulfill the obligations imposed by a state or federal agency or undertakes actions that result in a violation of state or federal law.
16. All applicable local, state and federal permits must be obtained before commencement of the development.
17. [There shall be no queuing of vehicles off the charter school site.](#)
18. [There shall be no parking of vehicles off the charter school site.](#)
19. [All students shall be maintained on site during schools hours.](#)
20. [No double stacking of vehicles shall be permitted during student drop-off and pick-up times.](#)
21. [The applicant shall provide one \(1\) school resource officer.](#)

ATTACHMENTS:

- Attachment “A” - Letter of Intent and Conditional Use Application
- Attachment “B” - Aerial Photograph
- Attachment “C” - Future Land Use Map
- Attachment “D” - Zoning Map
- Attachment “E” - Advertisement / Courtesy Notice / Property Postings



Application No.: CU-2015-002

Attachment "A"

**Amended Letter of Intent, Original Letter of Intent
and
Application for Conditional Use**

Pinnacle Investment Properties Conditional Use

Conditional Use approval to permit conversion of 58,428 square feet of office use to educational use within an existing 4- story office building.



BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6226
E-MAIL: trobertson@brzoninglaw.com

VIA HAND DELIVERY

08-05-15P03:53 RCVD

August 5, 2015

Kathryn Lyon
Interim Community Development Director
Town of Cutler Bay
10720 Caribbean Blvd., Suite 115,
Cutler Bay, Florida 33189

Re: Amended Letter of Intent for a Conditional Use Approval for 10750
Caribbean Blvd., Cutler to allow a Charter School

Dear Ms. Lyons:

This law firm represents Pinnacle Investment Properties (the "Applicant"), the owner of the property located at 10750 Caribbean Blvd. in the Town of Cutler Bay ("Property"). This letter shall serve as the Applicant's amended letter of intent in support of a Conditional Use approval. This request for a Conditional Use approval is currently pending in file CUSE-2015-002. The primary difference between the original application and the current request is the elimination of the lower grades, K-5, and the addition of grades 11-12. This modification to grades 6-12 eliminates the traffic and pedestrian concerns and provides a complete high school experience for the children. This change will lower the total student count to 888 students maximum.

As you know, Charter Schools in Florida are considered to be Public Schools for all purposes and so this application should be reviewed consistent with the review the Town would have for any other Public School, and all conditions of the approval must be consistent with other Public Schools.

Property. The Property is an approximately 95,635 square foot lot improved with a four story, approximately 58,994 square foot building, built in 1960. The Property is zoned TC (Town Center). The property is currently heavily underused and in desperate need of updating.

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Project. The Applicant, along with the Alliance Companies, seeks to renovate the property to convert the use of the building to a Charter School. The Charter School will provide the Town with a viable and useful business, will offer diversity of educational opportunities for the area's children, and will be in harmony with the neighborhood. When compared to the Approval Criteria set forth in Section 3-39(B) and the Evaluation Criteria set forth in Section 3-211 of the Town Code, the project should be approved.

Compliance with the Town's Growth Management Plan. The planned Charter School is consistent with the Growth Management Plan. The location is designate Town Center which accommodates institutional uses. A school is considered an institutional use and so is consistent with the Plan.

Consistent with the "character and purpose" of the zoning district. The property is within the Town Center District which provides for a variety of mixed uses and specifically lists School as an expected Conditional Use. The Charter School is consistent with the character and purpose of the Town Center District.

The size, shape and character of the property are suited for the proposed use. The property consists of a 4 story building with over 58,000 square feet. The use is similar to other successful schools in Miami-Dade County that have used this type of building. The property is well suited to a school use.

Is compatible with the existing uses near the property. The nearby uses are commercial or governmental in nature. This use will complement the commercial uses in that it will attract parents to the area who will become customers of the various businesses. This use will stimulate the existing uses.

Will not adversely affect the development of the general neighborhood or district. This project will not have any adverse effect on the development of the district.

Will not generate vehicular traffic or create vehicular circulation problems or parking demands that have an unfavorable impact on surrounding properties when compared to other uses permitted by right in the same district. This project, when compared to other permitted uses as a matter of right, has a very low traffic count. It is only during the drop off and pick up times of day that the project has much traffic at all. When compared to active medical office use, health club or other permitted, of right, uses, this project has very low vehicular traffic.

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Interim Community Development Director
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Potential for fire and/or other equally or greater dangerous hazards. This project does not pose any hazards or potential for hazards.

Create an unfavorable environmental impact on surrounding uses (e.g. noise, glare, smoke, dust, odor, fumes, water pollution, or general nuisance). This project will not create any unfavorable environmental impacts.

Is consistent with existing and planned pedestrian and vehicular circulation adjacent to and near the property. The planned pedestrian and traffic controls proposed for the project are consistent with the project and will mitigate all traffic concerns.

Site is adequately served by essential public and facilities no requiring additional public expense in infrastructure improvements. The site is served by adequate public services and infrastructure and the proposed improvements by the project ensure that no additional public expense will be required.

Will not adversely affect any site or feature of historical, cultural, natural or scenic importance. There are no sites of historical, cultural, natural or scenic importance involved with this project.

Will not be contrary to the public health, safety, and welfare, provided that a denial based exclusively on this language shall include explicitly findings regarding the way in which granting the special exception would be contrary to the public health, safety and welfare. This project brings tremendous advantage to the Town Center of Cutler Bay. The influx of parents to the Town Center will invigorate this long abandoned building and provide customers for the commercial area. It will enhance and improve the Southland Mall.

As required by Section 3-212 F. of the Town Code:

1. Applicant has obtained and provided a traffic management plan prepared by a qualified traffic engineer and it indicates the methods to resolve all internal/external traffic conflicts due to ingress, egress, stacking, drop-off, pick-up, and other parking issues related to the site and adjoining properties. The plan is supported by a traffic study which demonstrates that vehicular access and circulation standards are being met and that pedestrian and vehicular circulation can be provided in an efficient and safe manner.

2. All traffic calming, signage and any proposed changes to traffic lanes on any roadways associated with the school have been approved by Miami-Dade County Public Works Department.

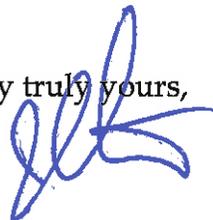
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3. All outdoor play areas are buffered from any residential uses in that there are no residential uses in the vicinity of the project.
4. No off-site parking or queuing will be permitted at any time.
5. An accumulation assessment has been conducted and meets with all Miami-Dade County standards.

This modification was accomplished with the participation of the Town's traffic engineer so as to correct the pedestrian and traffic concerns of the Town. As can be seen, this amended application meets or exceeds the requirements of the Town Code for this Conditional Use and the project as a whole is to the benefit of the Town, the Town Center and specifically will "encourage the expansion and redevelopment of Southland Mall and surrounding areas." This is in keeping with the requirements of Section 3-60 of the Town Code.

We look forward to your favorable review and recommendation of the proposed Conditional Use. Should you have any questions, comments, or require additional information, please do not hesitate to phone my direct line at (305) 377-6226.

Very truly yours,



Thomas H. Robertson

cc: Robert Cambo
Miguel Reynaldos
Jeffrey Bercow, Esq.

ALLIANCE DEVELOPMENT
MIAMI OFFICE

TEL: 305.500.9440
FAX: 305.445.6100



MIGUEL REYNALDOS
VICE-PRESIDENT
mr@allianceecos.com

23 January 2015

Town of Cutler Bay
Department of Community Development
10720 Caribbean Boulevard, Suite 110
Cutler Bay, FL 33189
Attn: Ms. Kathryn Lyon

Re: Conditional Use Application for Virtus Academy Cutler Bay

Address: 10750 Caribbean Boulevard, Cutler Bay, FL 33189

Folio Number: 36-6007-024-0010

Greetings Ms. Lyon,

Alliance Development has entered into a contract with Pinnacle Investments to Purchase 10750 Caribbean Boulevard. It is our intent to use the building as a Public Charter School. The building will serve 902 students in grades k-10.

The mission of the project is to deliver an Education Facility that will implement a student-centered, innovative, and rigorous curriculum; that utilizes the latest technology in the classroom to prepare students to succeed in a technologically-advanced society.

The Developer plans a complete renovation of the entire building to upgrade all Fire Protection, Life Safety, Mechanical, Electrical and Plumbing Systems consistent with The Florida Building Code for Educational Facilities. Additional improvements include roof replacement, elevator modernizations, complete re striping of parking lots and the addition of outdoor sports and recreational facilities surrounded by 10' perimeter safety fence.

I would like to thank you and your Team's assistance in this project and do not hesitate to contact me directly at 305-986-0110 should any questions or concerns arise.

Regards,

Miguel A. Reynaldos,
VP Development



Community Development Department
10720 Caribbean Boulevard, Suite 120
Phone: 305-234-4262 Fax: 305-234-4251

CONDITIONAL USE (SPECIAL EXCEPTION) APPLICATION

LIST ALL FOLIO #S: 36-6007-024-0010

DATE RECEIVED: _____

1. **NAME OF APPLICANT** (Provide complete name of applicant, exactly as recorded on deed, if applicable. If applicant is a lessee, an executed 'Owner's Sworn-to-Consent' and copy of a valid lease for 1 year or more is required. If the applicant is a corporation, trust, partnership, or like entity, a 'Disclosure of Interest' is required).

