

OFFERING MEMORANDUM

FLORIDA CITY EDUCATIONAL CAMPUS

SINGLE-TENANT NET-LEASED
INVESTMENT & EXPANSION
OPPORTUNITY



713 W Palm Drive
Florida City, FL 33034

PRESENTED BY:

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ASKING PRICE AND TERMS:

As directed by Market. Property to be delivered free and clear of all liens. Contact Compass Florida LLC d/b/a GoCommercial for pricing targets.

PROPERTY TOURS:

Tours available by appointment only with 48 hours prior notice with confirmation of scheduled tour by a representative of GoCommercial.

DATA SOURCES:

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EXECUTIVE SUMMARY

GoCommercial is pleased to present Florida City Centre Campus, a ±30,421-square-foot, three-story educational facility located at 713 W Palm Drive in Florida City, Florida. The property is 100% leased to Advanced Achievers Academy, a Title I-eligible private school, and is secured by a long-term triple net lease with 3% annual rent increases. Situated on approximately 1.47 acres (Parcel 1 only) in the heart of southern Miami-Dade County, the asset offers investors stable in-place cash flow backed by an essential-use educational tenancy.

Positioned just west of U.S. 1 and in close proximity to the Ronald Reagan Turnpike, the property benefits from strong regional accessibility and continued growth throughout the Florida City/Homestead corridor. Surrounded by expanding residential density, national retailers, healthcare providers, and major employment anchors including Amazon's 2.1 million-square-foot fulfillment center, Homestead-Miami Speedway, and Homestead Air Reserve Base, Florida City Centre represents a compelling net-leased investment opportunity in one of South Florida's emerging growth markets.

KEY HIGHLIGHTS

- **Long-Term NNN Lease** – Stable in-place cash flow and minimal landlord responsibilities with annual rent escalations.
- **Stable and Government Backed Tenant** – Revenue anchored by Florida's Step Up For Students scholarship program
- **Rental Upside** – Current below market rents with market-rate rent uplift at 2030 renewal.
- **Essential-Use Education Asset** – Purpose-built school facility serving a growing South Miami-Dade community.
- **Strong South Dade Location** – Positioned near U.S. 1, the Ronald Reagan Turnpike, and major regional demand drivers.
- **Shovel-Ready Expansion** – Contiguous 1.47 acre parcel with a pre-entitled path to doubling campus capacity to 60,000+ SF.

INVESTMENT HIGHLIGHTS

Florida City Centre Campus presents the opportunity to acquire a mission-critical educational asset in one of South Miami-Dade County's fastest-growing submarkets, combining stable in-place income with long-term embedded upside.

LONG-TERM NET-LEASED CASH FLOW

100% leased to Advanced Achievers Academy under a triple net (NNN) lease structure with minimal landlord responsibilities and stable in-place income.

ESSENTIAL-USE EDUCATIONAL REAL ESTATE

Purpose-built, three-story school facility serving a deeply established K-8 operator (licensed for K-12) in a supply-constrained South Florida educational market.

CONTRACTUAL NOI GROWTH & MARKET RENT UPLIFT

Current lease includes 3% annual rent escalations through the remaining primary term, with an adjustment to market rent at the 2030 option renewal. Current below-market rent of \$18.74/SF offers strong upside at market adjustment.

GOVERNMENT-BACKED TENANT REVENUE

Tenant operations are supported by state-funded educational programs, including Step Up For Students and other scholarship-based funding sources.

HIGH-GROWTH SOUTH DADE LOCATION

Positioned near U.S. 1 and the Ronald Reagan Turnpike, with proximity to major demand drivers including Amazon, Homestead-Miami Speedway, and Homestead Air Reserve Base.

EMBEDDED EXPANSION OPTIONALITY

Parcel 2 is the contiguous 1.47-acre expansion site with approved engineered plans for an identical mirroring 30,421 SF facility. The school building may be acquired independently or together with the expansion parcel as a combined campus assemblage.



INVESTMENT THESIS

Florida City Centre Campus offers investors a rare opportunity to acquire a mission-critical educational asset backed by durable tenancy, contractual rent growth, and long-term positioning within one of South Miami-Dade County's emerging growth corridors.

DURABLE IN-PLACE CASH FLOW

100% leased to Advanced Achievers Academy under a triple net (NNN) lease, with Government-backed revenue, providing stable income with no landlord responsibility.

ESSENTIAL-USE EDUCATION TENANCY

Purpose-built school facility serving a deeply rooted operator within a growing South Miami-Dade community.

CONTRACTUAL INCOME GROWTH

3% annual rent escalations deliver consistent NOI growth throughout the remaining lease term.

BELOW-MARKET RENT & MARK-TO-MARKET ALPHA

Current in-place rent of \$18.74/SF sits well below prevailing South Dade market rates of \$28 to \$35/SF, creating a contractually embedded rent upside of 50% or more at the 2030 renewal

STRATEGIC SOUTH MIAMI-DADE LOCATION

Located near U.S. 1 and the Ronald Reagan Turnpike, surrounded by key demand drivers and continued regional growth.

