

<h1 style="margin: 0;">Application No. 5</h1> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <span style="font-size: 1.2em; font-weight: bold;">Commission District 12</span> <span style="font-size: 1.2em; font-weight: bold;">Community Council 5</span> </div>
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## APPLICATION SUMMARY

Applicant/Representative:	International Atlantic, LLC. / Miguel Diaz de la Portilla, Esq., & Elinette Ruiz, Esq.
Location:	North of NW 178 Street between the Turnpike and I-75
Total Acreage:	±174.83 Gross/ ±150.12 Net
Requested Land Use Plan Map Designation:	<ol style="list-style-type: none"> <li>1. Redesignate the application site on the Land Use Plan map:  <div style="margin-left: 20px;">From: "Industrial and Office"</div> <div style="margin-left: 20px;">To: "Business and Office"</div> </li> <li>2. Amend the Land Use Element text by Deleting the 0.45 Floor Area Ratio (FAR) limitation that applies to the portion of the Application area west of NW 97 Avenue;</li> <li>3. Release the Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida, as it applies to portions of the subject property;</li> <li>4. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board; and</li> <li>5. Amend the Transportation Element Figure 1 – Planned Year 2030 Roadway Network; Figure 2 – Roadway Classification 2012; and Figure 3 – Roadway Functional Classification 2030).</li> </ol>
Amendment Type:	Standard
Existing Zoning District/Site Condition:	AU and IU-C / vacant

## RECOMMENDATIONS

Staff Final Recommendation:	<b>ADOPT WITH CHANGE AND WITH THE PROFFERED DECLARATION OF RESTRICTIONS (May 2018)</b>
Staff Initial Recommendation:	<b>TRANSMIT WITH CHANGE AND WITH THE PROFFERED DECLARATION OF RESTRICTIONS (November 2016)</b>
Country Club of Miami Community Council (5)	<b>TRANSMIT WITH CHANGE AND WITH THE PROFFERED DECLARATION OF RESTRICTIONS as recommended by staff and with the following conditions: 1) <i>Keep NW 170<sup>th</sup> Street bridge closed and, 2) provide private bus shuttle bus services for the communities on NW 186 Street.</i> (November 29, 2016)</b>
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	<b>TRANSMIT WITH CHANGE AND WITH THE PROFFERED DECLARATION OF RESTRICTIONS as recommended by staff (December 7, 2016)</b>
Board of County Commissioners Transmittal:	<b>TRANSMIT AND ADOPT WITH CHANGE AND WITH THE PROFFERED DECLARATION OF RESTRICTIONS and with the additional change to amend the CDMP Intergovernmental Coordination Element to add the subject property to the list of Facilities of Countywide Significance. (January 25, 2017)</b>
Board of County Commissioners Final Action:	<b>To Be Determined (May 17, 2018)</b>

Staff's final recommendation is to **ADOPT WITH CHANGE WITH THE PROFFERED DECLARATION OF RESTRICTIONS** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map and Land Use Element text. The application requests to redesignate the ±174.83 gross-acre application site from "Industrial and Office" to the "Business and Office" CDMP land use category; delete text in the CDMP Land Use Element, release an existing Declaration of Restrictions, add the new proffered covenant to the Restrictions Table in Appendix A of the Land Use Element; and revise the Traffic Circulation Subelement Figures 1, 2 and 3 to reflect the roadway network changes needed to support the application. The following provides a summary of the reasons for the final recommendation.

### **Principal Reasons for Final Recommendation:**

1. Upon evaluation of the application as originally filed, staff recommended to "Transmit with the proffered Declaration of Restrictions" the application without an indication of the ultimate action that should be taken by the Board of County Commissioners (Board). This recommendation was published in the "Initial Recommendations, May 2016 Applications to Amend the Comprehensive Development Master Plan" (Initial Recommendations report) dated November 2016. The primary reason for the recommendation of transmittal was due to the fact that the application has merits, but, staff had concerns with the application and believed that the concerns could be addressed during the amendment process. Staff's primary concerns were to ensure that the potential environmental and transportation impacts that would be generated by the development were determined/quantified and that the appropriate mitigation measures, including for other impacts, were adequately addressed through the necessary commitments from the Applicant. Staff expressed the primary concerns in Principal Reason No. 1 of the November 2016 Initial Recommendations report, and outlined that the concerns that could be adequately addressed by the applicant through proffers in a Declaration of Restrictions (covenant) and more specifically through a subsequent Chapter 163 Development Agreement, which said proffers have been made by the applicant.

On May 10, 2018, subsequent to the publication of the November 2016 Initial Recommendations report, the applicant proffered a revised covenant that limits development on the subject site to a maximum 3.5 million square feet of retail use, 1.5 million square feet of entertainment use, 2,000 rooms of lodging, and 1.2 million square feet of back of house space. The covenant also limits the development on the site to a maximum 5,784 net external PM peak hour vehicle trips and provides for the simultaneous increase and decrease of uses, provided this trip maximum is not exceeded. In addition, the covenant commits to providing notice to future tenants regarding proximity to rock-mining operations. (See Appendix A: Proffered Declaration of Restrictions on Appendices page 3 of this report.)

In addition, the Applicant's proffered covenant requires analysis and mitigation of environmental, public infrastructure and service impacts, and provides for the necessary improvements to be adequately addressed through a Development Agreement proffered by the Applicant pursuant to Section 163.3221 Florida Statutes (F.S.) and Section 33.310.3 of the Miami-Dade County Code (the Code). In the initial recommendations report staff

acknowledged that based on the size of the application site and the intensity of proposed development, the application meets the thresholds for Development of Regional Impact (DRI) review but acknowledged that the application would not undergo DRI review pursuant to Section 380.06(30) F.S. However, the Applicant agreed to undergo a more rigorous DRI like review that requires the processing of the CDMP application concurrently with a separate but related zoning application that includes the Applicant's proffer of a Development Agreement. The Development Agreement functions in a manner similar to development orders issued under the more detailed but now defunct DRI review process, and specifies how and when the impacts of the proposed project will be mitigated. The Applicant's proffered covenant requiring the impacts of the proposed development to be adequately addressed in the Development Agreement together with the commitments made in the Development Agreement adequately addresses staff concerns with the application.

2. The recommended change to the application includes an amendment to the CDMP Capital Improvements Element (CIE) text, as well as a new Table 10-A listing the roadway improvements and a new Table 11-A listing the transit improvements needed to maintain acceptable levels of service (LOS). The proposed changes is included herein on pages 5-11 to 5-15. Additionally, a proposed amendment to the CDMP Intergovernmental Coordination Element is also included to address the Board's directive given at the Board's January 25, 2017 transmittal hearing that the application site be designated as a Facility of Countywide Significance. This change to the application is shown herein on page 5-9.
3. **Traffic Analysis Roadway Improvements.** During the initial review of Application No. 5, County, State, regional and local agencies provided comments regarding the validity of the project's Traffic Impact Analysis. Specifically these agencies commented on the overall trip generation, trip distribution, background trips, internal capture, impact fee calculations, proportionate fair share calculations, and the appropriateness of certain proposed roadway improvements identified by the Applicant to address projected LOS roadway deficiencies. After the transmittal of the application to amend the CDMP, the review process continued back and forth with the consultants responding to the reviewers' comments and reviewers' requesting further clarifications. Through this coordinated review process, the Transportation Impact Analysis underwent multiple revisions with the consultants providing further studies for specific requests by the reviewers. The extensive coordinated review process culminated in the reviewers accepting the final traffic impact analysis methodology accompanied by studies for some specific roadways and agreeing to multiple roadway improvements included in the CIE table to address projected LOS roadway deficiencies.

Pursuant to the recommendations generated from the above described inter-governmental agency review, the Applicant proffered a covenant and a Chapter 163 Development Agreement with an Equivalency Matrix. The Equivalency Matrix allows for simultaneous increases and decreases of density and intensity for the proposed retail, entertainment and hotel uses, provided that the retail use does not exceed 3.5 million square feet, and that the total vehicle trip generation associated with the overall development of the property does not exceed 5,784 net external PM peak hour vehicle trips.

Based on the traffic analysis provided, the Applicant is committing to various on-site and off-site roadway improvements. The proffered CDMP Covenant identifies the roadway improvements required to maintain LOS. These roadway improvements will be included in the Capital Improvements Element of the CDMP as "developer responsibility" projects, as listed in Table 10-A herein on page 5-13.

In addition to the required LOS improvements listed in Table 10-A, the Chapter 163 Development Agreement includes all the subdivision and off-site roadway improvements deemed necessary for the development in Exhibit F, which lists the roadway mitigation and the timing of each improvement.

4. **Mass Transit.** Land Use Element Objective LU-1 and Policy LU-1A, and Mass Transit Subelement Objective MT-2 and Policy MT-2A collectively require the location and configuration of urban growth to emphasize the intensification of development around centers of activity having high countywide multimodal accessibility including the provision of efficient transit service. Furthermore, Mass Transit Subelement Policy MT-1A requires areas within the Urban Development Boundary of the CDMP Adopted 2020 and 2030 Land Use Plan (LUP) map that have a combined resident and work force population of more than 10,000 persons per square mile (640 acres) to be provided with transit service having 30-minute headways.

The application's proposed development is projected to employ over 14,500 persons. Currently, there is no direct transit service to the site. The closest transit services to the application site are provided through Metrobus Routes 54, 183, and 267 that operate along Miami Gardens Drive/NW 186 Street, with the closest stop located at the intersection of Miami Gardens Drive and NW 87 Avenue, over three quarters of a mile (0.77 miles) away from the site.

The CDMP covenant requires the applicant to address transit service impacts and the proffered Chapter 163 Development Agreement details the transit improvements commitments from the applicant that would provide transit service to the application site. Specifically, prior to the issuance of a certificate of use, the applicant commits to construct a Metrobus Terminal/Transit center that would include 10 bus bays to be made available to the Department of Transportation and Public Works (DTPW-Transit) and three additional bus bays to be made available for Broward County Transit. The applicant also commits to provide \$5.9 million to DTPW-Transit for the purchase of 11 standard 40' buses, in lieu of road impact fees. Correspondingly, the development agreement indicates that DTPW-Transit will extend five Metrobus routes (Routes 54, 73, 95, 99, and 183) to the ADM Transit Center (with minimum 30 minute peak hour headways). In addition, the applicant commits to provide for the design and location of pedestrian and bicycle facilities to maximize transportation access on-site including bicycle storage facilities to encourage the use of alternative modes of transportation. These facilities are to be operated and maintained at owner's expense. These transit improvements are described in Table 11-A, Traffic Circulation proposed for adoption into the CDMP Capital Improvements Element (CIE) and together with the roadway improvements discussed above in Reason No. 3 demonstrate the coordination of transportation and land use planning as required by the CDMP.

5. **Flood Protection and Stormwater Infrastructure.** The application site is located within the Western C-9 Basin. Development requires onsite storage of stormwater runoff for a 25-year/3-day storm as required by the South Florida Water Management District (SFWMD). Additionally, the site's southern property line is along a 25-foot canal maintenance easement, which abuts the 60-foot Golden Glades Canal right-of-way. The Golden Glades Canal is currently undersized and will need to be improved if this canal is to receive stormwater discharges from the proposed development. This will require the existing culvert connections to be improved or new culverts installed.