PINNACLE INVESTMENT PROPERTIES

2. **APPLICANT'S MAILING ADDRESS, TELEPHONE NUMBER:**

Mailing Address: 10720 CARIBBEAN BLVD., SUITE 201

City: CUTLER BAY State: FL Zip: 33189 Phone#: 305-218-1298

3. **OWNER'S NAME, MAILING ADDRESS, TELEPHONE NUMBER:**

Owner's Name (Provide name of ALL owners): PINNACLE INVESTMENT PROPERTIES

Mailing Address: 10720 CARIBBEAN BLVD., SUITE 201

City: CUTLER BAY State: FL Zip: 33189 Phone#: 305-218-1298

4. **CONTACT PERSON'S INFORMATION:**

Name: THOMAS DAVID Company: VIERTUS EDUCATION, INC.

Mailing Address: 2977 MCFARLANE ROAD, SUITE 303

City: COCONUT GROVE State: FL Zip: 33133

Phone# 305-491-1485 Fax# 305-445-6100 E-mail: T.DAVID @

FUERSTLAW.COM





Community Development Department
10720 Caribbean Boulevard, Suite 120
Phone: 305-234-4262 Fax: 305-234-4251

5. LEGAL DESCRIPTION OF ALL PROPERTY COVERED BY THE APPLICATION

(Provide complete legal description, i.e., lot, block, subdivision name, plat book & page number, or metes and bounds. Include section, township, and range. If the application contains multiple rezoning requests, then a legal description for each sub-area must be provided. Attach separate sheets, as needed).

A PORTION OF TRACT 'A', CUTLER RIDGE OFFICE
PARK, PLAT BOOK 128, PAGE 37
SEE ATTACHED EXHIBIT 'A' FOR METES AND
BOUNDS LEGAL DESCRIPTION

6. ADDRESS OR LOCATION OF PROPERTY (For location, use description such as NE corner of, etc.)

10750 CARIBBEAN BOULEVARD
CUTLER BAY, FL 33189-1202

7. SIZE OF PROPERTY (in acres): 2.2 (divide total sq. ft. by 43,560 to obtain acreage)

8. DATE property acquired leased: 6/1/1999 **9. LEASE TERM:** — Years
ORB 18659/2181 (Month & year)

10. IF CONTIGUOUS PROPERTY IS OWNED BY THE SUBJECT PROPERTY OWNER(S), provide Complete legal description of said contiguous property.

NOT APPLICABLE



Virtus Academy Cutler Bay

EXHIBIT 'A'

LEGAL DESCRIPTION

A portion of Tract "A", "CUTLER RIDGE OFFICE PARK", according to the Plat thereof, as recorded in Plat Book 128 at Page 37, of the Public Records of Miami - Dade County, Florida, being more particularly described as follows:

Commence at the most Southwesterly corner of said Tract "A" of "CUTLER RIDGE OFFICE PARK"; thence run North 18 degrees 02 minutes 52 seconds East, along the Westerly boundary line of said Tract "A", for 28.59 feet to the Point of Beginning of the following described parcel of land; thence continue North 18 degrees 02 minutes 52 seconds East for 189.60 feet to a point of curvature; thence run Northerly and Northwesterly along the arc of a circular curve to the left, having a radius of 20.00 feet and a central angle of 58 degrees 06 minutes 22 seconds, for an arc distance of 20.28 feet to a point of reverse curvature (from said point a line bears South 49 degrees 56 minutes 30 seconds West to the radius point of the last described curve); thence run Northwesterly, Northerly and Northeasterly along the arc of a circular curve to the right, having a radius of 20.00 feet and a central angle of 81 degrees 23 minutes 19 seconds, for an arc distance of 28.41 feet to a point of tangency; thence North 41 degrees 19 minutes 49 seconds East for 158.00 feet to a point on the Southwesterly right-of-way line of Caribbean Boulevard; thence South 48 degrees 41 minutes 31 seconds East, along the said Southwesterly right-of-way line of Caribbean Boulevard, for 57.09 feet to a point of curvature; thence run Southeasterly along the arc of a circular curve to the left; having a radius of 2374.74 feet and a central angle of 04 degrees 42 minutes 39 seconds, for an arc distance of 195.25 feet to a point from said point a line bears North 36 degrees 35 minutes 50 seconds East to the radius point of the last described curve, and said last mentioned six (6) courses being coincident with the boundary lines of said Tract "A"); thence South 18 degrees 02 minutes 52 seconds West for 147.72 feet; thence South 71 degrees 57 minutes 08 seconds East for 20.00 feet; thence South 18 degrees 02 minutes 52 seconds West for 136.66 feet; thence North 71 degrees 57 minutes 08 seconds West for 300.00 feet to the Point of Beginning, lying and being in Section 7, Township 56 South, Range 40 East, Miami-Dade County, Florida.

TOGETHER WITH (INCLUDED PARCEL):

A portion of Tract "A", of "CUTLER RIDGE OFFICE PARK", according to the plat thereof, as recorded in Plat Book 128, Page 37, of the Public Records of Miami - Dade County, Florida, more particularly described as follows:

Commencing at the Northerly corner of said Tract "A"; thence S48°41'31" E along the Northeasterly boundary line of said Tract "A", said line also being the Southerly right-of-way line of Caribbean Boulevard, for a distance of 57.09 feet to the beginning of a tangent curve, concave Northerly and having a radius of 2374.74 feet; thence Southeasterly along said curve through a central angle of 4'42'39", and an arc distance of 195.25 feet to a point; thence S18°02'52"W for a distance of 118.86 feet to the Point of Beginning; thence S54°24'47"E for a distance of 97.12 feet to a point; thence N71°38'02"W, for a distance of 72.60 feet to a point; thence N71°57'08"W, for a distance of 20.00 feet to a point; thence N18°02'52"E, for a distance of 28.86 feet to the Point of Beginning.

Virtus Academy Cutler Bay

LESS (LESS-OUT PARCEL):

A portion of Tract "A", of "CUTLER RIDGE OFFICE PARK", according to the plat thereof, as recorded in Plat Book 128, Page 37, of the Public Records of Miami - Dade County, Florida, more particularly described as follows:

Commencing at the Northerly corner of said Tract "A"; thence S48°41'31"E along the Northeasterly boundary line of said Tract "A", said line also being the Southerly right-of-way line of Caribbean Boulevard for a distance of 57.09 feet to the beginning of a tangent curve, concave Northerly and having a radius of 2374.74 feet; thence Southeasterly along said curve, through a central angel of 4°47'39", an arc distance of 195.25 feet to a point; thence S18°02'52"W for a distance of 147.72 feet to a point; thence S71°57'08"E, for a distance of 20.00 feet to a point; thence S18°02'52"W, for a distance of 123.46 feet to the Point of Beginning; thence N71°59'45"W for a distance of 83.01 feet to a point; thence S18°05'20"W, for a distance of 13.14 feet to a point; thence S71°57'08E for a distance of 83.02 feet to a point; thence N18°02'52"E, for a distance of 13.20 feet to the Point of Beginning.



Community Development Department
10720 Caribbean Boulevard, Suite 120
Phone: 305-234-4262 Fax: 305-234-4251

11. Is there an option to purchase or lease the subject property or property contiguous thereto?
 no yes (if yes, identify potential purchaser or lessee and complete 'Disclosure of Interest' form)

ALLIANCE COMMERCIAL REAL ESTATE DEVELOPMENT, INC.

12. PRESENT ZONING CLASSIFICATION: TC - TOWN CENTER OFFICE

13. APPLICATION REQUESTS (check all that apply and describe nature of the request in space provided) (DBC requires special exception to permit site plan approval unless rezoning 3 acres or less to residential categories)

District Boundary Changes (DBC) (Zone class requested): _____

Unusual Use: _____

Variance: _____

Alternative Site Development (PUD): _____

Special Exception: 902 STUDENT K-10 CHARTER SCHOOL

Administrative Waiver: _____

Modification of previous resolution/plan: _____

Modification of Declaration or Covenant: _____

Other: _____

14. Has a public hearing been held on this property within the last year & a half?

No Yes.

If yes, provide applicant's name, and date, purpose and results of hearing, and resolution number:

NOT APPLICABLE





Community Development Department
10720 Caribbean Boulevard, Suite 120
Phone: 305-234-4262 Fax: 305-234-4251

15. Is this hearing is as a result of a violation notice? No Yes. If yes, give name to whom the Violation notice was served: N/A and describe the violation:

NOT APPLICABLE

16. Describe structures on the property: 4-STORY OFFICE BUILDING

17. Is there any existing use on the property? No Yes. If yes, what use and when established?

Use: PROFESSIONAL OFFICE Year: 1960

18. Submitted Materials Required:
Please check all that Apply:

- Letter of intent
- Justifications for change
- Statement of hardship
- Proof of ownership or letter from owner
- Power of attorney
- Contract to purchase
- Current survey (1 original sealed and signed/ 1 reduced copy at 11" x 17")
- (12) Copies of Site Plan and Floor Plans
- (1) Reduced copy at 11"x 17"
- 20% Property owner signatures (If required)
- Mailing Labels (3 sets) and map (If required)
- Required Fee(s)





APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), William A. Spont, being first duly sworn, depose and say that (I am)(We are) the owner tenant of the property described and which is the subject matter of the proposed hearing.