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COMMERCIAL PROPERTY
ANALYSIS TOOL

(Exclusive GoCommercial Group Investor Feature)

GOCOMMERCIAL | COMPASS



PROPERTY AT A GLANCE

PROPERTY NAME:

Florida City Centre Campus

PROPERTY TYPE:

Single-Tenant Educational Facility

TENANT:

ADVANCED ACHIEVERS ACADEMY

GROSS BUILDING AREA:

±30,421 SF

SITE AREA:

±2.94 Acres

STORIES:

3 Stories

OCCUPANCY / LEASE TYPE:

100% Leased / NNN

FOLIO STRUCTURE:

Parcel 1: PCN 16-7825-000-0400 1.47 Acres

Parcel 2: PCN 16-7825-000-0390 1.47 Acres

CONSTRUCTION:

Reinforced concrete floors and walls, hurricane impact glass and doors, steel joists and trusses, concrete tile roof over corrugated steel

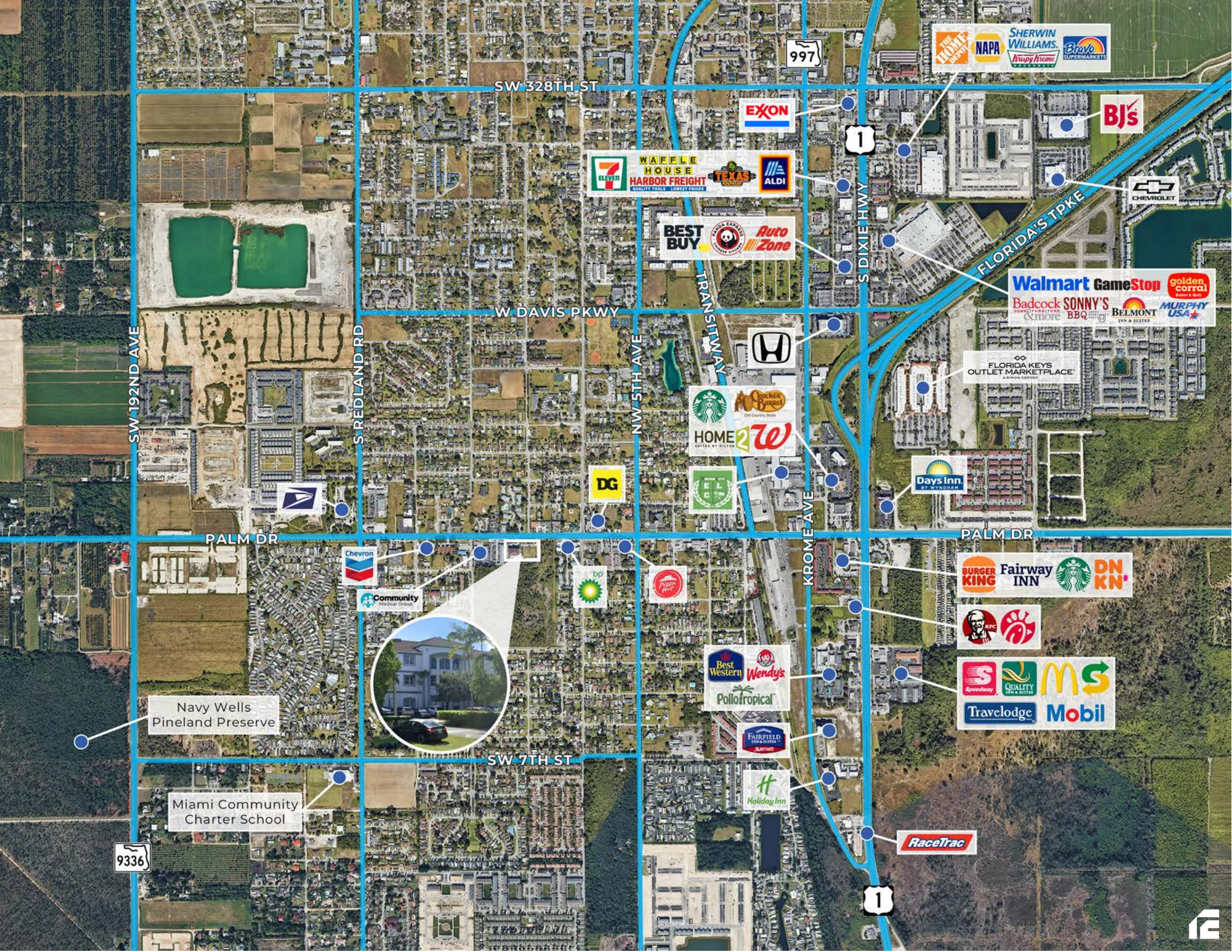
ASSET SUMMARY:

Florida City Centre is a purpose-built, institutional-quality educational facility strategically positioned in the heart of Florida City. The Property is fully occupied by Advanced Achievers Academy and features durable construction, functional school layout, and long-term utility for educational use.