The Applicant has committed to providing adequate drainage and flood protection in the proffered CDMP covenant and in various conditions in the Chapter 163 Development

Agreement. Specifically, the Applicant commits to providing a conceptual Stormwater Master Plan (SWMP) and associated covenants for the entire site prior to approval of development orders. The Conceptual Master Plan shall describe how stormwater will be managed, including any off-site areas to be used for stormwater conveyance. In addition, should the project seek to utilize the County's stormwater infrastructure, the Applicant agrees to provide an Off-site Stormwater Conveyance Plan demonstrating that use of County's infrastructure will not negatively impact Flood Quality LOS or Water Quality LOS.

Additionally, should the project cause the construction NW 170 Street, the Chapter 163 Development Agreement requires the Applicant to provide a plan for relocating to the north a portion of the Golden Glades Canal located between 97 Ave and the HEFT (Canal Relocation Plan). Once the Canal Relocation Plan is approved by DERM, the Applicant shall be responsible for dedicating a minimum 60-foot canal right-of-way (ROW) and a minimum 25-foot canal maintenance easement for the relocated segment of the canal. The Applicant shall also be responsible, at their expense, for the permitting and construction of the canal, the required culverts, the bridge crossings, and the interconnections of the new segment of the canal to the existing Golden Glades Canal, consistent with the approved relocation plan.

**6. Natural Resources (wetlands, endangered/threatened plant and wildlife species).**

During the initial review of the application, it was determined that the application site contains wetlands with native wetland communities. Additionally, it was found that the application site is within the core foraging area of wood stork colonies and may provide habitat and/or foraging areas for several threatened and endangered animal species, such as the Florida bonneted bat and the Eastern Indigo snake, among others. As such, the proffered CDMP covenant requires the Applicant to address environmental concerns related to wetlands, tree resources and threatened and endangered species, which requirements are further detailed in the Chapter 163 Development Agreement. These include a condition requiring appropriate studies and surveys, utilizing recognized methodologies and timeframes, to determine the presence of wetlands, wetland communities, as well as plant species and wildlife species included in Appendix A and B of CDMP's Conservation, Aquifer Recharge and Drainage Element. Prior to any building permit or final plat, the Chapter 163 Development Agreement requires the Applicant to obtain a Class IV permit that includes a delineation of the wetland area and its acreage within the footprint of the proposed project, as well as a list of each native plant community identified, and recommendations to avoid or minimize impacts on wetlands, plant and wildlife resources. The Applicant also commits to submit a Mitigation Plan to address wetland impacts prior to the issuance of a Class IV permit. The Mitigation Plan shall address the mitigation for wetland impacts, including impacts on the nesting, roosting and feeding of federal and State endangered/threatened species as set forth in the CDMP Conservation Element (Policy Con-9B). The timing of these conditions are specified in the Chapter 163 Development Agreement.

**7. Archeological Resources.** The Miami-Dade County Office of Historic and Archaeological Resources (OHP) conducted a review of the application site during the initial review of the application and found three archeological sites within the subject property identified as "actual" or potential sites of archeological significance." The Rising Pepper (DA11875) site was designated as an archeological zone by the Historic Preservation Board of Miami-Dade County in 1975. The remaining two sites have not been designated but are currently being considered for designation. These include the Donna Camp (DA1075) site and the Chambers

West (DA1080) site. As part of the development agreement, the applicant agrees to regulatory oversight of the Rising Pepper site, and agrees follow the Miami-Dade County requirements for regulatory oversight of the remaining sites if they are designated.

8. **Water and Sewer.** According to the Miami-Dade Water and Sewer Department (WASD), the proposed development is located within the WASD's water and sewer service areas. Water supply for the subject site will be provided by the Hialeah Reverse Osmosis Water Treatment Plant, which has adequate treatment and water supply capacity to serve the proposed development. The sewer service area and wastewater flows from the development will be transmitted to the North District Wastewater Treatment Plant, which also has adequate sewer treatment and disposal capacity for the project. The Chapter 163 Development Agreement requires the Applicant to coordinate with WASD and DERM to ensure the provision of water and sewer service to the property and shall enter into a Service Agreement with WASD for Water and Sanitary Sewer Facilities. Water main extensions and connections, as well as a Water Supply Certification letter will be the responsibility of the Applicant, as well as the installation of public pumps stations and force main connections for the sewer service. However, sewage connections are subject to the terms, covenants, and conditions set forth in court orders, consent decrees and the like entered between the County and any governmental entity.
9. **Compatibility with Rock-mining.** Properties to the west and northwest of the application site across the HEFT are vacant lands located outside the Urban Development Boundary, designated "Open Land" on the LUP map, and are within the Rock-mining Overlay Zoning Area (ROZA). The ROZA area is also known as the Lake Belt Area, where rock-mining activities are allowed as a matter of right as established by Article XLI of the Miami-Dade County Code (see Rockmining Zoning Overlay Area map, page 5-26 below). The Applicant's proffered CDMP covenant addresses compatibility of the proposed development with the adjacent rock-mining operations by requiring recordation of a notice of the site's proximity to rock-mining operations, where blasting is permitted. The covenant also provides that notices be provided to lessees upon the signing of leases and/or upon the signing of purchase contracts for property within the application area. In addition, the CDMP covenant states that the owners, their successors or assigns, acknowledge the presence of active lime-stone rock mining operations west of the subject property and agree that they will not oppose lime-stone rock mining operations or ancillary uses, including heavy truck traffic and use of explosives in connection with rock-mining, if such activities are compliant with applicable regulations.
10. **Incident Plan for Hurricanes and Emergency Situations.** The subject site is located within Storm Surge Planning Zone C and D which is at risk for storm surge under Category 3 storms or higher. As such, it is not located within a "high hazard hurricane evacuation area". However, the Applicant commits in the development agreement to establish incident plans and protocols for hurricanes and emergency situations for the entire development prior to final plat. The plans shall be shared annually with the County and law enforcement officials.
11. **Intergovernmental Impacts.** Due to the scope and potential regional impacts of Applications No. 5 and No. 6, Miami-Dade County sought comments from State, regional and local jurisdictions, and worked with the South Florida Regional Planning Council to organize a coordinated review of the CDMP amendment applications. The jurisdictions that participated in the process included Broward County, municipalities in both Broward and Miami-Dade Counties proximate to the application sites, as well as the Florida Department of

Transportation, Florida Turnpike Enterprise, and other State and regional agencies. The coordinated review of the applications included a series meetings convened at the offices of the South Florida Regional Council, the primary purpose of which was to determine the impacts and required mitigation for each application related to the regional transportation network, natural resources, stormwater management, and other State and regional infrastructure and public services. The governmental agencies that participated in the process, as well as other information related to the inter-governmental coordination process, is included in Appendix B (see Appendices page 31 of this report.)

**12. Other public service and infrastructure mitigation to address development impacts.** In addition to the above comments, the Development Agreement and the CDMP covenant address public service and infrastructure needs from issues posed by Miami-Dade County:

- a. **Fire Rescue.** The proposed development is projected to generate over 2,000 annual fire-rescue alarms, which would generate a severe and detrimental impact to fire-rescue services and facilities. Because of the locations of existing fire rescue facilities in relation to the application site, Miami-Dade Fire and Rescue (MDFR) determined that it would be unable to conform to the performance objectives of national industry, which require the assembly of 15-17 firefighters on scene within 8 minutes at 90% of all incidents. Furthermore, MDFR indicated that there are no planned fire rescue service expansions in the vicinity of the application site. To address these deficiencies, the Development Agreement provides that the owners of the application site shall dedicate 12,000 square feet for a fire station and that the fire station be designed to allow emergency response vehicles to provide aide within and outside the ADM property. The fire station is to be constructed prior to the Certificate of Use for the development. Furthermore, space for two first aid stations to service the proposed development is to be provided within the proposed development.
- b. **Parks and Recreation.** Since the proposed development does not generate residential population, the applicant is not required to comply with the CDMP-based open space spatial standards.
- c. **Police.** The Development Agreement provides that the owners shall coordinate with the Miami-Dade Police Department (MDPD), at the time of Administrative Site Plan Review, to ensure that adequate space is available and provided within the application site for a police work station/office to serve the proposed development. In addition, the Applicant agreed to conduct an independent study prior to final plat to address the following: 1) provide qualified security personnel throughout the proposed development 24-hours per day, seven days per week; 2) install interior and exterior security cameras in public areas with electronic archiving capabilities of a minimum of 31 days; 3) establish incident plans and protocols for hurricanes and emergency situations; coordinate with MDPD to provide live video feed to the Real-Time Crime Center from surveillance cameras; and 5) evaluate the need to provide for installation of bidirectional antennae or similar system for police and fire radio frequencies.

Given the commitments made by the Applicant to address the projected impacts of the proposed development, Staff recommends to adopt the CDMP amendment application with the additional text amendments described below.

## PROPOSED CDMP AMENDMENTS <sup>1</sup>

Application No. 5 requires several text amendments to the CDMP. The proposed amendments include text changes to the Land Use Element, the Capital Improvements Element, the Intergovernmental Coordination Element, and the map series in the Traffic Circulation Subelement of the Transportation Element. The following are the proposed text changes to the CDMP:

**A. Delete the full paragraph on page I-24 of the Land Use Element text containing the floor area ratio (FAR) limitation of 0.45, as indicated in strike through text below:**

~~Consistent with the foregoing, certain land uses are subject to further intensity restrictions, as expressed by FAR. For the area bounded by NW 154 Street on the south, NW 97 Avenue on the east, and the Homestead Extension of the Florida Turnpike (HEFT) on the northwest, the maximum allowable intensity under the CDMP shall be a FAR of 0.45, pursuant to the 2006 Settlement Agreement between the State of Florida and Miami-Dade County [Docket No. DCA 06-1-NOI-1301-(A)-(N)] pertaining to adopted April 2005 CDMP amendment Application No. 5.~~

**B. Revise “Table 3 Facilities of Countywide Significance” in the Intergovernmental Coordination Element on page VIII-9 to include the American Dream Miami as a Facility of Countywide Significance as follows:**

**Table 3  
Facilities of Countywide Significance**

Department/Facility	Address	Municipality If Applicable
<b>Miami-Dade Water and Sewer Department (WASD)</b>		
Hialeah/Preston WTP	1100 West 2 Ave	Hialeah
Alexander Orr WTP	6800 SW 87 Ave	Miami-Dade
North District WWTP	2575 NE 151 St	North Miami
Central District WWTP	3989 Rickenbacker Cswy	Miami
South District WWTP	8950 SW 232 St	Miami-Dade
Hialeah Reverse Osmosis WTP	NW 166 St & 102 Av (under construction completion June 2013)	Hialeah
South Miami Heights WTP	11800 SW 208 Street (Proposed)	Miami-Dade
Existing and Proposed wellfields and elevated tanks under the authority of WASD Regional Pump Stations as may be identified by WASD		
<b>Parks, Recreation and Open Spaces Department (PROS)</b>		
Metropolitan Parks – As located by PROS		Various
Natural Area Preserves – As located by PROS		Various
Greenways – As located by PROS		Various
Special Activity Areas – As located by PROS		Various

<sup>1</sup> Words single underlined are proposed additions and words ~~stricken through~~ are proposed deletions. All other words are adopted text of the CDMP and remain unchanged.