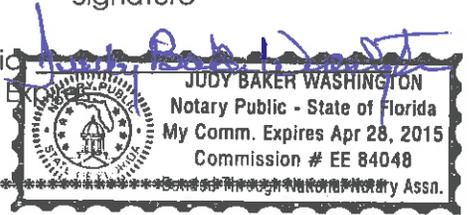
Signature

William A. Spont

Signature

Sworn to and subscribed to before me
This 26 day of October, 2014

Notary Public
Commission Expires



CORPORATION AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(We are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

Authorized Signature

Office Held

(Corp. Seal)

Sworn to and subscribed to before me

Notary Public: _____

This _____ day of _____, _____

Commission Expires: _____



APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(We are) the owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature

Signature

Sworn to and subscribed to before me
This ____ day of _____, _____

Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

(I)(WE), William A. Spero, being first duly sworn, depose and say that (I am)(We are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____

W.A. Spero

Authorized Signature

PRESIDENT

Office Held

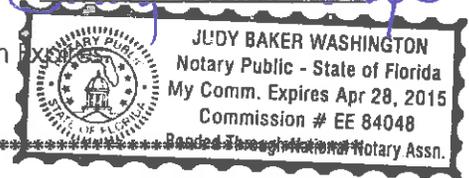
(Corp. Seal)

Sworn to and subscribed to before me

Notary Public: Judy Baker Washington

This 20 day of October, 2014

Commission Expires: _____





APPLICANT'S AFFIDAVIT

The Undersigned, first being duly sworn depose that all answers to the questions in this application, and all supplementary documents made a part of the application are honest and true to the best of (my)(our) knowledge and belief. (I)(We) understand this application must be complete and accurate before the application can be submitted and the hearing advertised.

OWNER OR TENANT AFFIDAVIT

(I)(WE), _____, being first duly sworn, depose and say that (I am)(We are) the owner tenant of the property described and which is the subject matter of the proposed hearing.

Signature
Sworn to and subscribed to before me
This ____ day of _____, _____

Signature
Notary Public: _____
Commission Expires: _____

CORPORATION AFFIDAVIT

(I)(WE), THOMAS M DAVID, being first duly sworn, depose and say that (I am)(We are) the President Vice-President Secretary Asst. Secretary of the aforesaid corporation, and as such, have been authorized by the corporation to file this application for public hearing; and that said corporation is the owner tenant of the property described herein and which is the subject matter of the proposed hearing.

Attest: _____
Nelida Arcia

Thomas M David
Authorized Signature

(Corp. Seal)  **NELIDA ARCIA** BOARD CHAIR
MY COMMISSION # FF 122352
EXPIRES: May 20, 2018
Bonded Thru Budget Notary Services
Office Held

Sworn to and subscribed to before me
This 20th day of October, 2014

Notary Public: Nelida Arcia
Commission Expires: 5/20/2018





RESPONSIBILITIES OF THE APPLICANT

I AM AWARE THAT:

1. The Department Environmental Resources Management (DERM), and other agencies review and critique zoning applications which may affect the scheduling and outcome of applications. These reviews may require additional public hearings before DERM's Environmental Quality Control Board (EQCB), or other boards, and /or the proffering of agreements to be recorded. I am also aware that I must comply promptly with any DERM conditions and advise this office in writing if my application will be withdrawn.
2. Filing fees may not be the total cost of a hearing. Some requests require notices to be mailed to property owners up to a mile from the subject property. In addition to mailing costs, fees related to application changes, plan revisions, deferrals, re-advertising, etc., may be incurred. Application withdrawn within 30 days of the filing are eligible for a refund of 25% of the hearing fee but after that time hearings withdrawn or returned will be ineligible for a refund. I understand that fees must be paid promptly.
3. The South Florida Building Code requirements may affect my ability to obtain a building permit even if my zoning application is approved; and that a building permit will probably be required. I am responsible for obtaining permits and inspections for all structures and additions proposed, or built without permits. And that a Certificate of Use and Occupancy must be obtained for the use of the property after it has been approved at Zoning Hearing, and that failure to obtain the required permits and/or Certificates of Completion or of Use and Occupancy will result in enforcement action against any occupant and owner. Submittal of the Zoning Hearing application may not forestall enforcement action against the property.
4. The 3rd District Court of Appeal has ruled that zoning applications inconsistent with the Comprehensive Development Master Plan (CDMP) cannot be approved by a zoning board based upon considerations of fundamental fairness. Therefore, I acknowledge that if the hearing request is inconsistent with the CDMP and I decide to go forward then my hearing request can only be denied or deferred, but not approved.
5. In Miami-Dade County v. Omnipoint Holdings, Inc. Case No. 3d01-2347 (Fla. 3rd DCA 2002), the 3rd District Court of Appeal has held invalid the standards for non-use variances, special exceptions, unusual uses, new uses requiring a public hearing and modification of covenants. This is not a final decision and the County Attorney's Department professional staff to develop new standards that will address the Court's concerns. While the new standards are being developed, applicants are advised that any non-use variance, special exception, unusual use, new use requiring a public hearing or request for modification of covenants granted under the existing standards are subject to being reversed in the courts. An applicant wishing to avoid the substantial legal risks associated with going forward under the existing standard may seek a deferral until the new standards are developed.
6. Any covenant to be proffered must be submitted to the Town of Cutler Bay Legal Counsel, on Town form, at least 1 month prior to the hearing date. The covenant will be





reviewed and the applicant will be notified if changes or corrections are necessary. Once the covenant is acceptable, the applicant is responsible to submit the executed covenant with a current 'Opinion of Title' within 1 week of the hearing. And that Legal Counsel must carry a cover letter indicating subject matter, application number and hearing date.

7. The Town of Cutler Bay Department of Public Works reviews and critiques Zoning applications and may require conditions for approval.
8. **THE APPLICANT IS RESPONSIBLE FOR TRACKING THE STATUS OF THE APPLICATION AND ALL HEARINGS THAT MAY BE ASSOCIATED WITH THIS APPLICATION.**

(Applicant's Signature)
THOMAS M. DAVID, SOLELY AS BOARD CHAIR
VIRTUS EDUCATION, INC.

Sworn to and subscribed before me this 20th day of October, 2014.

Affiant is personally known to me or has produced personally known as identification.

(Notary Public)



NELIDA ARCIA
MY COMMISSION # FF 122352
EXPIRES: May 20, 2018
Bonded Thru Budget Notary Services

My Commission Expires: 5/20/2018





COST RECOVERY AFFIDAVIT

I hereby acknowledge and consent to the payment of **all applicable fees** involved as part of my application process. These fees include but are not limited to: application fees, postage, advertising, and attorney fees **regardless of the outcome of the public hearing.**

Please type or print the following:

Date: _____ Public Hearing No. _____

Full Name:

Mr. Mrs. Ms. MR. THOMAS M. DAVID, SOLELY AS BOARD CHAIR OF VIRTUS EDUCATION, INC.

Current Address: 2977 MCFARLANE RD #303 City: MIAMI

State: FL Zip: 33133 Telephone Number (305) 500-9440

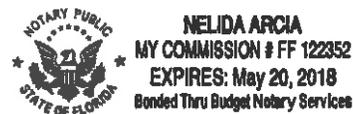
Date of Birth: N/A

[Signature]
Signature

SWORN AND SUBSCRIBED BEFORE ME THIS 20th DAY OF October 2014

[Signature]
Notary Public, State of Florida at Large

My Commission expires May 20, 2018



Pursuant to Ordinance No. 2000-09-33-Cost Recovery





DISCLOSURE OF INTEREST

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Pinnacle Investment Properties, Inc
10720 Caribbean Blvd, Suite 201, Cutler Bay, FL 33189

Corporation Name

Name, Address and Office	Percentage of stock
<u>William Sport, President / Director</u>	<u>100%</u>
<u>Andrea Gentile, Secretary / Director</u>	<u>0%</u>
<u>Brenda Sport, Vice President / Director</u>	<u>0%</u>

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Trust Name

Name, Address and Office

Percentage of stock

_____	_____
_____	_____
_____	_____

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Partnership or Limited Partnership Name

Name, Address and Office

Percentage of stock

_____	_____
_____	_____
_____	_____



2014 FLORIDA PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# P95000067477

Entity Name: PINNACLE INVESTMENT PROPERTIES, INC.