WEST PALM DRIVE





SW 328TH ST

997



FLORIDA'S TPKE



W DAVIS PKWY

FLORIDA KEYS OUTLET MARKETPLACE

SW 192ND AVE

S REDLAND RD

NW 5TH AVE



PALM DR

PALM DR



Navy Wells Pineland Preserve



Miami Community Charter School

SW 7TH ST

KROME AVE



9336





997

1

SW 288TH ST

KROME AVE

South Dade Senior High School

amazon

Homestead Towne Square
Publix Rainbow Marshalls
SKECHERS SALLYBEAUTY
HomeGoods Pet Super market
CHASE Starbucks Chevron
WELLS FARGO

Winn-Dixie FAMILY DOLLAR
Burger King

TRANSITWAY

Homestead Pavilion
OLD NAVY KOHL'S target
five BEL'W SPROUTS FARMERS MARKET
MATTRESS FIRM DOLLAR TREE
Michaels ULTA ROSS
petco Olive Garden

BURGER KING 7-ELEVEN Auto Zone Wendy's
Walmart

HOMESTEAD AIR RESERVE BASE

NW 8TH ST

Homestead City Hall

7-ELEVEN IHOP
HYUNDAI

Walmart NISSAN Ford
DG VivaMas

Homestead Hospital

BS 9
Coca-Cola
J&M PIZZA DQ PIZZA HUT

SW 328TH ST

7-ELEVEN WAFFLE HOUSE HARBOR FREIGHT TEXAS ALDI

EXXON BJ's

WALMART GAMESTOP
Badcock SONNY'S BBQ BELMONT MURPHY USA

LOWE'S LEON

McDonald's TRUIST
OUTBACK CVS Starbucks

SW 328TH ST

BEST BUY Auto Zone
FAMILY DOLLAR DG HONDA

Walmart GameStop golden corral
Badcock SONNY'S BBQ BELMONT MURPHY USA

Tim and Dr. June Craig Butterfly Park

Keys Gate Baseball Field

HOMESTEAD-MIAMI SPEEDWAY

PALM DR

Chevron Community Medical Group

bp

Days Inn HOME 2
BURGER KING Starbucks Wendy's

Homestead Senior High School

Publix

amazon

Miami Community Charter School

Navy Wells Pineland Preserve

Florida City Pineland Preserve

Best Western Quality Inn Holiday Inn
Fairfield Pollo Tropical Mobil
RaceTrac

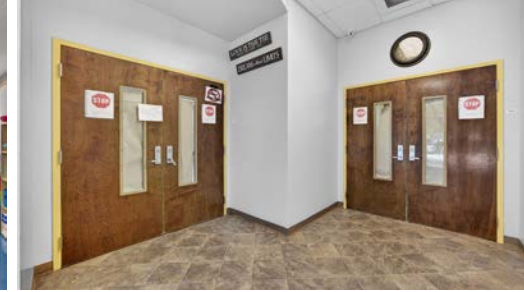


9336

1







Advanced Achievers Academy

Advanced Achievers Academy (AAA) is a high-performing private K-12 institution that has maintained continuous, uninterrupted operations at its Florida City campus since August 2015. Over its 10+ year tenure, the school has established itself as a cornerstone of the local educational landscape, consistently operating at or near capacity with no recorded operational disruptions or material compliance issues with the Florida Department of Education.

Strategic Market Position & Enrollment

The Academy serves a critical need in a significantly underserved South Dade corridor. Current data indicates a stable enrollment of approximately 365 students with a 19-to-1 student-teacher ratio. Because the demand for quality, safe, and modern educational facilities in Florida City consistently exceeds the available supply, the Academy benefits from a “waitlist” environment, ensuring long-term occupancy stability and institutional staying power for the property owner.

Revenue Security: The Florida Scholarship Ecosystem

As a “School Choice” leader in Miami-Dade County, the Academy’s revenue is decoupled from traditional local property taxes and is instead fueled by Florida’s robust state-funded scholarship programs. The school is a fully authorized provider for:

- **Family Empowerment Scholarships (FES-EO):** Direct state funding for K-12 students.
- **FES-UA (Unique Abilities):** Specialized funding for students with learning differences (formerly McKay/Gardiner), which carries significantly higher per-pupil funding rates.
- **Step Up For Students: Florida’s primary Scholarship Funding Organization (SFO),** with whom the Academy maintains active “Good Standing” status.

Enrollment Metrics & Strategic Positioning

Current Enrollment:

Approximately 327–365 students.

Student-Teacher Ratio:

19-to-1, optimized for personalized instruction and operational efficiency.

Market Strength:

The facility is a “purpose-built” asset, meaning it was designed specifically for institutional schooling, making it a high-barrier-to-entry property in the Florida City market.

GOVERNMENT-BACKED REVENUE PROFILE

STATE-SUPPORTED EDUCATIONAL FUNDING OVERVIEW

Advanced Achievers Academy operates within Florida's state-supported educational funding framework, drawing revenue from a combination of per-pupil public funding and scholarship-based programs. As a Title I-Eligible private school, the tenant benefits from recurring, enrollment-driven revenue sources that provide a durable operating backdrop and support long-term occupancy continuity.

Florida's school choice ecosystem — including Step Up For Students scholarship programs such as the Family Empowerment Scholarship (FES-EO, FES-UA), Gardiner Scholarship, and McKay Scholarship — creates a stable and diversified funding base for qualifying educational operators. These programs have expanded access to educational choice statewide while reinforcing the financial resilience of participating schools.

RENT COVERAGE PROFILE

At current enrollment of approximately 350 to 365 students, and annual tuition and fees of approximately \$12,650 per student (\$11,900 tuition + \$750 registration), the tenant generates an estimated \$4.4 to \$4.6 million in annual gross revenue. Against current annual base rent of \$570,046, this represents an estimated **rent coverage ratio of approximately 7.7x to 8.1x** — a level of operational support rarely seen in single-tenant net lease investments.