Department/Facility	Address	Municipality If Applicable
District Parks – As located by PROS		Various
<b>Corrections</b>		
Pre-Trial Detention Center	1321 NW 13 St	Miami
Women's Detention Center	1401 NW 7 Ave	Miami
Turner Guilford Knight Correctional Center	7000 NW 41 St	Miami
Training and Treatment Center	6950 NW 41 St	Miami
Metro West Detention Center	13850 NW 41 St	Miami
<b>Public Health Trust</b>		
Jackson Memorial Hospital	1611 NW 12 Ave	Miami
Jackson South Community Hospital	9333 SW 152 St	Miami-Dade
Jackson North Medical Center	160 NW 170 Street	North Miami Beach
<b>Ports and Airports</b>		
Seaport	1015 North America Way	Miami
Miami International Airport	4200 NW 21 Street	Miami-Dade
Opa Locka Airport	4051 NW 145 Street	Miami-Dade/Opa-Locka
Kendall-Tamiami Executive Airport	12800 SW 145 Avenue	Miami-Dade
Homestead General Aviation Airport	28700 SW 217 Avenue	Miami-Dade
Homestead Air Reserve Base	29050 Coral Sea Blvd	Miami-Dade
Other facilities as may be identified by the Aviation or Seaport Departments		
<b>Vizcaya Museum and Gardens</b>	3251 South Miami Ave	Miami
<b>Deering Estate</b>	16701 SW 72 Avenue	Palmetto Bay
<b>Ludlam Trail Corridor District</b>		Miami, Miami-Dade
<b>Miami-Dade Zoological Park and Gardens (aka Zoo Miami)</b>	12400 SW 152 Street	Miami-Dade
<b>Zoo Miami Entertainment Area I</b>	12400 SW 152 Street	Miami-Dade
<b>Zoo Miami Entertainment Area II</b>	12300 SW 152 Street	Miami-Dade
<b>Miami-Dade Police Department</b>		
Training Bureau Metro Training Center	9601 NW 58 Street	Doral
MDPD Headquarters Complex	9105 NW 25 Street	Doral
Other facilities as may be identified by the Police Department		
<b>Miami-Dade Fire Rescue Department</b>		
Headquarters, Emergency Operations Center, & Training Complex	9300 NW 41 Street	Doral
Other facilities as may be identified by the Fire Rescue Department		Various
<b>Florida Power and Light</b>		
Cutler Plant	14925 SW 67 Avenue	Palmetto Bay
Turkey Point Plant (Fossil)	9700 SW 344 Street	Miami-Dade
Turkey Point Plant Nuclear	9760 SW 344 Street	Miami-Dade
<b>Department of Public Works and Waste Management</b>		
Resources Recovery	6990 NW 97 Avenue	Doral
North Dade Landfill	21300 NW 47 Avenue	Miami-Dade
South Dade Landfill	24000 SW 97 Avenue	Miami-Dade

Department/Facility	Address	Municipality If Applicable
Old South Dade Landfill (Closed)	24800 SW 97 Avenue	Miami-Dade
58 Street Landfill / Household Hazardous Waste Facility	8831 NW 58 Street	Miami-Dade
Northeast Transfer Station	18701 NE 6 Avenue	Miami-Dade
West Transfer Station Areas	2900 SW 72 Avenue	Miami-Dade
Central Transfer Station Areas	1150 NW 20 St	Miami
Trash and Recycling Stations as may be identified by the Department of Public Works and Waste Management		
<b>Miami-Dade Transit</b>		
Miami Intermodal Center		Miami
Current and future Metrorail station facilities as identified by Miami-Dade Transit Miami-Dade County bus depots, Transit Centers, rail terminals, and transportation maintenance facilities as may be identified by Miami-Dade Transit		
<b><u>American Dream Miami</u></b>	<u>North of NW 178 Street between the Turnpike and I-75</u>	<u>Miami-Dade</u>

**C. Revise the “Schedule and Funding Sources” text in the Capital Improvements Element on page IX-31 as follows:**

**Schedules and Funding Sources**

Following is the series of tables containing the adopted schedules of capital improvements and a list identifying the funding sources referenced in the tables. As explained in the previous pages, Table 1 summarizes the aggregate costs, phasing of expenditures, as well as available funding for each functional area, and it identifies the proportion of aggregate expenditures allocated to address past or future development requirements. Tables 2 through 12 each address specific functional programs. 10-A and 11-A identify projects that are the responsibility of the developer address the traffic and transit impacts created by the privately initiated CDMP amendment project.

In tables 2 through 12, the programmed expenditures for each of the six program years is listed for each project along with the total expenditures for the six-year interval, the total cost of the project, the total available funding, and the funding source(s). The "total" expenditures column reports the expenditures to occur during the posted six-year period, while the total cost column reports all expenditures to occur during all years including years before and after the posted six-year period. Similarly, "Available Funding" includes all funding available during the posted six-year period and prior years, and may include revenue anticipated for the project in future years from established revenue sources. ~~During the April 1998-99 cycle update of the Capital Improvements Element and during every subsequent update, an additional information item will be included in all adopted capital improvements schedules in response to a new requirement of the Florida Department of Community Affairs (DCA). In each schedule, the revenue available for each of the six years reported in the schedule will be listed along with the annual expenditures. This information will be derived from the County's annual capital budget preparation activities and documents, as is the other information heretofore presented in the COMP project schedules.~~

**C. Revise the “List of Funding Sources” text in the Capital Improvements Element on page IX-76 as follows:**

Impact Fees/Exactions

- 500 Road Impact Fees
- 501 Park Impact Fees
- 507 Developer Fees/Donation
- 507.1 Developer Fees/Donation Responsibility/Construct or Cause to Construct - American Dream Miami (May 2016 CDMP Amendment Application No. 5)
- 520 Water Connection Charges
- 521 Wastewater Connection Charges

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D. Revise the Capital of Improvements Element to include new Table 10-A after Table 10-Traffic Circulation on page IX-57 as follows:

**TABLE 10-A**

**TRAFFIC CIRCULATION**  
**Projects with Developer Responsibility to Construct or Cause to Construct**

Project Number	Project Name and Location	Purpose/ Estimated Year of Completion	Expenditures/Revenues						Six Years Totals	Future Years	Project Totals	Funding Source
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24				
			(In Thousands of Dollars)									
1	Widen Miami Gardens Drive 6 lanes from I-75 to NW 77 Ave (Including intersection improvements)	2/2023 & 2040	-	-	-	-	-	-	-	5,173	507.1	
2	Widen Miami Gardens Drive 6 to 8 lanes from NW 87 Ave to NW 82 Ave <sup>1</sup> (Including intersection improvements)	2040									507.1	
3A	Construct 4 lane Frontage Road from NW 180th St to ADM Delivery Entrance (Including intersection improvements)	2/2023	-	-	-	-	-	-	-	2,447	507.1	
3B	Construct 6 lane Frontage Road from ADM Delivery Entrance to I-75 Eastern Ramp (Including intersection improvements)	2/2023	-	-	-	-	-	-	-	4,727	507.1	
4	Construct 4 lane NW 180th St from I-75 Off-ramp to Frontage Road (Including intersection improvements)	2/2023	-	-	-	-	-	-	-	4,763	507.1	
5	Construct 6 lane NW 170th St from HEFT to NW 97 Ave (Including Intersection Improvements and potential Golden Glades canal relocation)	2/2040	-	-	-	-	-	-	-	7,598	507.1	
6	Construct 6 lane NW 97th Ave from NW 170th St to NW 180th St (Including intersection improvements)	2/2023	-	-	-	-	-	-	-	4,120	507.1	

<u>Project Number</u>	<u>Project Name and Location</u>	<u>Purpose/ Estimated Year of Completion</u>	<u>Expenditures/Revenues</u>						<u>Six Years Totals</u>	<u>Future Years</u>	<u>Project Totals</u>	<u>Funding Source</u>
			<u>2018/19</u>	<u>2019/20</u>	<u>2020/21</u>	<u>2021/22</u>	<u>2022/23</u>	<u>2023/24</u>				
			<u>(In Thousands of Dollars)</u>									
<u>7</u>	Construct 4/6 lane NW 102nd Ave from NW 170th St to NW 180th St (Including intersection improvements)	<u>2/2023</u>	-	-	-	-	-	-	-	<u>4,734</u>	<u>507.1</u>	
<u>8</u>	Construct 4 lane NW 176th St from NW 180th St to NW 102 Ave (Including intersection improvements)	<u>2/2023</u>	-	-	-	-	-	-	-	<u>1,468</u>	<u>507.1</u>	
<u>9</u>	Widen NW 87th Ave to 6 lanes from NW 170th St to Miami Gardens Dr <sup>1, 2</sup> (Including intersection improvements)	<u>2/2023</u>	-	-	-	-	-	-	-	<u>4,491</u>	<u>507.1</u>	
<u>10</u>	New Interchange at HEFT and NW 170th St	<u>2/2023</u>	-	-	-	-	-	-	-	<u>60,000</u>	<u>507.1</u>	
<u>11</u>	New Partial Interchange at I-75 and NW 180th St	<u>2/2023</u>									<u>507.1</u>	
<u>12</u>	Interchange Modifications at I-75 and Miami Gardens Dr <sup>3</sup>	<u>2/2023</u>	-	-	-	-	-	-	-	<u>100,000</u>	<u>507.1</u>	
<u>13</u>	Okeechobee Road Intersection Improvements <sup>4</sup>	<u>2/2023</u>	-	-	-	-	-	-	-	<u>442</u>	<u>507.1</u>	

\* 1=Existing Deficiency; 2=Future Growth;3=Combined/Other; N=Not Applicable

Source: Information provided by the applicant of the CDMP Amendment and reviewed by the County.

Notes:

Details of Intersection improvements to be determined and/or addressed at the time of zoning through the development agreement.

<sup>1</sup> Appears to be constrained due to lack of sufficient right-of-way. In lieu of construction, other alternative mitigation may be considered per Developer Agreement.

<sup>2</sup> Roadway appears to be constrained due to lack of sufficient right-of-way. In lieu of construction, other alternative mitigation may be considered per Development Agreement.

<sup>3</sup> Includes improvements to I-75 at HEFT interchange.

<sup>4</sup> ADM Responsibility unless otherwise proven and approved at the time of platting.