Current Principal Place of Business:

10700 CARIBBEAN BLVD
STE 201
CUTLER BAY, FL 33189

Current Mailing Address:

10700 CARIBBEAN BLVD
STE 201
CUTLER BAY, FL 33189 US

FEI Number: 65-0607166

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

WILLIAM SPORT
10700 CARIBBEAN BLVD.
SUITE 201
CUTLER BAY, FL 33189 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title PD
Name SPORT, WILLIAM A
Address 10700 CARIBBEAN BLVD STE 201
City-State-Zip: CUTLER BAY FL 33189

Title SD
Name GENTILE, ANDREA
Address 10700 CARIBBEAN BLVD., SUITE 201
City-State-Zip: CUTLER BAY FL 33189

Title VD
Name SPORT, BRENDA
Address 10700 CARIBBEAN BLVD STE 201
City-State-Zip: CUTLER BAY FL 33189

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 607, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: WILLIAM A SPORT

PRESIDENT

04/29/2014

Electronic Signature of Signing Officer/Director Detail

Date



DISCLOSURE OF INTEREST

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

VIRTUS EDUCATIONAL, INC, A NOT-FOR-PROFIT CORPORATION
2977 MCFARLANE ROAD, SUITE 303, COCONUT GROVE, FL 33133

Corporation Name

Name, Address and Office

Percentage of stock

THOMAS DAVID, BOARD CHAIRMAN

0%

DR. TAMARA MOODIE, VICE CHAIRMAN

0%

RICHARD ENGLISH, CPA SECY/TREAS

0%

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Trust Name

Name, Address and Office

Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Partnership or Limited Partnership Name

Name, Address and Office

Percentage of stock



2014 FLORIDA NON PROFIT CORPORATION ANNUAL REPORT

DOCUMENT# N13000006795

Entity Name: AVANT GARDE ACADEMY OF FLORIDA, INC.

Current Principal Place of Business:

2977 MCFARLANE RD, SUITE 303
MIAMI, FL 33133

Current Mailing Address:

2977 MCFARLANE RD, SUITE 303
MIAMI, FL 33133

FEI Number: APPLIED FOR

Name and Address of Current Registered Agent:

CAMBO, ROBERT
2977 MCFARLANE RD, SUITE 303
MIAMI, FL 33133 US

Certificate of Status Desired: No

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE:

Electronic Sgnature of Registered Agent

Date

Officer/Director Detail :

Title BOARD CHAIRMAN
Name DAVID, THOMAS
Address 1001 BRICKELL BAY DRIVE
32ND FLOOR
City-State-Zip: MIAMI FL 33131

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 517, Florida Statutes; and that my name appears above, or on an attachment with all other, the empowered.

SIGNATURE: THOMAS DAVID

BOARD CHAIRMAN

04/25/2014

Electronic Signature of Signing Officer/Director Detail

Date

((H14000179241 3)))

IN WITNESS WHEREOF, the undersigned has executed these Articles of Amendment to Articles of Incorporation as of the 28 day of July, 2014.

By: 
Name: Thomas David
Title: Board Chairman

((H14000179241 3)))

MIA 184000440v1

(((H14000179241 3)))

FILED

14 JUL 29 AM 9:19

TALLAHASSEE, FLORIDA

**ARTICLES OF AMENDMENT
TO
ARTICLES OF INCORPORATION
OF
AVANT GARDE ACADEMY OF FLORIDA, INC.
(A FLORIDA NOT-FOR-PROFIT CORPORATION)**

I

The name of the corporation is **AVANT GARDE ACADEMY OF FLORIDA, INC.** (the "Corporation"), filed on July 30, 2013, under Document Number N13000006795.

II

The following amendment to the Articles of Incorporation was approved by the members and the number of votes cast for the amendment was sufficient for approval.

III

Article I of the Corporation's Articles of Incorporation is hereby deleted in its entirety and replaced by a new Article I as follows:

Article I: The name of this corporation shall be: **VIRTUS EDUCATION, INC.**

IV

Except as hereby amended, the Articles of Incorporation of the Corporation shall remain the same.

V

The effective date of this amendment shall be upon the filing of these Articles of Amendment.

(((H14000179241 3)))

MIA 184000440v1

Division of Corporations

N13000006795

Florida Department of State
Division of Corporations
Electronic Filing Cover Sheet

Note: Please print this page and use it as a cover sheet. Type the fax audit number (shown below) on the top and bottom of all pages of the document.

((H14000179241 3)))



H140001792413ABC3

Note: DO NOT hit the REFRESH/RELOAD button on your browser from this page. Doing so will generate another cover sheet.

To: Division of Corporations
Fax Number : (850)617-6380

From: Account Name : GREENBERG TRAUBIG, P.A.
Account Number : 076077001461
Phone : (305)789-5357
Fax Number : (305)961-5357

Enter the email address for this business entity to be used for future annual report mailings. Enter only one email address please.

Email Address: CAMBOL@gtlaw.com

RECEIVED
14 JUL 29 AM 11:37
DEPARTMENT OF STATE
DIVISION OF CORPORATIONS
TALLAHASSEE, FLORIDA

COR AMND/RESTATE/CORRECT OR O/D RESIGN
AVANT GARDE ACADEMY OF FLORIDA, INC.

Certificate of Status	0
Certified Copy	0
Page Count	01
Estimated Charge	\$35.00

JUL 29 AM 9:19

JUL 30 2014

C. CARROTHERS

Electronic Filing Menu Corporate Filing Menu Help



DISCLOSURE OF INTEREST

If the property, which is the subject of the Application, is owned or leased by a **CORPORATION**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

ALLIANCE COMMERCIAL REAL ESTATE DEVELOPMENT, INC.
2977 MCFARLANE ROAD, SUITE 303, COCONUT GROVE, FL 33133

Corporation Name

Name, Address and Office

Percentage of stock

ROBERT CAMBO, PRESIDENT

100%

NANYU BARBOSA, SECY

0%

If the property, which is the subject of the Application, is owned or leased by a **TRUSTEE**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Trust Name

Name, Address and Office

Percentage of stock

If the property, which is the subject of the Application, is owned or leased by a **PARTNERSHIP or LIMITED PARTNERSHIP**, list the Principal Stockholders and the percentage of stock owned by each. NOTE: Where the Principal Officers or Stockholders consist of another Corporation(s), Trustee(s), Partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

Partnership or Limited Partnership Name

Name, Address and Office

Percentage of stock





Application No.: CU-2015-002

Attachment "B"

Aerial Photograph

Pinnacle Investment Properties Conditional Use

Conditional Use approval to permit conversion of 58,428 square feet of office use to educational use within an existing 4- story office building.

Town of Cutler Bay



 Town of Cutler Bay Boundary





Application No.: CU-2015-002

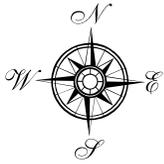
Attachment "C"

Future Land Use Map

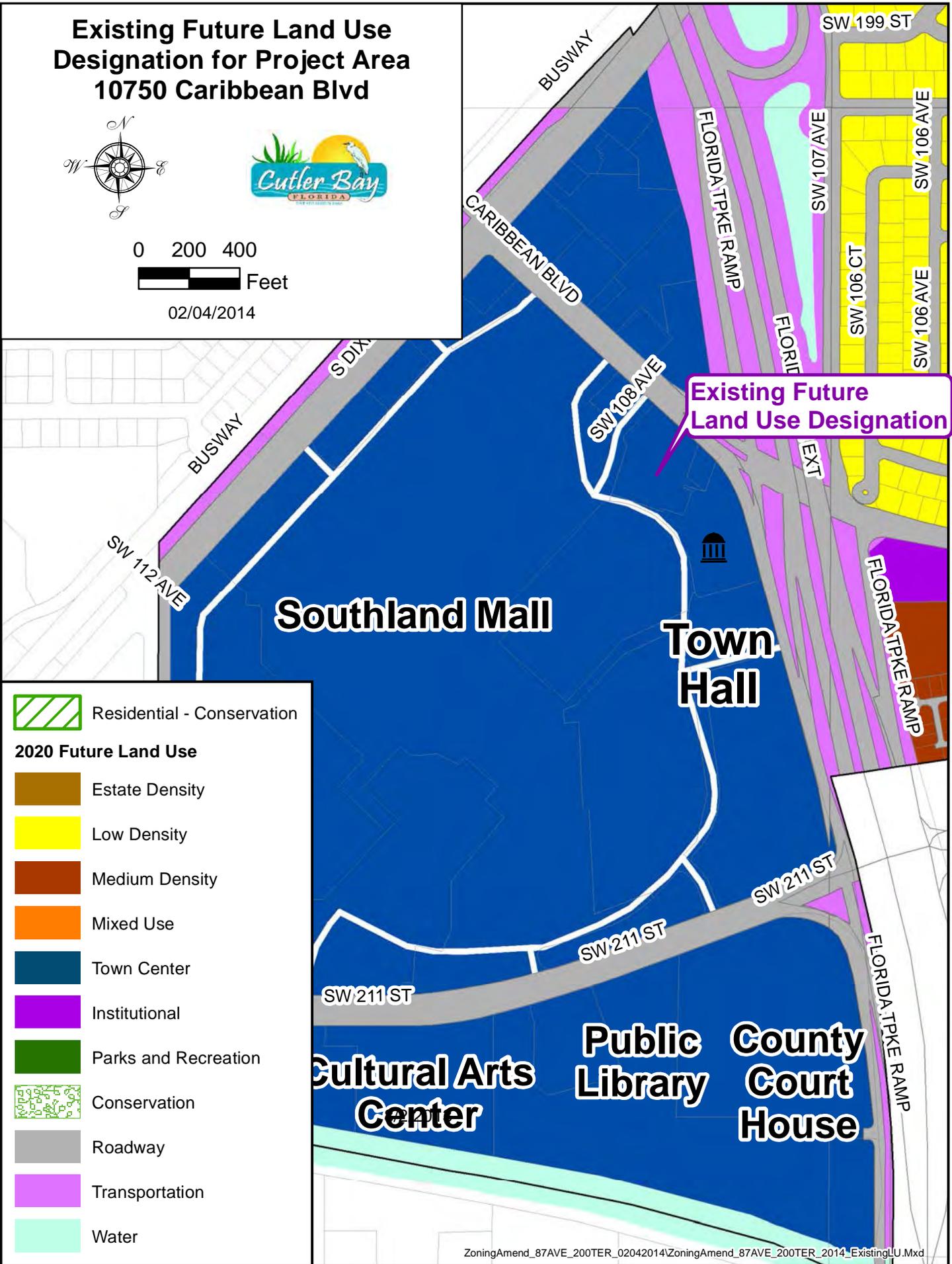
Pinnacle Investment Properties Conditional Use

Conditional Use approval to permit conversion of 58,428 square feet of office use to educational use within an existing 4- story office building.