WHY IT MATTERS

Educational spending is historically the last category to be cut by families during economic downturns. Florida's 2023 "Universal Choice" expansion removed income caps, making these scholarships available to all Florida residents. This significantly expands the Academy's "Total Addressable Market" and ensures high occupancy rates regardless of the macro-economic climate



STATE-SUPPORTED FUNDING ENVIRONMENT

Florida is currently ranked #1 in the nation for Education Liberty and School Choice by the Center for Education Reform. This asset represents a premier opportunity to capture yield within the most stable educational funding environment in the United States.



ENROLLMENT-DRIVEN REVENUE MODEL

Tenant revenue is supported by student participation and continued demand for accessible educational options within the surrounding community.



LONG-TERM OCCUPANCY STABILITY

Purpose-built educational use and operational continuity help support tenant retention and long-term occupancy at the Property.



LEASE ABSTRACT & RENT SCHEDULE

NNN LEASE | 3% ANNUAL INCREASES | TERM THROUGH JULY 2030 | OPTIONS THROUGH 2045

LEASE STRUCTURE	
TENANT	Advanced Achievers Academy
LEASE TYPE	Triple Net (NNN)
PREMISES	Florida City Centre Campus
BUILDING AREA	±30,421 SF
SITE AREA	±1.47 Acres (Parcel 1)
LEASE COMMENCEMENT	August 2015
LEASE EXPIRATION	July 2030
CURRENT ANNUAL BASE RENT	\$570,046.60
CURRENT ANNUAL RENT INCREASE	3.0%
RENEWAL OPTIONS	One 15-Year Option
RENEWAL RENT	Market Rate

RENT GROWTH PROFILE		
Term	Annual Base Rent	Monthly Base Rent
Aug 2025 to July 2026	\$570,046.60	\$47,503.88
Aug 2026 to July 2027	\$587,148.00	\$48,929.00
Aug 2027 to July 2028	\$604,762.44	\$50,396.87
Aug 2028 to July 2029	\$622,905.31	\$51,908.78
Aug 2029 to July 2030	\$641,592.47	\$53,466.04

MARK-TO-MARKET OPPORTUNITY AT 2030 RENEWAL

Current in-place rent of \$18.74/SF reflects a contractually below-market rate established at lease commencement in 2015. Based on current market rents for comparable educational and institutional space in the South Dade corridor ranging from \$28 to \$35/SF, a renewal at the market midpoint of \$32/SF would generate an estimated annual NOI of \$973,472 — representing a 70%+ increase over current in-place rent. This embedded mark-to-market upside is fully preserved for the acquiring investor and requires no capital investment or lease restructuring to capture.

LEASE NOTES:

Absolute NNN — Zero Landlord Responsibilities

The lease is structured as Absolute Triple Net. The tenant is solely responsible for all property taxes, insurance, maintenance, repairs, and HVAC. The landlord has no ongoing expense or maintenance obligations.

Parcel 2 — Tenant Tax & Maintenance Obligation

Tenant currently pays for real estate taxes and general upkeep expenses on Parcel 2, which it utilizes informally for overflow and outdoor activities. Ownership carries no financial obligation on the expansion parcel.

No Expansion Rights or Exclusivity

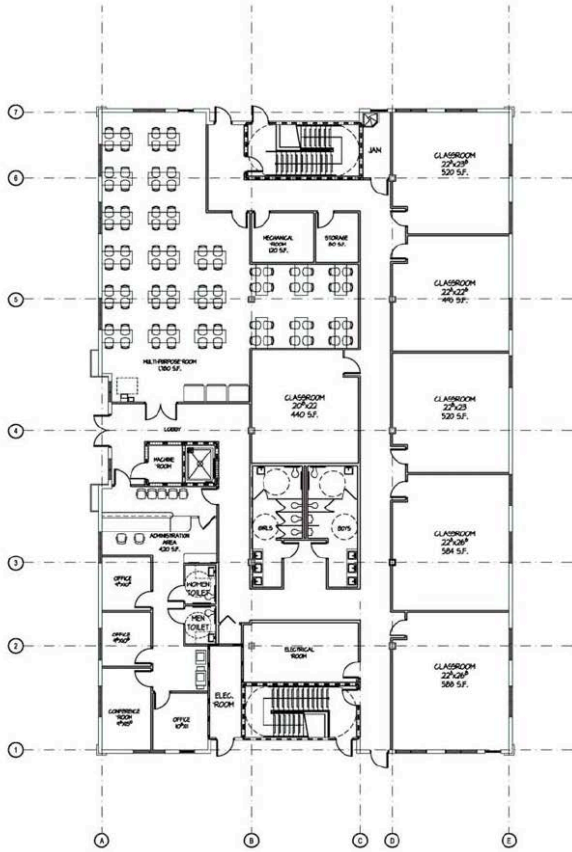
The tenant holds no ROFR, ROFO, expansion option, or exclusivity rights of any kind with respect to Parcel 2. While the tenant has informally expressed expansion interest, no such rights have been memorialized in writing. Ownership retains full discretion to sell, develop, or transact on Parcel 2 with any party without tenant consent or notification.