E. Revise the Capital of Improvements Element to include new Table 11-A under Table 11-Mass Transit on page IX-68 as follows:

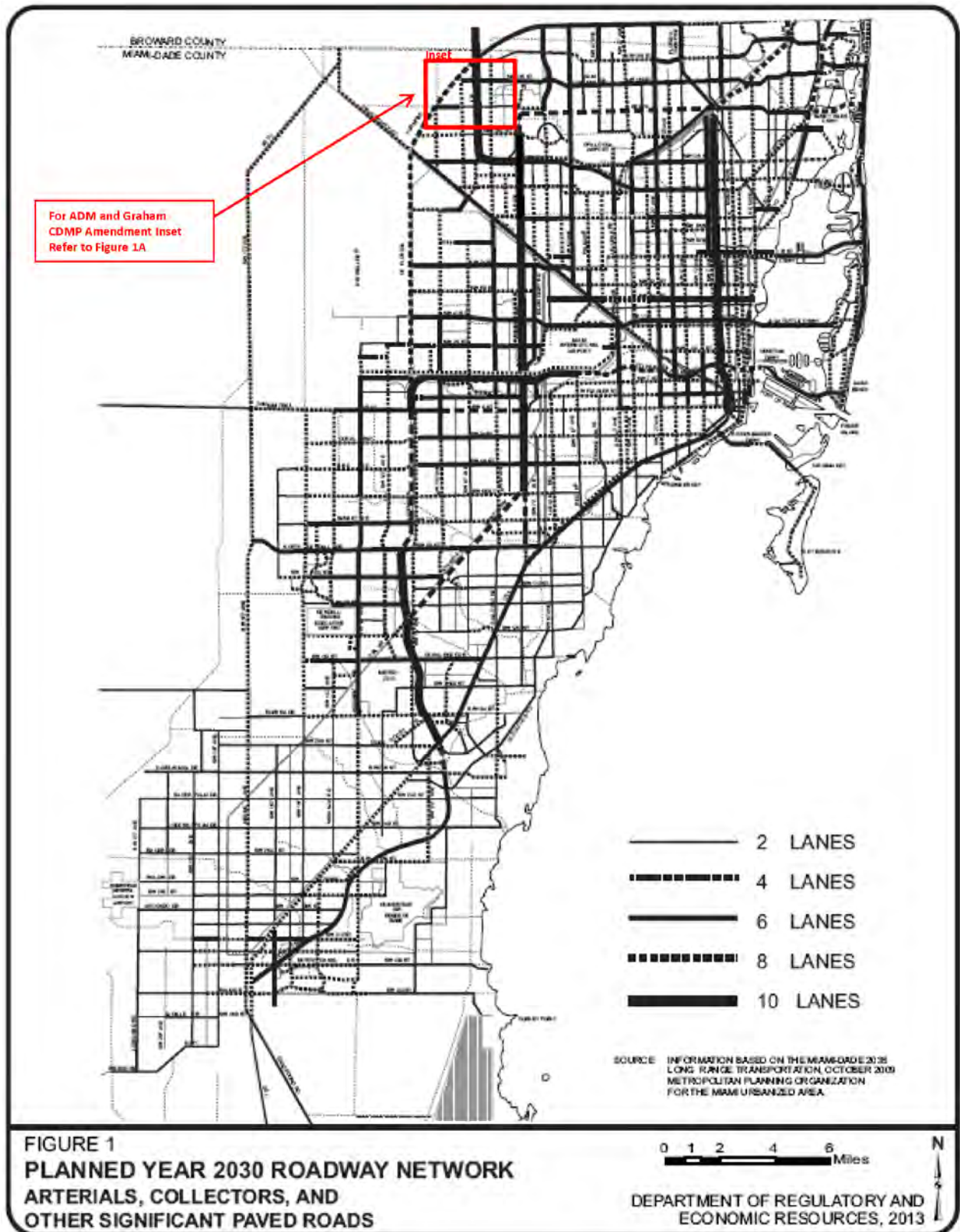
TABLE 11-A												
MASS TRANSIT												
Project Number	Project Name and Location	Purpose/ Estimated Year of Completion	Expenditures/Revenues						Six Years Totals	Future Years	Project Totals	Funding Source
			2018/19	2019/20	2020/21	2021/22	2022/23	2023/24				
			(In Thousands of Dollars)									
1	11 standard 40' buses for the extension and improvement of Metrobus Routes 54, 73, 95, 99 and 183 to the American Dream Mall (ADM) site. <sup>1</sup>	2/2023	-	-	-	-	-	-	-	-	5,900	507.1
2	Metrobus Terminal/Transit Center within ADM with 10 bus bays made available to DTPW and 3 bus bays made available to Broward County Transit. <sup>1</sup>	2/2023	-	-	-	-	-	-	-	-		507.1

<sup>1</sup> The specific details to be determined at the time of zoning through the development agreement.

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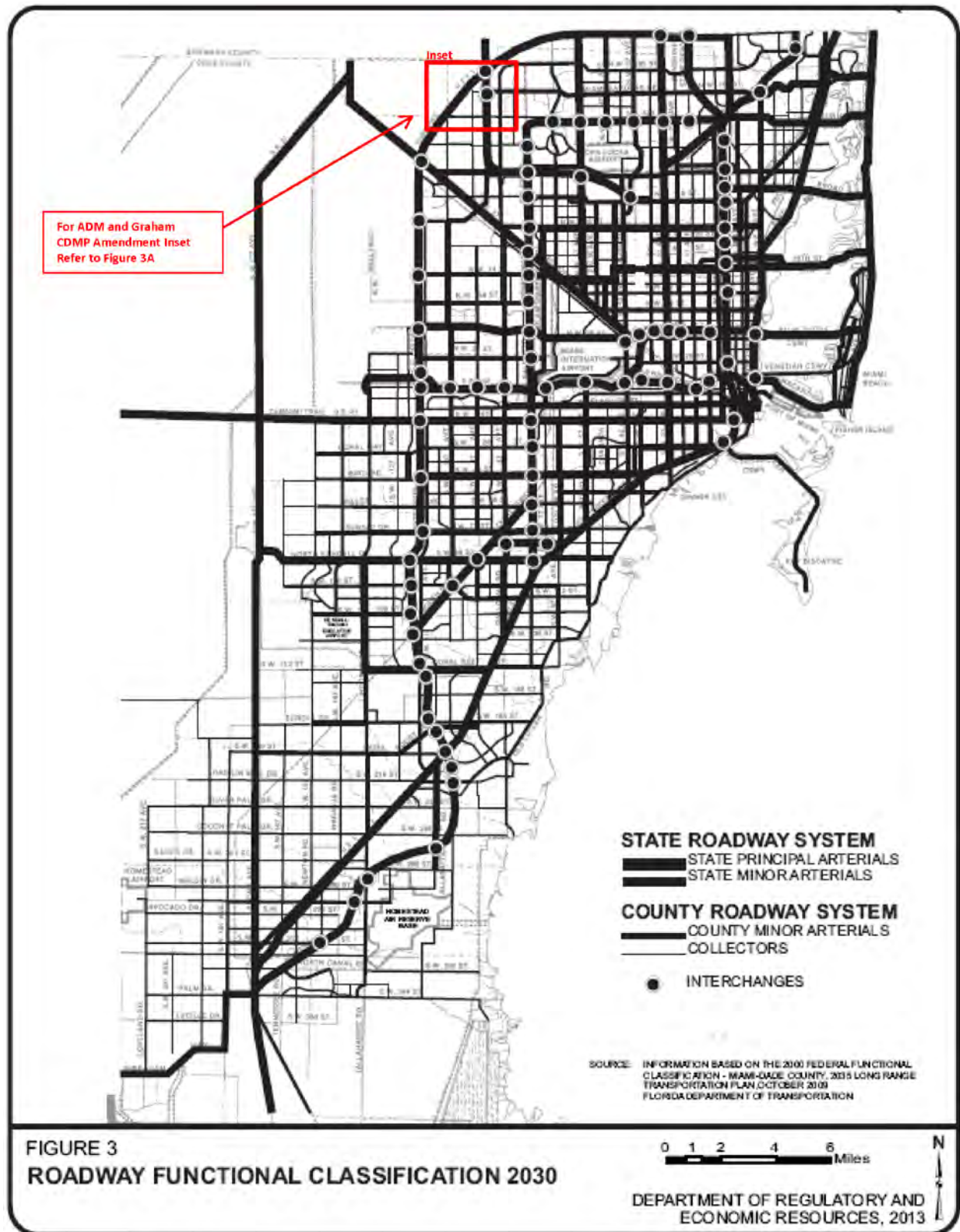


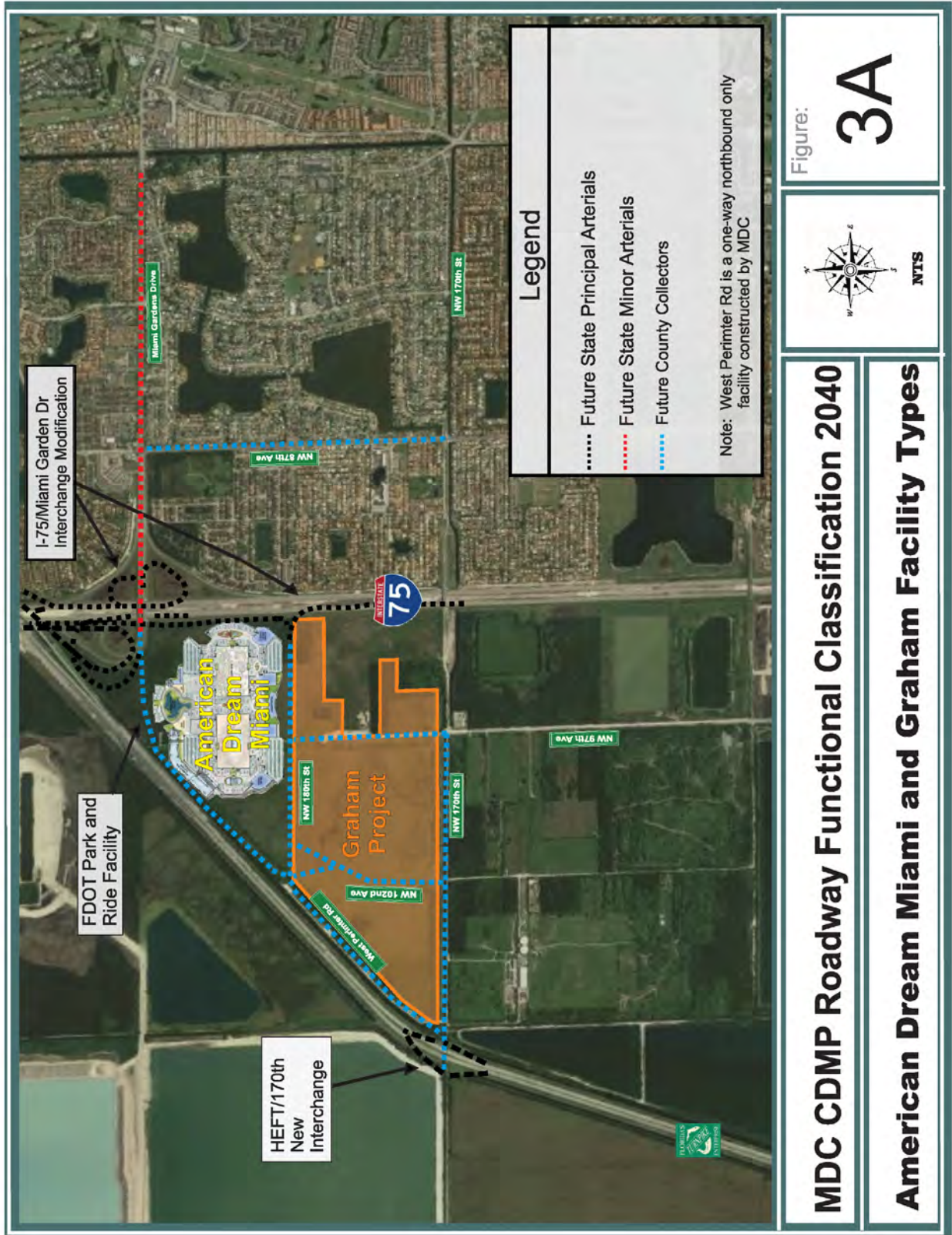
E. Revise Traffic Circulation Subelement Figures 1, 3, and 4 as follows:



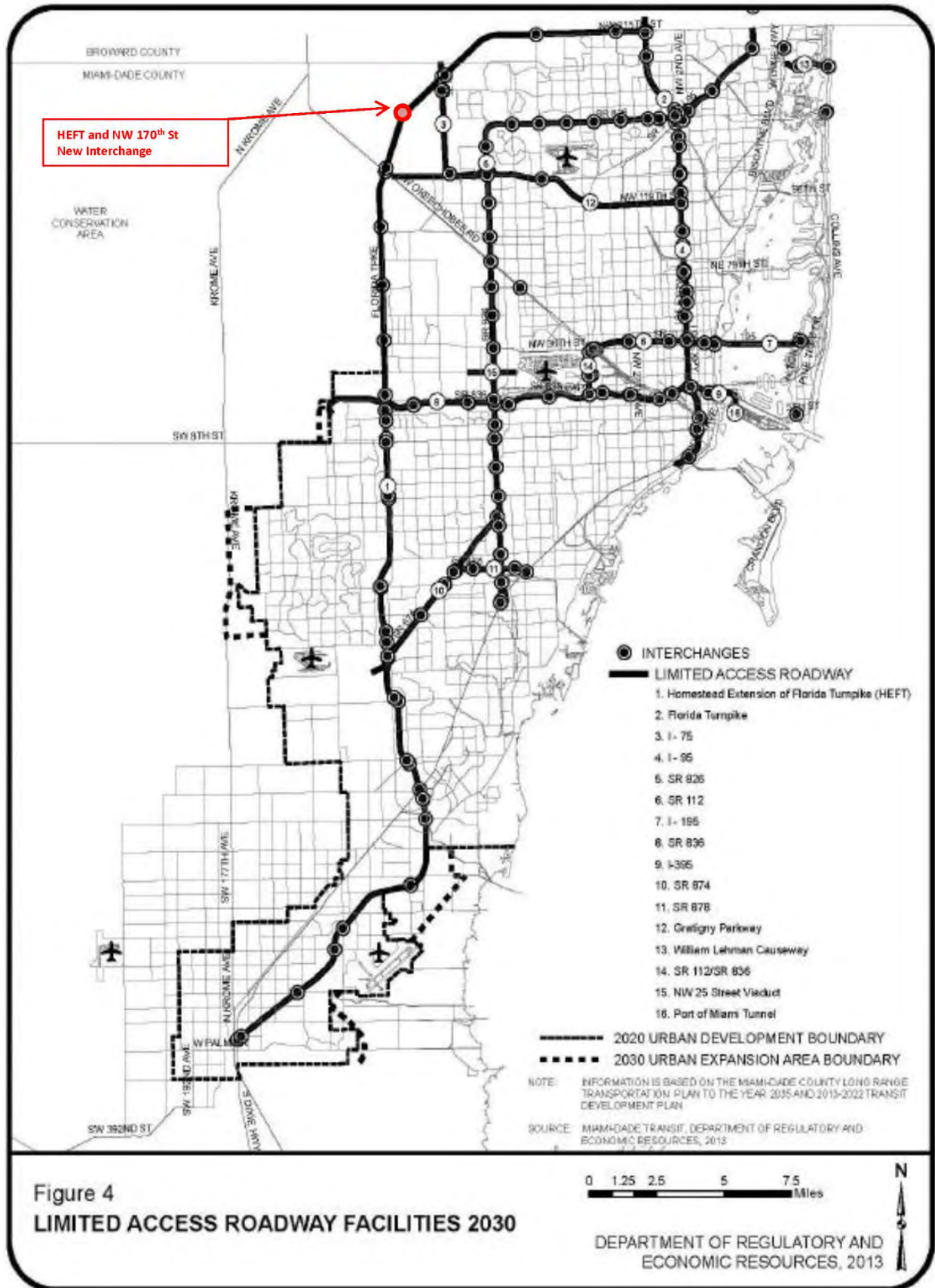












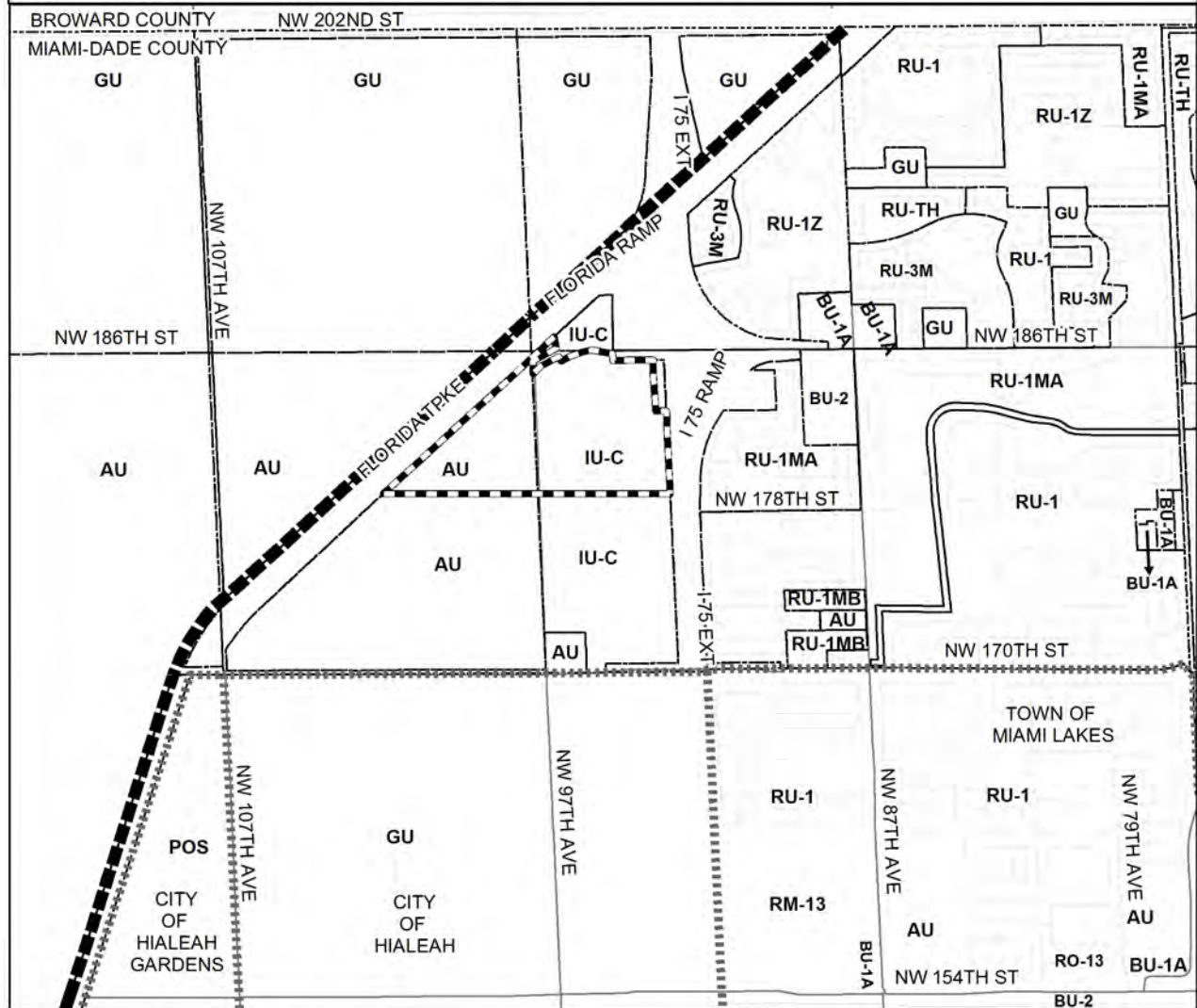


# APPLICATION NO. 5 AERIAL PHOTO





# APPLICATION NO. 5 ZONING MAP



APPLICATION AREA

2020 URBAN DEVELOPMENT BOUNDARY

MUNICIPAL BOUNDARY

## MIAMI-DADE ZONING DISTRICTS

AU AGRICULTURAL/RESIDENTIAL  
 BU-1A LIMITED BUSINESS  
 BU-2 SPECIAL BUSINESS  
 GU INTERIM  
 IU-C CONTROLLED INDUSTRY  
 RU-1 SINGLE-FAMILY RESIDENTIAL  
 RU-1MA MODIFIED SINGLE-FAMILY  
 RU-1MB MODIFIED SINGLE FAMILY  
 RU-1Z SINGLE-FAMILY ZERO LOT LINE  
 RU-3M MINIMUM APARTMENT HOUSE  
 RU-TH TOWNHOUSE DISTRICT

## CITY OF HIALEAH ZONING DISTRICTS

RU-1 SINGLE-FAMILY RESIDENTIAL

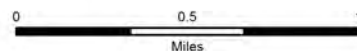
## CITY OF HIALEAH ZONING

GU GENERAL USE (INTERIM)

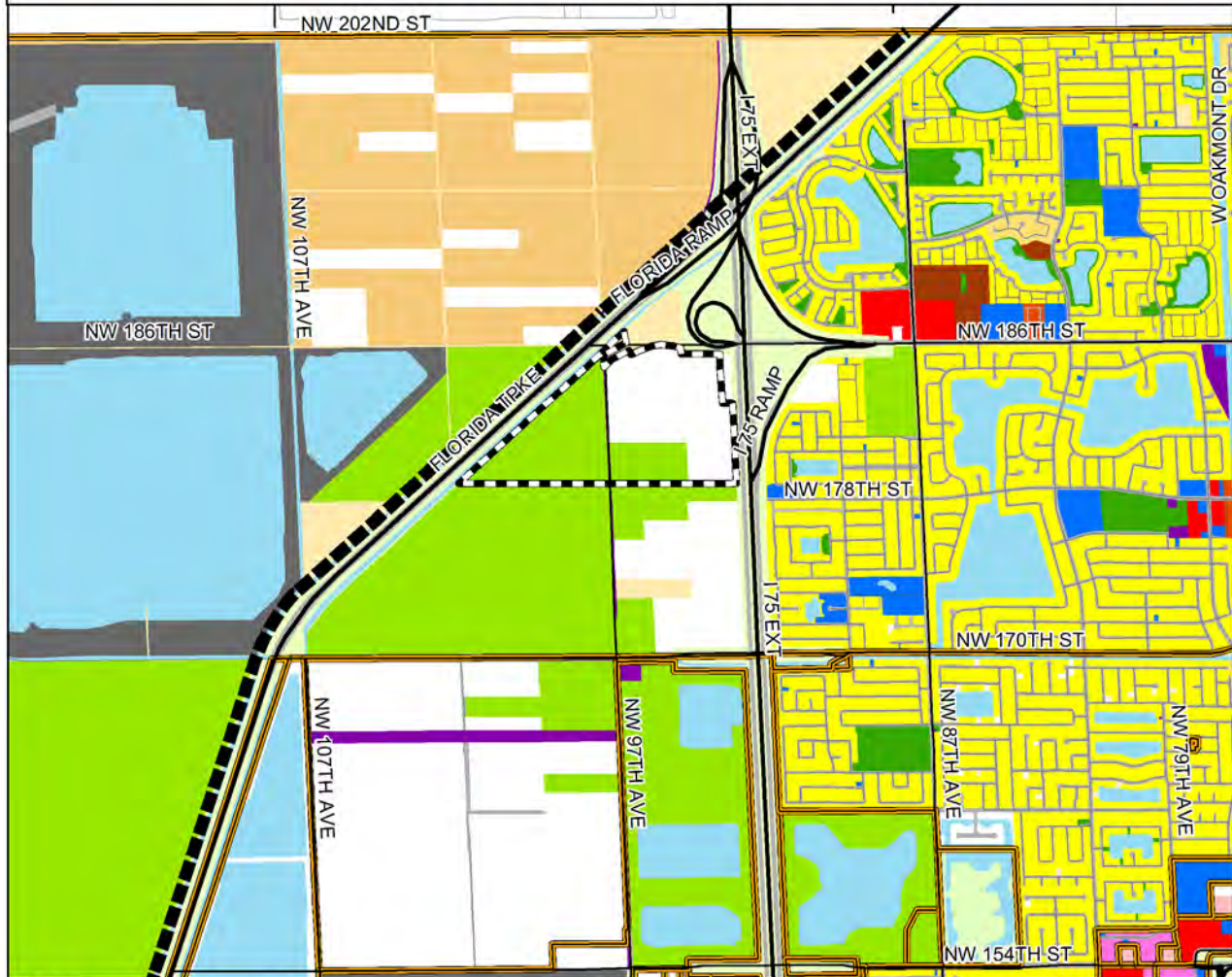
## TOWN OF MIAMI LAKES ZONING DISTRICTS

AU AGRICULTURAL DISTRICT  
 BU-1A BUSINESS DISTRICT  
 BU-2 BUSINESS DISTRICT  
 IU-C INDUSTRIAL CONTROLLED  
 RU-1 SINGLE FAMILY RESIDENTIAL  
 RM-13 LOW DENSITY/OFFICE DISTRICT