Existing Future Land Use Designation for Project Area 10750 Caribbean Blvd



02/04/2014



Residential - Conservation

2020 Future Land Use

Estate Density

Low Density

Medium Density

Mixed Use

Town Center

Institutional

Parks and Recreation

Conservation

Roadway

Transportation

Water



Application No.: CU-2015-002

Attachment "D"

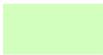
Zoning Map

Pinnacle Investment Properties Conditional Use

Conditional Use approval to permit conversion of 58,428 square feet of office use to educational use within an existing 4- story office building.

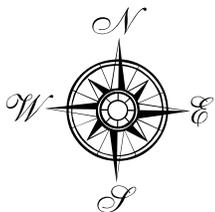
PROPOSED ZONING

Project Area: SW 87 AVE and SW 200 TER

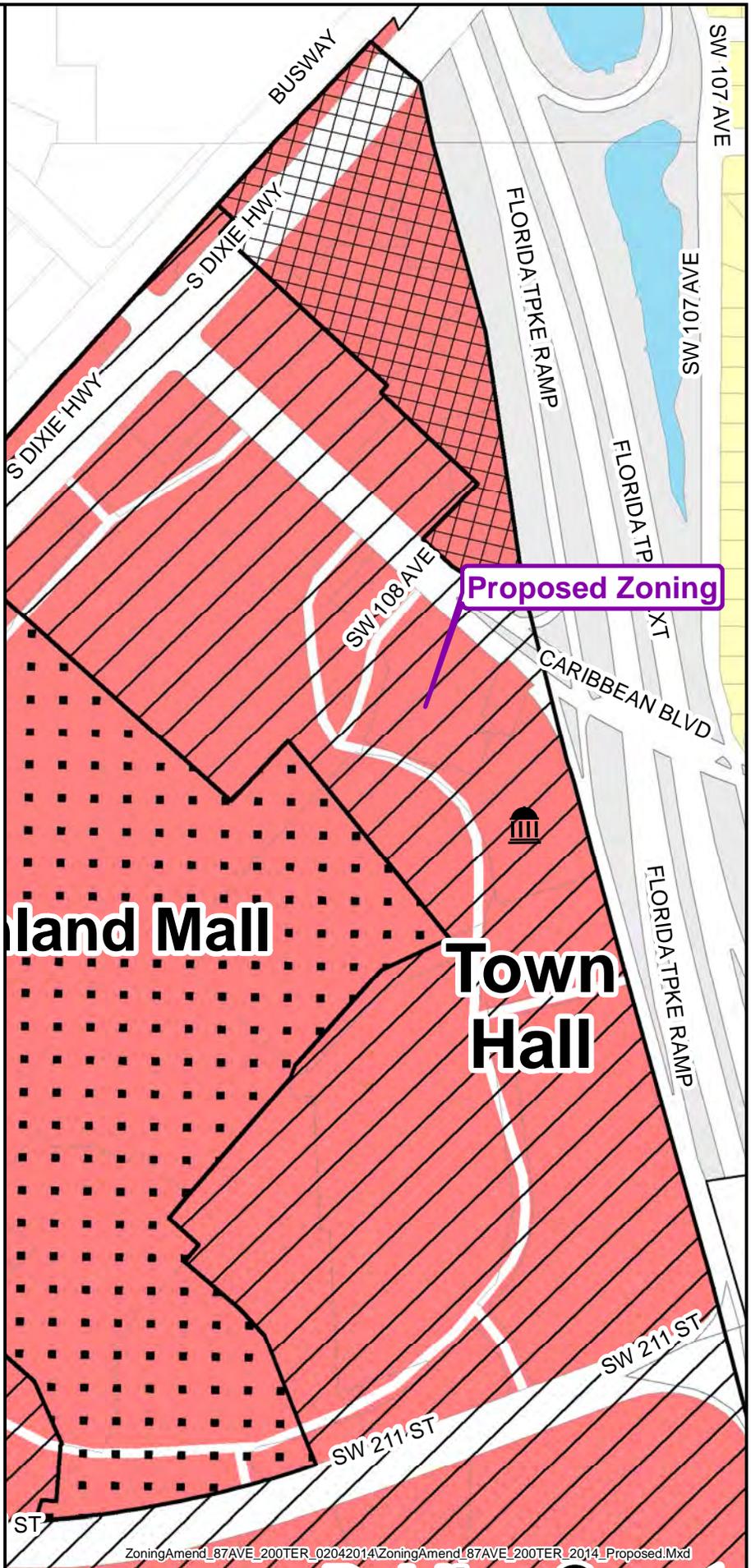
 ER Estate Residential 1 Dwelling Unit/15,000 sq. ft.	 CON Conservation
 SR Single-Family Residential 1 Dwelling Unit/7,500 sq. ft.	 WU Water Use
 MR 9 Multi-Family Residential 9 Dwelling Units/Net Acre	 TRC Transit Corridor
 MR 13 Multi-Family Residential 13 Dwelling Units/Net Acre	 TC Town Center
 NR Neighborhood Residential 5 Dwelling Units/Net Acre	 NC 1 Neighborhood Center 1
 INT Institutional	 NC 2 Neighborhood Center 2
 PK Parks	

Town Center Sub-Districts

 Center Sub-District
 Core Sub-District
 Edge Sub-District



02/04/2014





Application No.: CU-2015-002

Attachment "E"

**Advertisement / Courtesy Notice /
Property Postings**

Pinnacle Investment Properties Conditional Use

Conditional Use approval to permit conversion of 58,428 square feet of office use to educational use within an existing 4- story office building.

NEIGHBORS CALENDAR

• CALENDAR, FROM 24SE

Free Eye Exams & Glasses to Eligible Children

The Florida Optometry Eye Health Fund, in coordination with the Miami Lighthouse for the Blind and Visually Impaired, promotes access to comprehensive eye care to help the less fortunate reach their full potential. The Miami Lighthouse for the Blind and Visually Impaired will be providing free eye examinations and glasses to eligible children through the end of 2015. June 7-June 14 Free Miami Lighthouse for the Blind and Visually Impaired 601 SW 8th Ave., Miami.

In Deep With Diatoms This is an exhibition of original watercolors by

the Tropical Botanic Artists collective featuring portraits of diatoms found in the Florida Coastal Everglades Research Area. The paintings are the result of collaboration between the Miami artists and Dr. Evelyn Gaiser, Professor, Department of Biological Science & Southeast Environmental Research Florida International University. Dr. Gaiser is principal investigator for the local Long Term Ecological Research (LTER). June 7-June 14 7 a.m.-5:30 p.m. Free Biscayne National Park 9700 S.W. 328 St., Homestead.

Jose Paez del Nogal: Three Elements "Three Elements" is the summary of a successful career by the talented drawer and painter, Venezuelan artist José Páez del

Nogal. The exhibition will showcase 15 of his most recent artworks. Another 15 will be available through the center's website. June 7-June 14 Free Canale Diaz Art Center 146 Madeira Ave., Coral Gables.

Jose Regalado: My World Underwater Passionate about the environment and seduced by its natural beauty, photographer Jose Regalado finds muses in the colors, shapes and uniqueness of underwater ecosystems. A consummate world traveler, visiting over fifty counties, Regalado has been able to capture exotic and incredibly rare underwater photos which he prints on stainless steel. This printing method

• TURN TO CALENDAR, 30SE



TOWN OF CUTLER BAY NOTICE OF PUBLIC HEARING

The Town of Cutler Bay will be holding a public hearing on Wednesday, June 17, 2015 at 7:00 p.m. at the Town of Cutler Bay, Town Council Chambers, 10720 Caribbean Boulevard, Cutler Bay, FL 33189. PLEASE NOTE that the Town Council will consider the adoption of the following resolution(s):

A RESOLUTION OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CUTLER BAY, FLORIDA, APPROVING A CONDITIONAL USE APPLICATION TO PERMIT THE CONVERSION OF 58,428 SQUARE FEET OF OFFICE SPACE IN AN EXISTING 4 STORY BUILDING LOCATED AT 10750 CARIBBEAN BOULEVARD FROM BUSINESS USE TO A CHARTER SCHOOL, AS LEGALLY DESCRIBED IN EXHIBIT "A", CONSISTING OF APPROXIMATELY 2.16 NET ACRES; AND PROVIDING FOR AN EFFECTIVE DATE.