Personal Guarantee

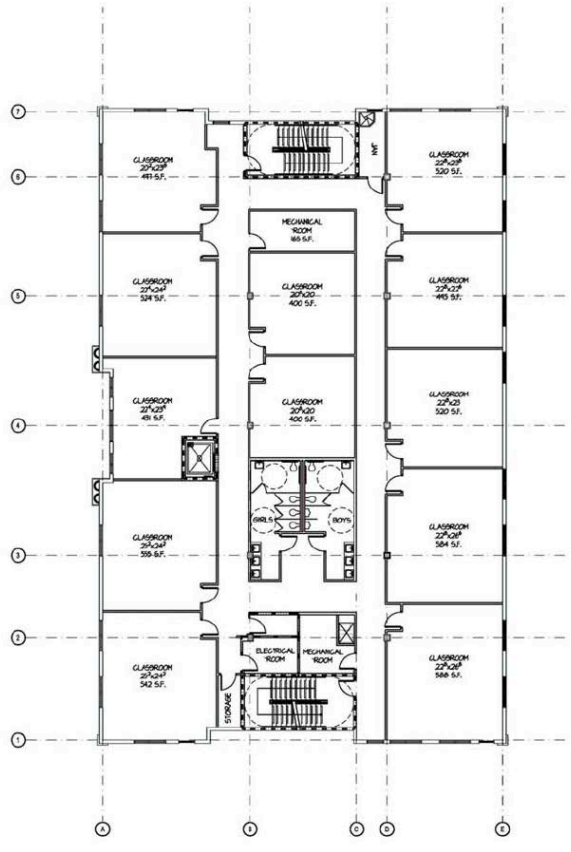
The lease is supported by a full personal guarantee executed by the principals of Advanced Achievers Academy, providing an additional layer of credit support beyond the operating entity.



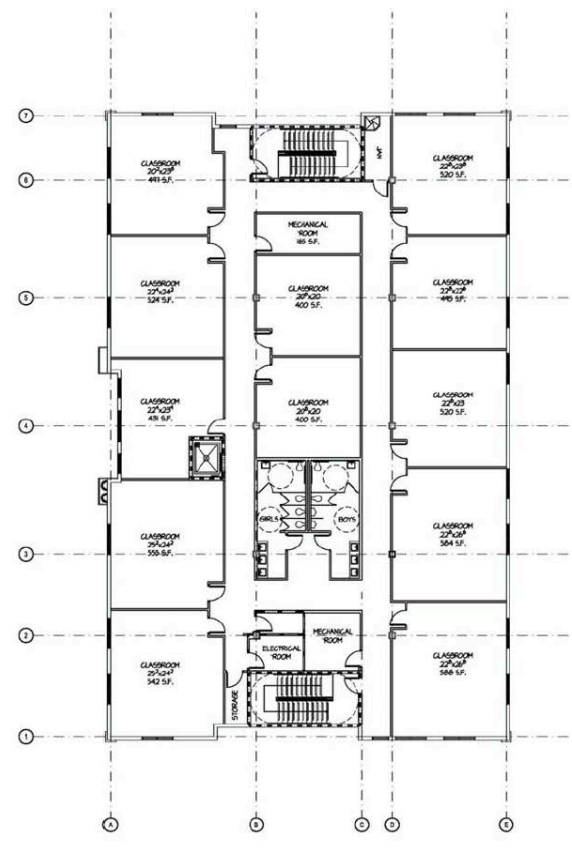
FLOOR PLAN EFFICIENCY



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



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



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



MIAMI-DADE COUNTY OVERVIEW

MIAMI-DADE COUNTY

Miami-Dade County is one of the most dynamic and strategically positioned markets in the United States, serving as a global gateway for commerce, tourism, trade, and population growth. Anchored by a diverse economic base and robust infrastructure network, the county continues to attract businesses, residents, and long-term capital throughout South Florida.



DIVERSE ECONOMY

Miami-Dade is supported by a broad employment base spanning trade, healthcare, tourism, finance, and logistics.



POPULATION SCALE

The county continues to benefit from one of the largest and most dynamic population bases in the Southeast.



INFRASTRUCTURE NETWORK

Regional connectivity is reinforced by major highways, transit systems, airport access, and port infrastructure.



LONG-TERM DEMAND

Ongoing migration and business expansion continue to support long-term real estate fundamentals across the county.

GLOBAL ECONOMIC GATEWAY

Miami-Dade County serves as a major hub for international trade, tourism, logistics, and cross-border commerce, reinforcing its long-term economic significance within the southeastern United States. The county's global connectivity, diverse business base, and continued capital inflows have positioned it as one of the most active and strategically important markets in the country. Supported by a large and growing population, Miami-Dade continues to attract employers, residents, and institutional investment across a wide range of sectors.

STRATEGIC REGIONAL POSITIONING

As the economic engine of South Florida, Miami-Dade offers direct connectivity to key domestic and international markets through its extensive transportation infrastructure, major port and airport facilities, and access to one of the nation's fastest-growing metropolitan regions. These characteristics continue to support long-term real estate demand across a broad range of property types.

SOUTH MIAMI-DADE GROWTH CORRIDOR

KEY DEMAND DRIVERS

- **Amazon ±2.1 Million SF Regional Logistics Hub**
- **Homestead-Miami Speedway**
- **Major regional entertainment and tourism anchor**
- **Homestead Air Reserve Base**
- **Significant employment and defense-related presence**
- **U.S. 1 & Ronald Reagan Turnpike**
- **Critical regional access and commuter connectivity**

EMERGING SOUTH MIAMI-DADE SUBMARKET

The South Dade corridor has emerged as one of the more active growth fronts within Miami-Dade County, supported by a combination of residential development, workforce population expansion, and ongoing infrastructure investment. Florida City and neighboring Homestead continue to attract new residents and businesses seeking affordability, accessibility, and long-term growth potential within South Florida.