Source: Department of Regulatory and Economic Resources  
 August 2016



# APPLICATION NO. 5 EXISTING LAND USE



APPLICATION AREA



2020 URBAN DEVELOPMENT BOUNDARY

## EXISTING LAND USE

SINGLE FAMILY

TWO-FAMILY DUPLEXES

LOW-DENSITY MULTI-FAMILY

TRANSIENT-RESIDENTIAL (HOTELS, MOTELS)

COMMERCIAL, SHOPPING CENTERS, STADIUMS

OFFICE

INSTITUTIONAL

INDUSTRIAL EXTRACTION

COMMUNICATIONS, UTILITIES, TERMINALS

STREETS, ROADS, EXPRESSWAYS, RAMPS

STREETS, EXPRESSWAY R/W

AGRICULTURE

PARKS, PRESERVES, CONSERVATION AREAS

VACANT GOVERNMENT OWNED, UNPROTECTED

VACANT PRIVATELY OWNED, UNPROTECTED

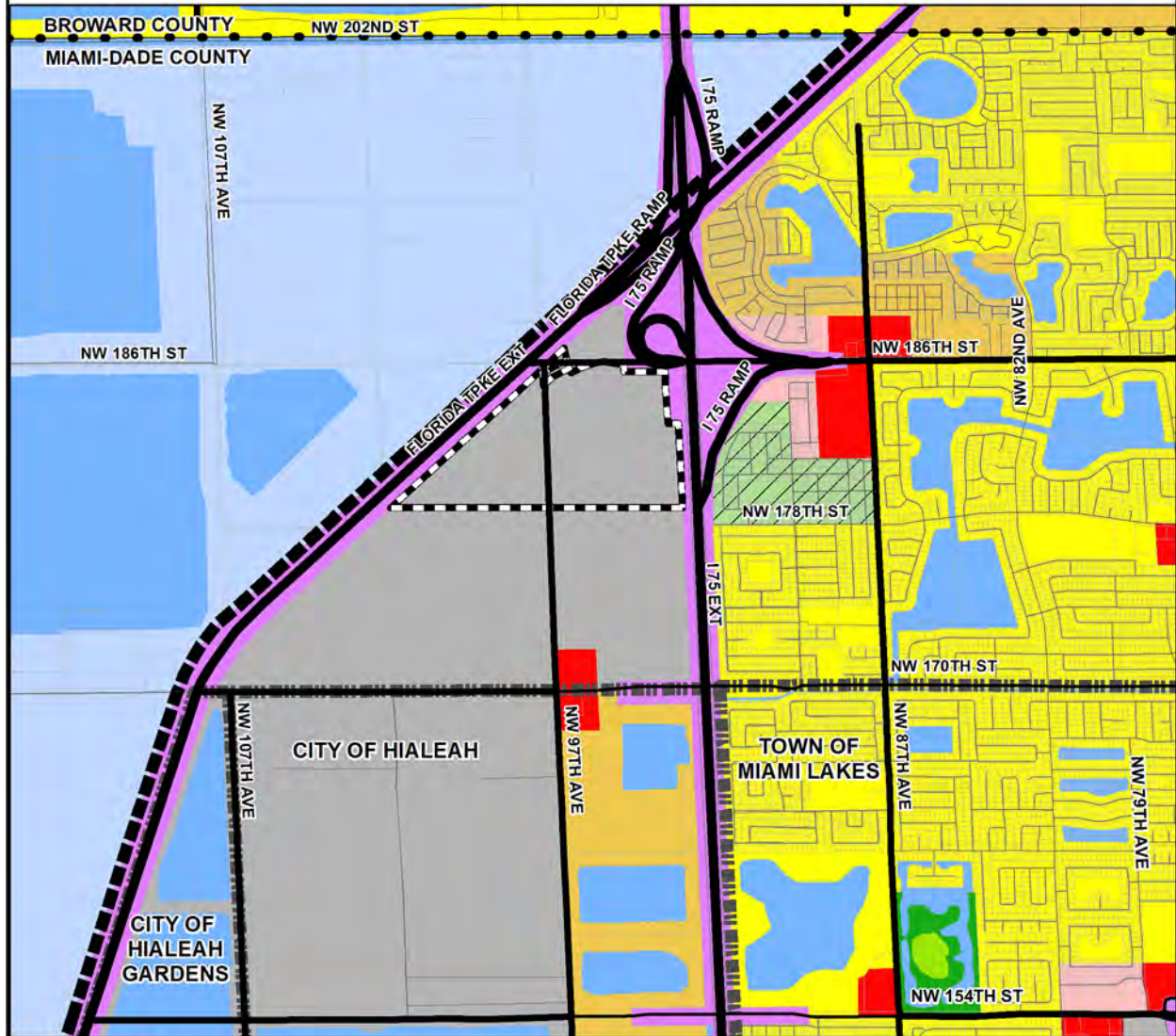
INLAND WATERS

Source: Department of Regulatory and Economic Resources  
August 2016





# APPLICATION NO. 5 CDMP LAND USE



APPLICATION AREA



2020 URBAN DEVELOPMENT BOUNDARY



COUNTY BOUNDARY



MUNICIPAL BOUNDARY

## CDMP LAND USE



LOW DENSITY (2.5-6 DU/AC)



LOW-MEDIUM DENSITY (6-13 DU/AC)



ESTATE DENSITY W/ DENSITY INCREASE 1



INDUSTRIAL AND OFFICE



BUSINESS AND OFFICE



OFFICE/RESIDENTIAL



PARKS AND RECREATION



OPEN LAND



ENVIRONMENTALLY PROTECTED PARKS



WATER



TRANSPORTATION (ROW, RAIL, METRORAIL, ETC.)



EXPRESSWAYS

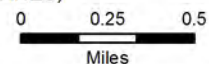


MAJOR ROADWAYS (3 OR MORE LANES)



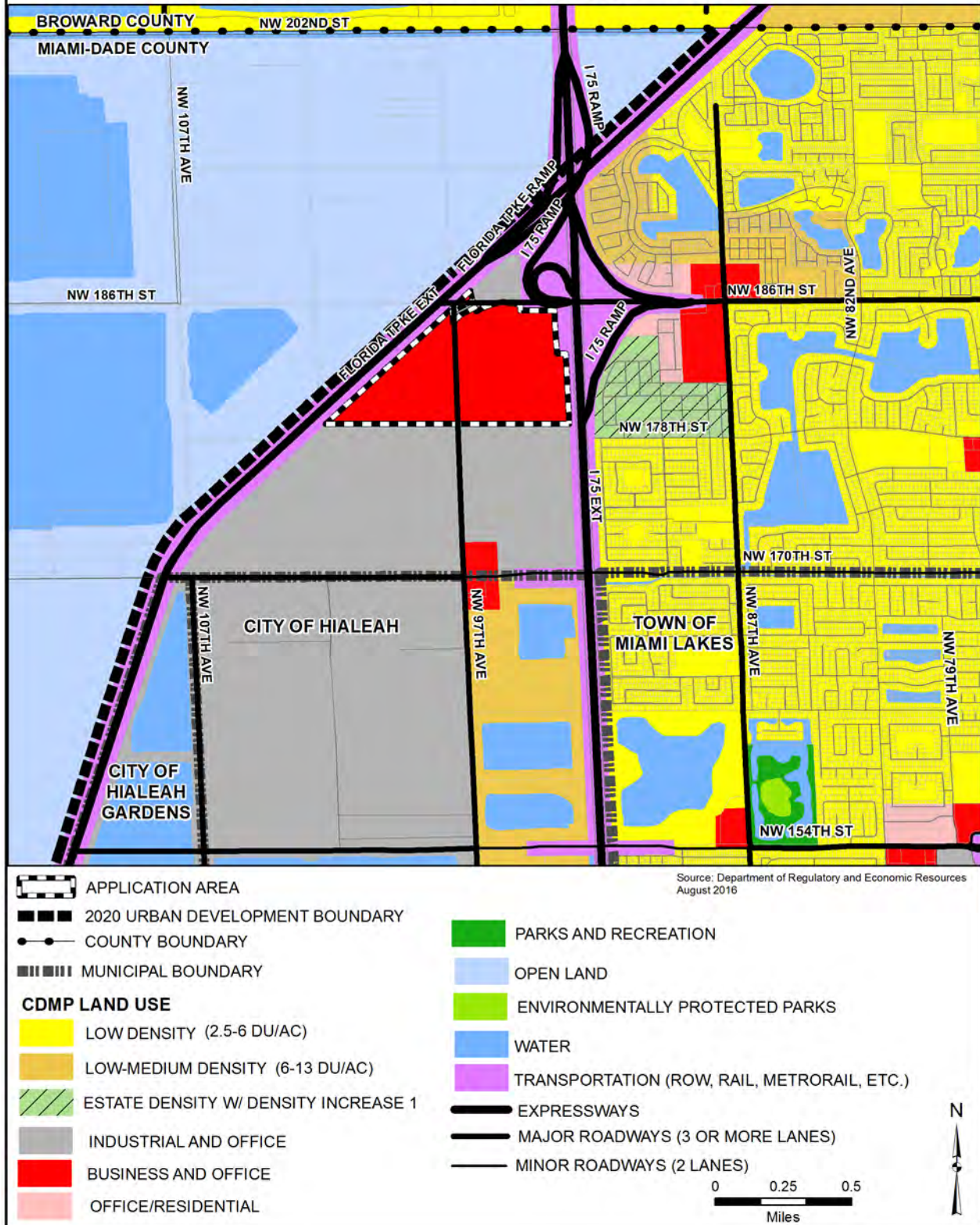
MINOR ROADWAYS (2 LANES)