The proposed resolution may be inspected by the public at the Town Clerk's Office at 10720 Caribbean Boulevard, Suite 105, Cutler Bay, FL 33189. Interested parties are invited to attend the public hearing or provide written comments to the Town Council.

In accordance with the Americans with Disabilities Act of 1990 (ADA), persons needing special accommodations to participate in these proceedings should contact the Town Clerk's office for assistance at (305) 234-4262 no later than four business days prior to such proceeding.

If a person decides to appeal any decision made by the town council, with respect to any matter considered at a meeting or hearing, that person will need a record of the proceedings and, for such purpose, may need to ensure that a verbatim record of the proceedings is made; such record includes the testimony and evidence upon which the appeal is to be based (F.S. 286.0105).

Jacqueline N. Wilson
Interim Town Clerk

IT'S WORTH THE TRIP

to buy flowers at

FIELD OF FLOWERS

Like no other flower market on Earth.

Competitors' prices for 12 popular types of flowers averaged **58% higher** than ours during recent local shopping

Orchid, Dendrobium, 10-Stem

32%
HIGHER
PRICE

Field of Flowers \$18.20



Whole Foods \$23.98

GUARANTEED FRESH

Rose, Spray, 10-Stem

71%
HIGHER
PRICE

Field of Flowers \$7.80



Publix \$13.33

GUARANTEED FRESH

Hydrangea, per stem

90%
HIGHER
PRICE

Field of Flowers \$1.75



Fresh Market \$3.33

GUARANTEED FRESH

FIELD OF FLOWERS

Like no other flower market on Earth.

CALL for DELIVERY:
1-800-96-FRESH
3 7 3 7 4

PALMETTO BAY Flower Market

13615 S Dixie Hwy
Palmetto Bay, FL 33176
Colonial Palms Plaza across from
The Falls Shopping Center

DAVIE Flower Market

5101 South University Dr
Davie, FL 33328
2.5 Miles south of I-595
between Griffin and Stirling Road

BOCA RATON Flower Market

8177 Glades Road
Boca Raton, FL 33434
In West Boca Place
just west of the Turnpike

ORDER ONLINE: fieldofflowers.com

Bring this Ad to any Field of Flowers location for a
FREE BUNCH OF FLOWERS

OFFER CODE: **MHNS**. One free bunch per customer 18 years or older. Offer expires 06/20/2015.

\$10 OFF
DELIVERY
ORDER



Call, Click or Come In

Use Offer Code:
DEMNS

Offer Expires 06/20/2015.
One per customer, 18 years or older

Our fleet of refrigerated trucks delivers from Homestead to Boynton Beach.
Same day delivery available



Office of Community Development

Kathryn Lyon, AICP, CFM
Planning & Zoning Director

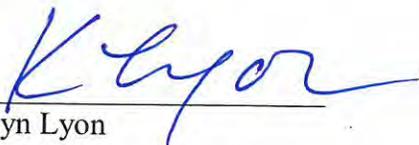
MEMORANDUM

To: Rafael G. Casals, Town Manager
From: Kathryn Lyon, Planning and Zoning Director
Date: June 3, 2015
Re: Certification of Courtesy Notice Mailings
10750 Caribbean Boulevard
Application No. CU-2015-002

CERTIFICATION OF COURTESY NOTICE MAILINGS

This memorandum shall serve as an acknowledgment that on June 3, 2015, the Community Development Department mailed out **COURTESY NOTICES** to the 69 property owners who reside within a **1000 foot** radius of the property covered by the subject Zoning Application No. CU-2015-002. These mailings were based on the “certified” property owners list provided by the Zoning Specialists Group, dated January 27, 2015.

Please find attached The Zoning Specialists Group, Inc. “Certification” AND copies of the 69 property owners mailing labels.


Kathryn Lyon

Date: 6/3/15





*Department of
Community Development*

Town of Cutler Bay
10720 Caribbean Blvd, Suite 105
Cutler Bay, FL 33189
www.cutlerbay-fl.com

**TOWN OF CUTLER BAY
PUBLIC HEARING COURTESY NOTICE**

Hearing Number: CU-2015-002

Applicant: Pinnacle Investment Properties

Location: 10750 Caribbean Blvd

Folio Number: 36-6007-024-0010

Request: Conditional Use approval to permit conversion of 58,428 square feet of office use to educational use within an existing 4- story office building.

Hearing Location: Town Hall Council Chambers, 10720 Caribbean Blvd.
Cutler Bay, FL 33189

Hearing Date: Wednesday, June 17, 2015

Hearing Time: 7:00 PM

Note:

Documents are on file and may be examined at Town Hall, 10720 Caribbean Blvd., Suite 105, Cutler Bay, FL 33189 or viewed on the Town's website at www.cutlerbay-fl.gov one week prior to the Town Council Meeting. Community Development Department staff is available via phone at 305-234-4262 or to meet with you in-person during regular business hours (Monday – Friday, 8:30 AM – 5:30 PM) to respond to any questions or concerns regarding the proposed project that you may have. These documents may be modified at the public hearing.



January 27, 2015

ORDER NO.: 150117

**Town of Cutler Bay
Community Development Department
10720 Caribbean Boulevard, Suite 120
Cutler Bay, FL 33189**

Property Owners List within 1,000 feet of:

LEGAL DESCRIPTION:

Portion of Tract A of **CUTLER RIDGE OFFICE PARK**, according to the Plat thereof, as recorded in Plat Book 128, at Page 37 of the Public Records of Miami Dade County, Florida.

ADDRESS: 10750 Caribbean Boulevard, Cutler Bay, FL 33189

FOLIO NO. 36-6007-024-0010

FOR: ALLIANCE COMPANIES

TOTAL NO. OF LABELS WITHOUT REPETITION: 69

This is to certify that the attached ownership list, map and mailing matrix is a complete and accurate representation of the real estate property and property owners within 1,000 feet of the subject property listed above. This reflects the most current records on the file in Miami-Dade County Tax Assessor's Office.

Sincerely, ♦

THE ZONING SPECIALISTS GROUP, INC.

José F. Lopez, P.S.M. #3086



7729 NW 146th Street • Miami Lakes, FL 33016

Phone: 305 828-1210

www.thezoningspecialistsgroup.com

PROPERTY OWNERS LIST

THE FOLLOWING ARE PROPERTY OWNERS WITHIN A 1,000-FOOT RADIUS FROM THE FOLLOWING LEGALLY DESCRIBED PROPERTY:

LEGAL DESCRIPTION:

Portion of Tract A of **CUTLER RIDGE OFFICE PARK**, according to the Plat thereof, as recorded in Plat Book 128, at Page 37 of the Public Records of Miami Dade County, Florida.

ADDRESS: 10750 Caribbean Boulevard, Cutler Bay, FL 33189

FOLIO NO. 36-6007-024-0010

FOR: ALLIANCE COMPANIES

7 56 40 .60 Ac M/L Comm At The X Of SEly R/W/L Of Us #1 /St Rd #5/ With Property Address: 10801 Caribbean Blvd Folio No. 3660070000036	Unigas Inc 10801 Caribbean Blvd Miami, FL 33189-1203
7 56 40 .23 Ac Comm At The X Of SEly R/W/L To Us 1 /St Rd 5/ With NEly R Property Address: 10851 Caribbean Blvd Folio No. 3660070000037	Ccs Real Est Invest LLC 6883 Queenferry Cicle Boca Raton, FL 33496
6 & 7 56 40 1.051 Ac Port Of N1/2 Of N1/2 Of Ne1/4 Of Ne1/4 Of Sec 7 & P Property Address: 19993 Dixie Hwy S Folio No. 3660070000050	Rayan Corp Inc 7460 SW 170th Ter Miami, FL 33157-4887
7 56 40 .24 Ac M/L Beg X S/L N1/2 Of N1/2 Of Ne1/4 Of Ne1/4 & SEly R/W Property Address: 20095 Dixie Hwy S Folio No. 3660070000053	Andi Investments LLC 20095 S Dixie Hwy Miami, FL 33189-1205
7 56 40 .61 Ac M/L Beg X Of SWly R/W Of Caribbean Blvd & SEly R/W Us #1 Property Address: 20201 Dixie Hwy S Folio No. 36600700000547	Biscayne Petroleum LLC 2200 S Dixie Hwy Ste 601 Miami, FL 33133-2300
7 56 40 .282 Ac M/L Beg SE Cor Of Ne1/4 W54.24Ft N 16 Deg W1190.45Ft Nwl Property Address: 10760 Caribbean Blvd Folio No. 36600700000620	Cutler Ridge Regional Center Ltd 301 W 41st St Ste 406 Miami Beach, FL 33140-3647
7 56 40 .50 Ac M/L Beg 689Ftsely R/W/L Of Sr 5 & SWly R/W/L Of Caribbean Property Address: 10808 Caribbean Blvd Folio No. 36600700000660	Southland Mall Properties LLC Washington Mutual Inc (Lessee) PO Box 4900 Scottsdale, AZ 85261-4900
7 56 40 1.74 Ac M/L PB 104-60 Holiday Inn At Caribbean Tract A Property Address: 10775 Caribbean Blvd Folio No. 3660070180010	G6 Hospitality Property LLC 4001 International Pkwy Carrollton, TX 75007-1914
7 56 40 1.062 Ac M/L Cutler Ridge Mall Sub Sec One PB 111 - 49 Port Of Property Address: 20345 Dixie Hwy S Folio No. 3660070200019	Florida Se Inc 1000 Darden Center Dr Orlando, FL 32837-4032