The corridor is further reinforced by major regional demand drivers including Amazon's nearby 2.1 million-square-foot fulfillment center, Homestead-Miami Speedway, and Homestead Air Reserve Base. These anchors, combined with continued commercial activity and residential density growth, support the area's increasing relevance as an investable and expanding submarket.



DEMOGRAPHIC SUMMARY

	1 MILE	3 MILES	5 MILES
Population	17,053	82,798	137,780
Households	5,198	24,968	42,013
Families	3,847	18,646	32,311
Average Household Size	3.28	3.20	3.21
Owner Occupied Housing Units	2,505	11,111	22,594
Renter Occupied Housing Units	2,693	13,857	19,419
Median Age	33.6	33.7	34.8
Median Household Income	\$53,298	\$57,078	\$67,585
Average Household Income	\$69,343	\$72,439	\$86,054

2029 DEMOGRAPHIC ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	18,641	85,086	141,497
Households	5,762	25,955	43,609
Families	4,296	19,504	33,741
Average Household Size	3.23	3.16	3.17
Owner Occupied Housing Units	2,991	12,401	24,457
Renter Occupied Housing Units	2,771	13,554	19,152
Median Age	34.7	34.4	35.5
Median Household Income	\$60,638	\$64,740	\$77,768
Average Household Income	\$80,426	\$82,276	\$97,282



BARRIERS TO ENTRY

SUPPLY CONSTRAINTS & REPLACEMENT CONSIDERATIONS

Florida City Centre Educational Campus benefits from several characteristics that create meaningful barriers to entry for competing assets in the surrounding market. Limited availability of comparable educational facilities, rising construction costs, entitlement complexity, and the challenge of replicating a purpose-built community-serving use all support the Property's long-term strategic relevance.

SPECIALIZED IMPROVEMENTS



Replicating a purpose-built educational facility requires substantial capital, time, and planning beyond a typical commercial building.

RISING REPLACEMENT COST



Escalating land, labor, and construction costs continue to increase the expense of developing comparable facilities in today's market.

ENTITLEMENT COMPLEXITY



New educational and community-serving developments often require layered approvals, coordination, and site-specific planning.

LIMITED COMPETING SUPPLY



There are relatively few institutional-quality educational facilities available within the immediate Florida City and South Dade trade area.

UPSIDE & GROWTH OPPORTUNITY

In addition to providing stable in-place income, Florida City Centre Campus offers meaningful long-term upside through both future lease repositioning and potential site expansion. These opportunities create a differentiated investment profile that combines current cash flow with embedded optionality for future value creation.

The existing lease structure provides income visibility today while preserving strategic flexibility for future ownership to evaluate market-rate economics, tenant positioning, and long-term site utility. As the broader South Dade corridor continues to benefit from population growth, infrastructure investment, and increasing regional relevance, the Property is well positioned to capture both durable income and future upside potential.

This combination of near-term stability and longer-term optionality is increasingly difficult to find within single-tenant investment opportunities, particularly within a growing South Florida submarket where replacement cost, land availability, and future development flexibility continue to shape investor demand.



2030 LEASE RENEWAL RESET

Current asking rents for comparable commercial and institutional space in the Homestead/Florida City corridor range from **\$28 to \$40 per square foot** annually, based on active market listings as of 2025. Purpose-built educational facilities in Florida have been documented at market rents of **\$25 to \$35 per square foot**. The subject property's **current in-place rent of \$18.74/SF** represents a meaningful discount to both benchmarks, supporting the mark-to-market opportunity at the 2030 renewal.



PHASE II EXPANSION POTENTIAL

Phase II creates two distinct value pathways. First, Advanced Achievers Academy has informally expressed expansion interest, and a lease renewal negotiation in 2030 could encompass Phase II occupancy, effectively doubling enrollment capacity under an expanded NNN structure. Second, ownership retains full discretion to introduce a complementary academic institution such as a separate charter school, tutoring center, vocational program, or early childhood operator, establishing a multi-tenant educational campus on a single contiguous site.

PHASE II EXPANSION OPTION

APPROVED DEVELOPMENT PLANS

Engineered and permitted plans are on file for a mirrored 3-story, ±30,421 SF educational facility — identical in design to the existing building. Approval reduces entitlement risk and accelerates time to construction start.

SHOVEL-READY LAND PARCEL

Parcel 2 consists of 1.47 contiguous acres directly adjacent to the existing campus. The parcel is fully zoned, cleared, accessible, and strategically positioned to support immediate development upon buyer decision.

CAMPUS DOUBLING POTENTIAL

Phase II development would bring total campus capacity to approximately 60,000+ SF, effectively doubling enrollment capacity and creating one of the largest purpose-built school campuses in South Miami-Dade County.

PARKING & SITE INFRASTRUCTURE

The previously approved site plan accommodates 112 total parking spaces across the combined campus, including ADA-compliant spaces and dedicated bus drop-off lanes, meeting all municipal requirements for expanded educational use.