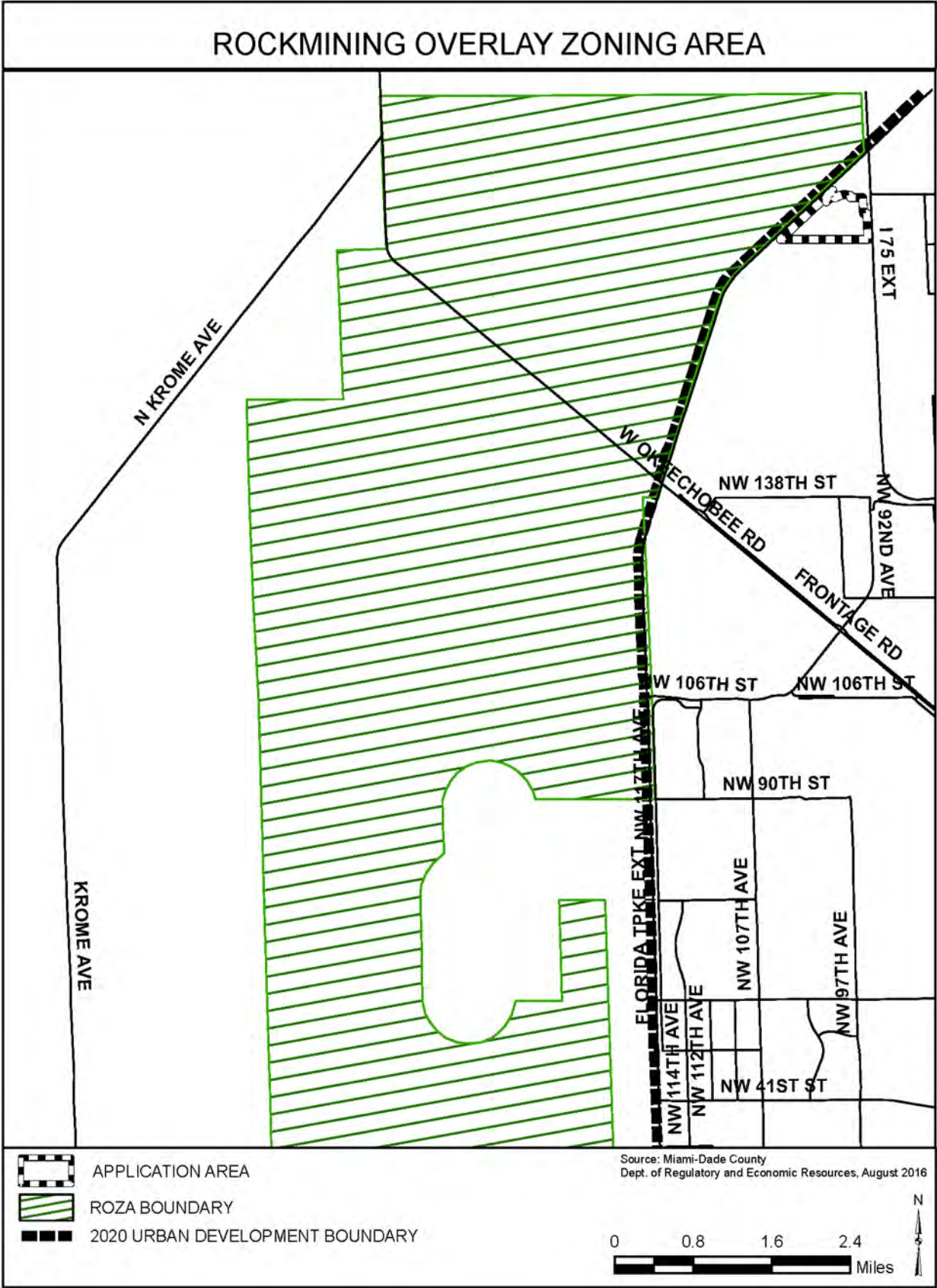
Source: Department of Regulatory and Economic Resources  
August 2016





# APPLICATION NO. 5 PROPOSED CDMP LAND USE





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# APPENDICES

	Appendices Page
Appendix A: Proffered Declaration of Restrictions-----	3
Appendix B: Intergovernmental Process-----	31

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# **APPENDIX A**

## **Proffered Declaration of Restrictions**

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This instrument was prepared by  
and return to:  
Miguel Diaz de la Portilla, Esq.  
Saul Ewing Arnstein & Lehr LLP  
200 S. Biscayne Blvd., Suite 3600  
Miami, Florida 33131

(Space reserved for Clerk)

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**DECLARATION OF RESTRICTIONS**

*WHEREAS*, International Atlantic, LLC, a Delaware limited liability company, The Graham Companies, a Florida corporation, and TGC SEC 8-9 North Point LLC, a Florida limited liability company (hereinafter collectively referred to as the “**Owners**”) hold the fee simple title to their respective parcels of land in Miami-Dade County, Florida, described in **Exhibit "A"**, attached hereto, and hereinafter called the “**Property**”, which is supported by an Opinion of Title; and

*WHEREAS*, the Owners have applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the “**CDMP**”) with respect to the Property in the November 2015 Amendment Cycle as Application No. 1 (the “**Application**”); and

*WHEREAS*, the Application was subsequently transferred to the May 2016 CDMP Amendment Cycle as Application No. 5; and

*WHEREAS*, the Application seeks to re-designate the Property from “**Industrial and Office**” to “**Business and Office**” on the Miami-Dade County Comprehensive Development Master Plan adopted Land Use Plan (“LUP”) map; and

*WHEREAS*, the Property is subject to a Declaration of Restrictions, recorded in Official Records Book 24479 at Page 0689 of the Public Records of Miami-Dade County, Florida (the “Original Declaration”); and

*WHEREAS*, as part of its Application requests, the Owners seek the release of the Original Declaration and for the County to accept this Declaration of Restrictions.

*NOW, THEREFORE*, in order to assure Miami-Dade County that the representations made by the Owners during consideration of the Application will be abided by the Owners freely, voluntarily and without duress, the Owners make the following Declaration of Restrictions covering and running with the Property:

1. **Release of Declaration.** The Original Declaration is hereby released, terminated and rendered of no force and effect.

2. **Permitted Uses.** The development program for the Property will be limited to the following uses and intensities, subject to the provisions and limitations for modifying the development program set forth herein:

- a. Up to 3,500,000 SF of retail use;
- b. Up to 1,500,000 SF of entertainment use;
- c. Up to 2,000 rooms of lodging;
- d. Up to 1,200,000 SF of back of the house (hallways, rest areas, bathrooms and related support areas); and
- e. It is the intent of this instrument and the parties to liberally construe the uses allowed within the Property.

The Owners may seek site plan and ultimate development orders and approvals for a modified development program that simultaneously increases and decreases the intensity of uses within the Property for each land use, as broadly defined provided, that, i) in no event shall the retail use exceed 3,500,000 SF, and ii) the total vehicle trip generation shall not exceed a total of 5,784 net external PM peak hour vehicle trips.

The calculation of net external PM peak hour vehicle trips shall be prepared using the trip generation rates and methodological assumptions provided in **Exhibit "B"** (the "Land Use/Trip Exchange Matrix"), attached. Upon any application for site plan approval for all or any portion of the Property, or any subsequent modifications thereto which contemplate a change in program, the then Owners of the parcel that is the subject of the site plan application shall provide the County with a trip generation analysis, using the Land Use/Trip Exchange Matrix, which demonstrates that the modified development program for the Property, including that portion of the Property that is the subject of the site plan application, will not generate in excess of 5,784 net external PM peak hour vehicle trips. In addition to the trip generation analysis, the Property shall be required to meet all applicable concurrency requirements.

3. **Rock-Mining Notice to Lessees.** The Owners and their successors and assigns shall, prior to the issuance of the first development permit for any hotel room, record a notice in the Public Records that the proposed development is located within two (2) miles of a permitted rock-mining operation where blasting is permitted. The notice shall provide the location of the blasting site and information regarding governmental regulation of blasting, and that such blasting is regulated by Chapter 13 of the Code of Miami-Dade County. Notice shall be given to lessees contemporaneous with signing of leases on the Property. In addition, the Owners, their successors, and assigns, acknowledge the presence of active limestone rock-mining operations and ancillary uses west of the Property, west of the Homestead Extension of the Florida Turnpike, south of the Dade –Broward County line, and north of State Road 27. The Owners agree that they will not oppose the limestone rock-mining operations or their ancillary uses (including, without limitation, the associated heavy truck traffic and use of explosives in connection with their rock-mining), if such activities are compliant with applicable regulations.

4. **Environmental and Infrastructure Impact Analysis and/or Mitigation.** The Owners shall seek necessary permits and approvals from agencies with jurisdiction over development of the Project and obtain such permits and approvals applicable to the Project(s) or the applicable portion of the Project(s). In satisfaction of this Paragraph, the Owners shall address certain environmental and infrastructure concerns identified during the review of the Application (“Assurances”), which Assurances shall address the impacts rationally related to and resulting from the Project(s) with regard to the following subject areas:

- a. Environment (addressing, as appropriate, StormwaterManagement, Wetland and Tree Resources, Threatened and Endangered Species).
- b. Fire and Emergency Medical Services.
- c. Police services.
- d. Traffic Circulation with regard to Miami Gardens Drive, Frontage Road, NW 180 Street, NW 170 Street, NW 97 Ave, NW 102 Ave, NW 176 Street, NW 87 Ave, Interchange at Heft and 170 St, Modifications at I-75, Okeechobee Road (If needed, unless otherwise proven at time of platting.)
- e. Transit.
- f. Water and Sanitary Sewer.

To implement and comply with the foregoing, contemporaneous with, and as part of the processing and approval of the first application(s) seeking the rezoning of the Property, or any portion thereof, the Owners shall proffer a recordable and enforceable development agreement with the County, pursuant to Section 163.3221, Florida Statutes and Section 33G-8, Miami-Dade County Code, or another instrument in a form acceptable to the County Attorney (“Development Agreement”).

**5. Capital Improvements Element.** Certain roadway improvements identified as necessary for Level of Service (LOS) to serve the Project (“Improvements”) are reflected in Table 10-A (Traffic Circulation) of the CDMP Capital Improvements Element (CIE), and said changes to the CIE are to be adopted as part of the Application. A development agreement or other legal instrument acceptable in form by the County may specifically address the need for the Improvements and changes to the CIE adopted as part of the Application. Future analysis, independent study or other evidence, in a form acceptable to the County, may be submitted to the County to determine if the Improvements remain necessary for the Project to meet LOS. The future analysis or independent study shall be subject to the review by the Department of Transportation and Public Works as well as the Planning Division of the Department of Regulatory and Economic Resources, or its successor agency. The CIE may be amended by the County from time to time in accordance with applicable laws and procedures in effect at the time. Such amendments may occur without the need for any amendment to this instrument.

**6. Covenant Running with the Land.** This Declaration on the part of the Owners shall constitute a covenant running with the land and may be recorded, at Owners’ expense, in the public records of Miami-Dade County, Florida and shall remain in full force and effect and be binding upon the undersigned Owners, and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during the Term shall be for the benefit of, and limitation upon, all present and future Owners of the Property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

8. **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then Owners of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may, from time to time, govern amendments to Comprehensive Plans (hereinafter “Chapter 163”). Such modification, amendment or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Miami-Dade County Code, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners, in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

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

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

11. **Authorization for Miami-Dade County (or successor municipality) to Withhold Permits and Inspections.** In the event the terms of this Declaration are not being complied with, in addition to any other remedies available, the County (or successor municipality) is hereby authorized to withhold any further permits, and refuse to make any inspections or grant any approvals, until such time as this Declaration is complied with.

12. **Election of Remedies.** All rights, remedies and privileges granted herein shall be deemed to be cumulative and the exercise of any one or more shall neither be deemed to constitute an election of remedies, nor shall it preclude the party exercising the same from exercising such other additional rights, remedies or privileges.