7 56 40 54 Ac M/L Cutler Ridge Mall Sub Sec One PB 111-49 Tr E Less Beg
Property Address: 20505 Dixie Hwy S
Folio No. 3660070200020

Southland Mall Properties LLC
20505 S Dixie Hwy Ste 899
Miami, FL 33189-1259

7 56 40 .75 Ac M/L Cutler Ridge Mall Sub Sec One PB 111-49 Port Of Tr E
Property Address: 20295 Dixie Hwy S
Folio No. 3660070200021

St Florida Portfolio II LLC
303 Peachtree Center Ave NE Ste 670
Atlanta, GA 30303-1295

7 56 40 2.27 Ac M/L Cutler Ridge Mall Sub Sec One PB 111 - 49 Ports Of T
Property Address:
Folio No. 3660070200023

Town Of Cutler Bay
10720 Caribbean Blvd Ste 105
Miami, FL 33189-1257

7 56 40 1.044 Ac M/L Cutler Ridge Mall Sub Sec One PB 111-49 Port Of Tra
Property Address: 20203 Dixie Hwy S
Folio No. 3660070200025

Rtm Development Company
5995 Barfield Rd
Atlanta, GA 30328-4411

Cutler Ridge Mall Sub Sec One PB 111 - 49 7.77 Ac M/L Tr F Less Port Des
Property Address: 20505 Dixie Hwy S
Folio No. 3660070200030

Southland Mall Properties LLC
20505 S Dixie Hwy Ste 899
Miami, FL 33189-1259

Cutler Ridge Mall Sub Sec One PB 111 - 49 10.18 Ac MI Tr G Less Port Lyg
Property Address: 20503 Dixie Hwy S
Folio No. 3660070200040

Southland Mall Properties LLC
20505 S Dixie Hwy Ste 899
Miami, FL 33189-1259

Cutler Ridge Office Park PB 128-37 Port Of Tr A Desc Beg Most NEly Cor O
Property Address: 10750 Caribbean Blvd
Folio No. 3660070240010

Pinnacle Investment Properties
10720 Caribbean Blvd Ste 101
Miami, FL 33189-1242

Cutler Ridge Office Park PB 128-37 Tr A Less Beg Most NEly Cor Of Tr A T
Property Address: 10720 Caribbean Blvd
Folio No. 3660070240020

Town Of Cutler Bay
10720 Caribbean Blvd Ste 105
Miami, FL 33189-1257

Gibson Center PB 142-19 T-17714 Tracts A & E
Property Address: 10855 Caribbean Blvd
Folio No. 3660070250010

Mcdonalds Corporation
PO Box 770367
Miami, FL 33177-0007

Gibson Center PB 142-19 T-17714 Tr B
Property Address: 20195 Dixie Hwy S
Folio No. 3660070250020

Sunshine Gasoline Dist Inc
1650 NW 87th Ave
Miami, FL 33172-2614

Gibson Center PB 142-19 T-17714 Tr C Less Beg At Most Ely Cor Tr D Th S
Management 1024
Property Address: 10871 Caribbean Blvd
Folio No. 3660070250030

Realty Income Corp Attn: Portfolio
PO Box 460069
Escondido, CA 92046-0069

Gibson Center PB 142-19 T-17714 Port Of Tr C & D Desc Beg At Most Ely Co
Property Address: 20053 Dixie Hwy S
Folio No. 3660070250040

Wilder Sport Concepts Inc
4294 SW 131st Ave
Fort Lauderdale, FL 33330-4732

Gibson Center PB 142-19 Tr D Less Desc Beg SEly Cor Of Tr D Th S 41 Deg
Property Address: 20033 Dixie Hwy S
Folio No. 3660070250045

J D Investmant Capital Corp
20033 S Dixie Hwy
Miami, FL 33189-1205

Bugetel At Caribbean PB 146-20 T-18758 Tr A

Property Address: 10821 Caribbean Blvd
Folio No. 3660070270010

Bre Lq Fl Properties L L C
C/O La Quinta Corporation
909 Hidden Rdg Ste 600
Irving, TX 75038-3822

B U Motors PB 164-090 T-22034 Tract A
Property Address: 10701 211 St SW
Folio No. 3660070300010

Bill Ussery Motors Of Cutler Bay LLC
300 Almeria Ave
Coral Gables, FL 33134-5812

8 56 40 3.93 Ac Port Of W757.40Ft Of N1/2 Of Sw1/4 Of Nw1/4 Lyg Sly Of C
Property Address: 10600 Caribbean Blvd
Folio No. 3660080000021

St Faiths Episcopal Church
10600 Caribbean Blvd
Miami, FL 33189-1361

8 56 40 5.69 Ac Beg NW Cor Of E1/2 Of Sw1/4 Of Sw1/4 Of Nw1/4 Th S 89 De
Property Address:
Folio No. 3660080000150

St Faiths Episcopal Church Inc
10600 Caribbean Blvd
Miami, FL 33189-1361

8 56 40 Benson Manor PB 68-49 Lot 22 Blk 3
Property Address: 20315 106 Ave SW
Folio No. 3660080090860

Adrian Perez
20315 SW 106th Ave
Miami, FL 33189-1321

8 56 40 Benson Manor PB 68-49 Lot 23 Blk 3
Property Address: 20301 106 Ave SW
Folio No. 3660080090870

Oscar F Bernal Lisa M Cardozo
20301 SW 106th Ave
Miami, FL 33189-1321

8 56 40 Benson Manor PB 68-49 Lot 24 Blk 3
Property Address: 20235 106 Ave SW
Folio No. 3660080090880

Nicolas & Beatrice Diaz
20235 SW 106th Ave
Miami, FL 33189-1319

8 56 40 Benson Manor PB 68-49 Lot 1 Blk 5
Property Address: 10620 203 Ter SW
Folio No. 3660080091060

Scott E Massie & W Patricia
10620 SW 203rd Ter
Miami, FL 33189-1349

8 56 40 Benson Manor PB 68-49 Lot 2 Blk 5
Property Address: 10610 203 Ter SW
Folio No. 3660080091070

Armando Briones
10610 SW 203rd Ter
Miami, FL 33189-1349

8 56 40 Benson Manor PB 68-49 Lot 3 Blk 5
Property Address: 10530 203 Ter SW
Folio No. 3660080091080

Anthony L Martin & W Henriette
10530 SW 203rd Ter
Miami, FL 33189-1348

8 56 40 Benson Manor PB 68-49 Lot 4 Blk 5
Property Address: 10520 203 Ter SW
Folio No. 3660080091090

Herman Pierre Est Of
10520 SW 203rd Ter
Miami, FL 33189-1348

8 56 40 Benson Manor PB 68-49 Lot 5 Blk 5
Property Address: 10510 203 Ter SW
Folio No. 3660080091100

Stuart Lloyd
10510 SW 203rd Ter
Miami, FL 33189-1348

8 56 40 Benson Manor PB 68-49 Lot 12 Blk 5
Property Address: 10511 204 Ter SW
Folio No. 3660080091170

Gisela Ortiz & Alvin R Ortiz Jtrs
10511 SW 204th Ter
Miami, FL 33189-1352

8 56 40 Benson Manor PB 68-49 Lot 13 Blk 5
Property Address:
Folio No. 3660080091180

Liobel Orga & W Janett
19991 SW 132nd Pl
Miami, FL 33177-2930

8 56 40 Benson Manor PB 68-49 Lot 14 Blk 5
Property Address: 10531 204 Ter SW
Folio No. 3660080091190

Abrahan Rodriguez Gonzalez
Sandra Espina
10531 SW 204th Ter
Miami, FL 33189-1352

8 56 40 Benson Manor PB 68-49 Lot 15 Blk 5
Property Address: 10601 204 Ter SW
Folio No. 3660080091200

Nancy Lynne Kellogg
3401 Dennis Dr NW
Cedar Rapids, IA 52405-4401

8 56 40 Benson Manor PB 68-49 Lot 16 Blk 5
Property Address: 10611 204 Ter SW
Folio No. 3660080091210

Leif Fernandez
10611 SW 204th Ter
Miami, FL 33189-1354

8 56 40 Benson Manor PB 68-49 Lot 5 Blk 6
Property Address: 20135 106 Ct SW
Folio No. 3660080091260

Jack D Nelson
20135 SW 106th Ct
Miami, FL 33189-1325

8 56 40 Benson Manor PB 68-49 Lot 6 Blk 6
Property Address: 20205 106 Ct SW
Folio No. 3660080091270