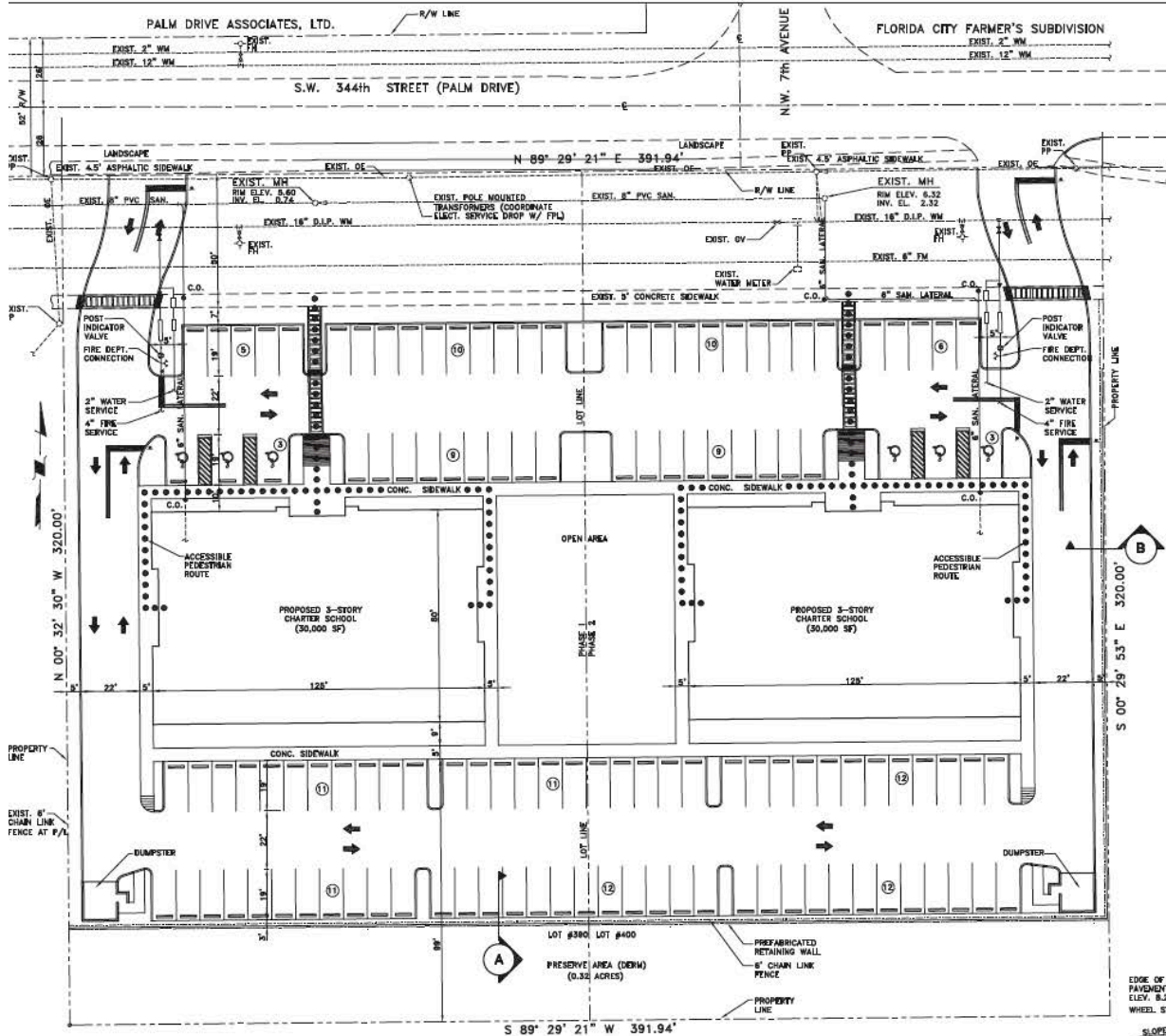
ZONING SUPPORTS EDUCATIONAL USE

The expansion parcel carries zoning that supports the proposed educational development, with no use variance required. Municipal approvals are aligned with the existing school operation on the adjacent parcel.

NO TENANT CONSENT REQUIRED

Ownership retains full development rights on Parcel 2. The tenant holds no expansion option, ROFR, ROFO, or consent rights of any kind. Development timeline and execution remain entirely at the discretion of the acquiring investor.

PHASE II EXPANSION PLAN



LEGAL DESCRIPTION

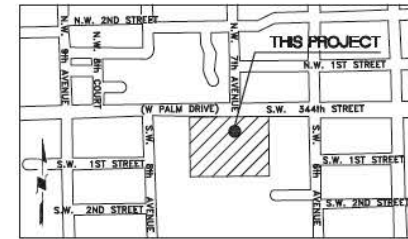
A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER 1/4 OF THE NORTHWEST QUARTER 1/4 OF SECTION 25, TOWNSHIP 07 SOUTH, RANGE 38 EAST, DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST (NW 1/4) OF SAID SECTION 25; THENCE RUN NORTH 89°29'21" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 25 FOR 410.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE NORTH 89°29'21" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 25 FOR 391.94 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 00°32'30" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 25 FOR 320.00 FEET TO THE POINT OF BEGINNING; THENCE RUN SOUTH 88°29'21" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 25 FOR 391.94 FEET; THENCE RUN NORTH 00°32'30" W FOR 320.00 FEET TO THE POINT OF BEGINNING.