Joel Moreno
20205 SW 106th Ct
Miami, FL 33189-1327

8 56 40 Benson Manor PB 68-49 Lot 7 Blk 6
Property Address: 20215 106 Ct SW
Folio No. 3660080091280

Anthony Reardon Julie Reardon
20215 SW 106th Ct
Miami, FL 33189-1327

8 56 40 Benson Manor PB 68-49 Lot 8 Blk 6
Property Address: 20225 106 Ct SW
Folio No. 3660080091290

Zoraida Padron Blanco
20225 SW 106th Ct
Miami, FL 33189-1327

8 56 40 Benson Manor PB 68-49 Lot 9 Blk 6
Property Address: 20305 106 Ct SW
Folio No. 3660080091300

Thomas Rhode
20305 SW 106th Ct
Miami, FL 33189-1329

8 56 40 Benson Manor PB 68-49 Lot 10 Blk 6
Property Address: 20315 106 Ct SW
Folio No. 3660080091310

Carlos S Bernal & W Albertina Reinoso
20315 SW 106th Ct
Miami, FL 33189-1329

8 56 40 Benson Manor PB 68-49 Lot 11 Blk 6
Property Address: 20310 106 Ave SW
Folio No. 3660080091320

Arturo Garcia Aroche
20310 SW 106th Ave
Miami, FL 33189-1322

8 56 40 Benson Manor PB 68-49 Lot 12 Blk 6
Property Address: 20300 106 Ave SW
Folio No. 3660080091330

N Wayne Armstrong & Douglas Beck
& W Karen
20300 SW 106th Ave
Miami, FL 33189-1322

8 56 40 Benson Manor PB 68-49 Lot 13 Blk 6
Property Address: 20230 106 Ave SW
Folio No. 3660080091340

Federal National Mortgage Assn
350 Highland Dr
Lewisville, TX 75067-4177

8 56 40 Benson Manor PB 68-49 Lot 14 Blk 6
Property Address: 20220 106 Ave SW
Folio No. 3660080091350

Gerardo Colombo
20220 SW 106th Ave
Miami, FL 33189-1320

8 56 40 Benson Manor PB 68-49 Lot 15 Blk 6
Property Address: 20210 106 Ave SW
Folio No. 3660080091360

Roger D Read Cathleen G Read
12214 Beauregard Dr
Houston, TX 77024-4203

8 56 40 Benson Manor PB 68-49 Lot 11 Blk 7
Property Address: 20120 106 Ct SW
Folio No. 3660080091530

Vivian Fernandez
20120 SW 106th Ct
Miami, FL 33189-1326

8 56 40 Benson Manor PB 68-49 Lot 12 Blk 7
Property Address: 20130 106 Ct SW
Folio No. 3660080091540

Julian Lopez & W Maritza E Lopez
20130 SW 106th Ct
Miami, FL 33189-1326

8 56 40 Benson Manor PB 68-49 Lot 13 Blk 7
Property Address: 20200 106 Ct SW
Folio No. 3660080091550

Claudia Rodriguez
20200 SW 106th Ct
Miami, FL 33189-1328

8 56 40 Benson Manor PB 68-49 Lot 14 Blk 7
Property Address: 20210 106 Ct SW
Folio No. 3660080091560

Perez 20210 Sw 106 Ct Trs
6264 SW 129th Ave
Miami, FL 33183-5470

8 56 40 Benson Manor PB 68-49 Lot 15 Blk 7
Property Address: 20220 106 Ct SW
Folio No. 3660080091570

Valerie Bole
20220 SW 106th Ct
Miami, FL 33189-1328

8 56 40 Benson Manor PB 68-49 Lot 16 Blk 7
Property Address: 20230 106 Ct SW
Folio No. 3660080091580

Angela Diaz
PO Box 971085
Miami, FL 33197-1085

8 56 40 Benson Manor PB 68-49 Lot 17 Blk 7
Property Address: 20300 106 Ct SW
Folio No. 3660080091590

Yaniel Munoz
20300 SW 106th Ct
Miami, FL 33189-1330

8 56 40 Benson Manor PB 68-49 Lot 18 Blk 7
Property Address: 20310 106 Ct SW
Folio No. 3660080091600

Jorge Silva
20310 SW 106th Ct
Miami, FL 33189-1330

8 56 40 Benson Manor PB 68-49 Lot 19 Blk 7
Property Address: 20320 106 Ct SW
Folio No. 3660080091610

John Defreitas
20320 SW 106th Ct
Miami, FL 33189-1330

Benson Manor PB 68-49 Lot 20 Blk 7 0
Property Address: 20330 106 Ct SW
Folio No. 3660080091620

Warren L Caldwell & Burllessie Howze
20330 SW 106th Ct
Miami, FL 33189-1330

8 56 40 Benson Manor PB 68-49 Lot 21 Blk 7
Property Address: 20400 106 Ct SW
Folio No. 3660080091630

Amaury Cifuentes & W Lila
4741 N 31st Ct
Hollywood, FL 33021-2303

Benson Manor PB 68-49 Lot 22 Blk 7 Less Beg SW Cor Lot 22 N36.87Ft Sly 3
Property Address: 20410 106 Ct SW
Folio No. 3660080091640

Peter Gross
19300 Holiday Rd
Miami, FL 33157-8882

Benson Manor PB 68-49 Beg SE Cor Lot 23 Blk 7 N75ft W92.39Ft Sely77.77Ft
Property Address: 20420 106 Ct SW
Folio No. 3660080091650

Georgina Parra Stoppiello
Georgina Gema Stoppiello
20420 SW 106th Ct
Miami, FL 33189-1331

8 56 40 Benson Manor PB 68-49 Lot 1 Blk 8
Property Address: Confidential, #***
Folio No. 3660080091670

Confidential

8 56 40 Benson Manor PB 68-49 Lot 2 Blk 8
Property Address: 10600 204 Ter SW
Folio No. 3660080091680

Neelkant Harsewak Basmatty Harsewak
10600 SW 204th Ter
Miami, FL 33189-1355

8 56 40 Benson Manor PB 68-49 Lot 3 Blk 8
Property Address: 10530 204 Ter SW
Folio No. 3660080091690

David W Hiers & W Linda D
10530 SW 204th Ter
Miami, FL 33189-1353

8 56 40 Benson Manor PB 68-49 Lot 4 Blk 8
Property Address: 10520 204 Ter SW
Folio No. 3660080091700

Herbert Scott
10520 SW 204th Ter
Miami, FL 33189-1353

8 56 40 Benson Manor PB 68-49 Lot 5 Blk 8
Property Address: 10510 204 Ter SW
Folio No. 3660080091710

Rudy Villarroel
10510 SW 204th Ter
Miami, FL 33189-1353

8 56 40 Benson Manor PB 68-49 Lot 12 Blk 8
Property Address: 10511 Caribbean Blvd
Folio No. 3660080091780

Jose Enrique Perez
10511 Caribbean Blvd
Miami, FL 33189-1358

8 56 40 Benson Manor PB 68-49 Lot 13 Blk 8
Property Address: 10521 Caribbean Blvd
Folio No. 3660080091790

8 56 40 Benson Manor PB 68-49 Lot 14 Blk 8
Property Address: 10531 Caribbean Blvd
Folio No. 3660080091800

8 56 40 Benson Manor PB 68-49 Lot 15 Blk 8
Property Address: 10601 Caribbean Blvd
Folio No. 3660080091810

8 56 40 Benson Manor PB 68-49 Lot 16 Blk 8
Property Address: 10611 Caribbean Blvd
Folio No. 3660080091820

Ak1 Service Inc
19621 SW 121st Ave
Miami, FL 33177-4350

Oscar D Herrera
10531 Caribbean Blvd
Miami, FL 33189-1358

Chyrl Ann Forbes
10601 Caribbean Blvd
Miami, FL 33189-1360

Jose M Lopez & W Santa O
10611 Caribbean Blvd
Miami, FL 33189-1360

Town of Cutler Bay
PUBLIC HEARING
ON THE PROPERTY AT

10750 CARIBBEAN BLVD.

**ADDITIONAL
INFORMATION
CALL**

(305) 234-4262

**PLANNING
DEPARTMENT**



DATE-TIME

Public Hearing
Wednesday, August 19, 2015
TIME: 7:00 pm
TOWN HALL COUNCIL CHAMBERS
10720 Caribbean Blvd.



Town of Cutler Bay
PUBLIC HEARING
ON THE PROPERTY AT

10750 CARIBBEAN BLVD.

**ADDITIONAL
INFORMATION
CALL**

(305) 234-4262

**PLANNING
DEPARTMENT**



DATE-TIME

Public Hearing
Wednesday, August 19, 2015
TIME: 7:00 pm
TOWN HALL COUNCIL CHAMBERS
10720 Caribbean Blvd.



8/12/2015_9:48

**OFFICE SPACE
AVAILABLE
305-235-8881**

Town of Cutler Bay
PUBLIC HEARING
ON THE PROPERTY AT
10750 CUTLER BAY ROAD

ADDITIONAL INFORMATION CALL
305-235-8881

PLANNING DEPARTMENT

DATE-TIME
August 12, 2015
9:00 AM - 11:00 AM



FR
C93

08/12/2015 09:22