SITE PLAN

SCALE: 1" = 30'

N.F.C. PRESERVE LEGAL DESCRIPTION

A PARCEL OF LAND LYING IN THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST (NW 1/4) OF SECTION 25, TOWNSHIP 07 SOUTH, RANGE 38 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
 COMMENCE AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER (NE 1/4) OF THE NORTHWEST (NW 1/4) OF SAID SECTION 25; THENCE RUN NORTH 89°29'21" E ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 25 FOR 410.00 FEET; THENCE RUN SOUTH 00°32'30" E ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 25 FOR 320.00 FEET TO A POINT OF BEGINNING; THENCE RUN SOUTH 88°29'21" W ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 25 FOR 391.94 FEET; THENCE RUN NORTH 00°32'30" W FOR 38.00 FEET TO THE POINT OF BEGINNING.



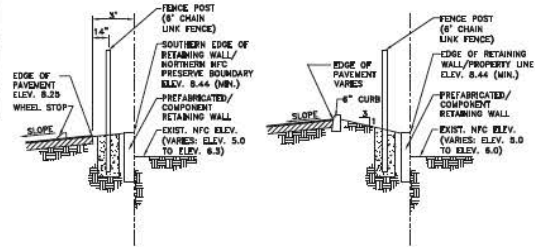
LOCATION MAP

SCALE: 1" = 300'

ZONING CRITERIA

	REQUIRED/PERMITTED LOT #390	LOT #400	TOTAL
ZONING	C-1 (EXISTING)	C-1 (EXISTING)	C-1 (EXISTING)
SITE AREA...	5,000 SF	62,710 SF	62,710 SF
LOT AREA	1.44 ACRES	1.44 ACRES	2.88 ACRES
LOT FRONTAGE (PALM DRIVE)	185.97'	185.97'	391.94'
LOT WIDTH	185.97'	185.97'	391.94'
SETBACKS...			
FRONT - PALM DRIVE	10'-0"	127'-0"	127'-0"
INTERIOR SIDE-EAST	0'-0"	38'-11.8"	38'-11.8"
INTERIOR SIDE-WEST	0'-0"	32'-0"	32'-0"
REAR	0'-0"	113'-0"	113'-0"
BUILDING BREAKDOWN...			
NUMBER OF STORIES	2 STORY	3 STORY	3 STORY
30'-0" HT.	47'-0" HT.*	47'-0" HT.*	47'-0" HT.*
BUILDING AREA	29,873 SF	29,873 SF	59,746 SF
UNCOVERED WALKWAYS AND PAVEMENT	26,782 SF	26,782 SF	53,564 SF
LOT COVERAGE...			
IMPERVIOUS AREA / LOT AREA	100,336 SF MAX	36,673 SF	36,673 SF
80 % MAX	58.48 %	58.48 %	58.48 %
PERVIOUS AREA / LOT AREA	25,024 SF MIN	26,037 SF	26,037 SF
20 % MIN	41.52 %	41.52 %	41.52 %
BUILDING FOOTPRINT...			
BUILDING AREA / LOT AREA	80,188 SF MAX	9,891 SF	9,891 SF
80 % MAX	15.77 %	15.77 %	31.54 %
FLOOR AREA RATIO...			
BUILDING AREA / LOT AREA	29,873 SF	29,873 SF	59,746 SF
47.31 %	47.31 %	47.31 %	
PARKING REQUIREMENT...			
1ST FLOOR K - Grade 3 (1 SF = 11 PERSONNEL) + No. OF TRANSP. VEHICLES	22 SPACES		
2ND FLOOR Grade 4 - 8 (1.25 SF = 12 PERSONNEL) + No. OF TRANSP. VEHICLES	30 SPACES		
3RD FLOOR Grade 9 - 12 (1 SF/200 SF CLASS RM @ 5.800 SF) + 1 SF/4 NON-TEACHER EMPLOYEE	60 SPACES		
TOTAL	112 SPACES	60 SPACES	63 SPACES
123 SPACES			
HC SPACES (101 - 150)	5 HC SPACES	3 HC SPACES	3 HC SPACES
STROLLER SPACES (101 - 300)	N/A	N/A	N/A
BIKEWAY MARK (101 - 300)	N/A	N/A	N/A

* 47'-0" BASED ON CITY COMMISSION APPROVAL OF HEIGHT VARIANCE ON DECEMBER 11, 2007



SECTION A

SCALE: 1/4" = 1'-0"

SECTION B

SCALE: 1/4" = 1'-0"



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790 W. ZING
 HESOLD & BOKORWICZ
 P.C. ARCHITECTS

PRINTED

DATE

REMARKS

FLORIDA CITY
 CHARTER SCHOOL

FLORIDA CITY, FLORIDA

F.P. DING, INC.
 2234 N. FEDERAL HIGHWAY
 BOCA RATON, FL. 33431

OVERALL SITE PLAN

DRAWN BY: V.Q.
 CHECKED BY: N.H.O./P.P.C.
 APPROVED BY: R.B.B.
 DATE: 9-06-07
 PROJECT NO.: 07072
 REVISIONS

REVISIONS

01/06/11 ADDRESS COMMENTS

10/09/10 GENERAL REVISION

SCALE: AS SHOWN

SECRET NUMBER:



713 W PALM DRIVE, FLORIDA CITY, FL 33034

PRESENTED BY:

Brad Kuskin

Founding Principal

bkuskin@gocommercial.com

(561) 232-7899

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