13. **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or successor municipality), and inspections made and approval of occupancy given by the County (or successor municipality), then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

14. **Severability.** Invalidation of any one of these covenants, by judgment of Court, shall not affect any of the other provisions which shall remain in full force and effect. However, if any material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

15. **Recordation and Effective Date.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application by the Board of County Commissioners. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the Application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

16. **Acceptance of Declaration.** The Owners acknowledge that acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owners to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

17. **Owners.** The term Owners shall include all heirs, assigns, and successors in interest.

*[Execution Pages Follow]*

WITNESSES:

OWNERS:

INTERNATIONAL ATLANTIC LLC, a Delaware  
limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 2018 by \_\_\_\_\_, \_\_\_\_\_ of  
International Atlantic LLC, a Delaware limited liability company, who ( ) is personally known  
to me or ( ) produced \_\_\_\_\_ as identification.

My commission expires:

\_\_\_\_\_  
Notary Public Signature



THE GRAHAM COMPANIES, a Florida  
corporation

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_

Name: \_\_\_\_\_

Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_, \_\_\_\_\_ of The Graham Companies, a Florida limited liability company, who ( ) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

My commission expires:

\_\_\_\_\_  
Notary Public Signature

TGC SEC 8-9 NORTH POINT LLC, a Florida  
limited liability company

\_\_\_\_\_  
Print Name: \_\_\_\_\_

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

\_\_\_\_\_  
Print Name: \_\_\_\_\_

STATE OF \_\_\_\_\_  
COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 2018 by \_\_\_\_\_, \_\_\_\_\_ of TGC SEC 8-9 North Point LLC, a Florida limited liability company, who ( ) is personally known to me or ( ) produced \_\_\_\_\_ as identification.

My commission expires:

\_\_\_\_\_  
Notary Public Signature

## LEGAL DESCRIPTION OF "ADM PROPERTY"

### EXHIBIT "A"

SHEET 1 OF 3 SHEETS -- MAY 9, 2018

A PORTION OF TRACTS 1, 2, 3, 8, 9, 10, 11 AND 18 THROUGH 24, INCLUSIVE, AND ALL OF TRACTS 4, 5, 6 AND 7, OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; TOGETHER WITH THAT PORTION OF THE 10 FOOT WIDE RIGHT-OF-WAY LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2, AT PAGE 68; ALSO TOGETHER WITH A PORTION OF TRACTS 17 THROUGH 25, INCLUSIVE, AND TRACT 32, AND ALL OF TRACTS 26 THROUGH 31, INCLUSIVE, OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST; SUBJECT TO THAT PORTION OF THE 15 FOOT WIDE ROAD RESERVATION LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2 AT PAGE 17, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 8; THENCE NORTH 02 DEGREES 36 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8, FOR 284.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST, FOR 2572.94 FEET; THENCE NORTH 47 DEGREES 27 MINUTES 37 SECONDS EAST, ALONG THE SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 821 (HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87005 CONTRACT 2313, APPROVED SEPTEMBER, 1970, LAST REVISED NOVEMBER 1, 1971 (SHEETS 1 THROUGH 5), FOR 3352.48 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 53 SECONDS EAST, [SOUTH 02 DEGREES 37 MINUTES 05 SECONDS EAST (D)] ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8, FOR 214.90 FEET [214.91 FEET (D)] TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WEST LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9; SAID POINT BEARS NORTH 28 DEGREES 00 MINUTES 29 SECONDS WEST [NORTH 28 DEGREES 00 MINUTES 35 SECONDS WEST (F)] FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1578.50 FEET AND A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 12.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 62 DEGREES 27 MINUTES 37 SECONDS EAST, [NORTH 62 DEGREES 27 MINUTES 31 SECONDS EAST (D)] ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 112, AS SHOWN ON THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" PREPARED BY MANUEL G. VERA AND ASSOCIATES, UNDER F.P. NO. 421707-2 - SECTION 87075, DATED JUNE 11, 2015 AND A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104, AS RECORDED IN OFFICIAL RECORDS BOOK 29813 AT PAGE 618 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 481.02 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 23

(CONTINUED ON SHEET 2 OF 3 SHEETS)

## LEGAL DESCRIPTION OF "ADM PROPERTY"

### EXHIBIT "A"

SHEET 2 OF 3 SHEETS -- MAY 9, 2018

(CONTINUED FROM SHEET 1 OF 3 SHEETS)

SECONDS EAST, [SOUTH 47 DEGREES 32 MINUTES 29 SECONDS EAST (D)], AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 80.00 FEET; THENCE NORTH 62 DEGREES 27 MINUTES 37 SECONDS EAST [NORTH 62 DEGREES 27 MINUTES 31 SECONDS EAST (D)] FOR 152.06 FEET [152.00 FEET (D)] TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860.50 FEET AND A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS [15 DEGREES 51 MINUTES 54 SECONDS (D)] FOR AN ARC DISTANCE OF 238.21 FEET [238.27 FEET (D)] TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED THREE COURSES BEING COINCIDENT WITH THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104; THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, [NORTH 89 DEGREES 37 MINUTES 06 SECONDS EAST (F)] ALONG A LINE THAT IS PARALLEL WITH AND 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 337.17 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 105, AS SHOWN ON THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" PREPARED BY MANUEL G. VERA AND ASSOCIATES, UNDER F.P. NO. 421707-2, DATED JUNE 11, 2015; SAID POINT BEARS NORTH 10 DEGREES 55 MINUTES 03 SECONDS EAST [NORTH 10 DEGREES 54 MINUTES 48 SECONDS EAST (D)] FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 860.50 FEET AND A CENTRAL ANGLE OF 02 DEGREES 47 MINUTES 50 SECONDS [02 DEGREES 47 MINUTES 54 SECONDS (D)] FOR AN ARC DISTANCE OF 42.01 FEET [42.03 FEET (D)] TO A POINT OF TANGENCY; THENCE SOUTH 76 DEGREES 17 MINUTES 07 SECONDS EAST [SOUTH 76 DEGREES 17 MINUTES 18 SECONDS EAST (D)], ALONG THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF A PORTION OF THE SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104 AND THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF A PORTION OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 29586 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 114.78 FEET; [114.51 FEET (D)]; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST [SOUTH 00 DEGREES 22 MINUTES 54 SECONDS EAST (D)] FOR 104.28 FEET; [104.38 FEET (D)] THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, [NORTH 89 DEGREES 37 MINUTES 06 SECONDS EAST (D)], ALONG A LINE THAT IS PARALLEL WITH AND 156.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 490.67 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH A PORTION OF THE WESTERLY AND SOUTHERLY LIMITS OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 93), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP

(CONTINUED ON SHEET 3 OF 3 SHEETS)

## LEGAL DESCRIPTION OF "ADM PROPERTY"

### EXHIBIT "A"

SHEET 3 OF 3 SHEETS -- MAY 9, 2018

(CONTINUED FROM SHEET 2 OF 3 SHEETS)

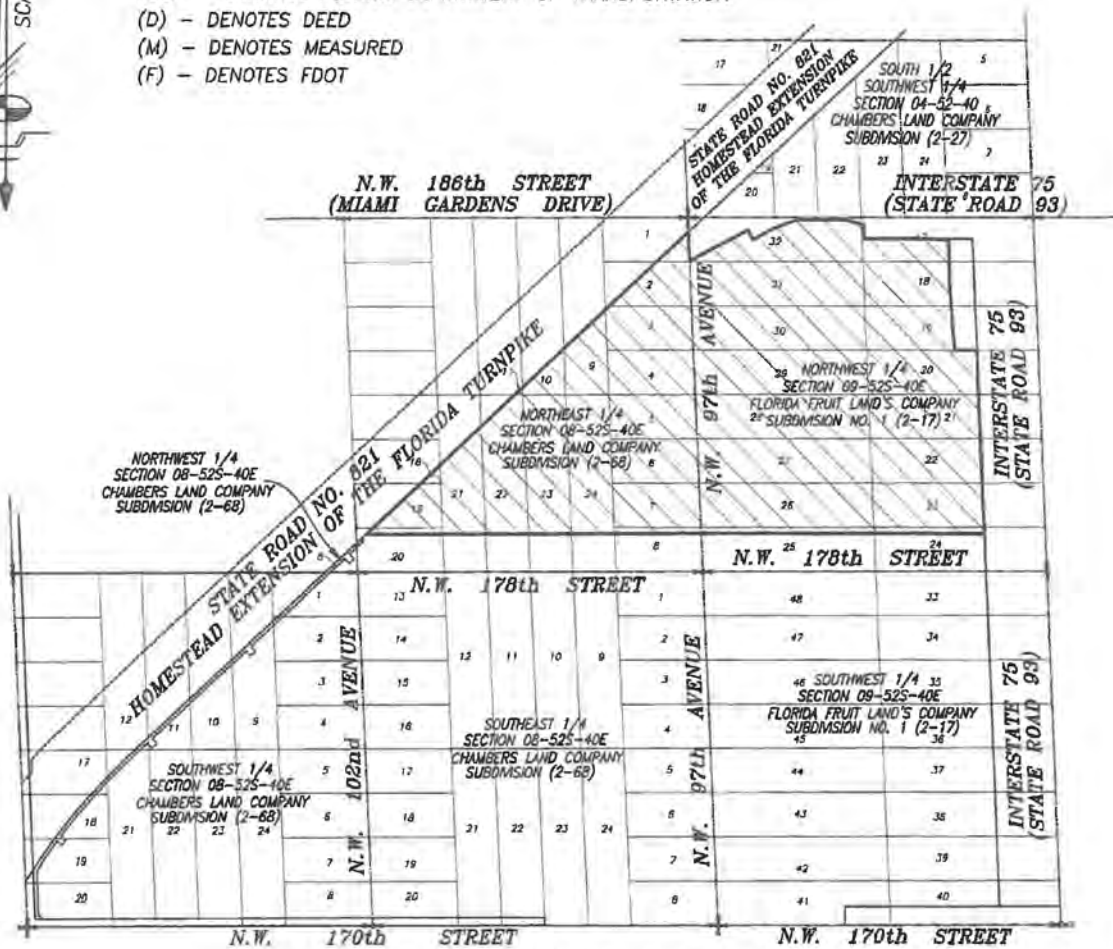
SECTION 87075-2402, APPROVED JULY 5, 1977, LAST REVISED DECEMBER 1, 1978, (SHEETS 1 THROUGH 10); SAID POINT BEARS SOUTH 04 DEGREES 55 MINUTES 08 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 2567.95 FEET AND A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 44 SECONDS [03 DEGREES 35 MINUTES 47 SECONDS (D)] FOR AN ARC DISTANCE OF 161.15 FEET [161.18 FEET (D)] TO A POINT ON THE LAST DESCRIBED CIRCULAR CURVE; SAID CIRCULAR CURVE HAVING A CHORD DISTANCE OF 161.12 FEET [161.16 FEET (D)] AND A CHORD BEARING OF NORTH 86 DEGREES 52 MINUTES 44 SECONDS WEST [NORTH 86 DEGREES 52 MINUTES 47 SECONDS WEST (D)]; SAID POINT ALSO BEING ON THE NEXT DESCRIBED CIRCULAR CURVE AND BEARS SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST, FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 10094.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 43 MINUTES 50 SECONDS [03 DEGREES 43 MINUTES 48 SECONDS (D)] FOR AN ARC DISTANCE OF 657.22 FEET [657.12 FEET (D)] TO A POINT OF TANGENCY; THENCE SOUTH 05 DEGREES 08 MINUTES 41 SECONDS EAST [SOUTH 05 DEGREES 08 MINUTES 46 SECONDS EAST (D)] FOR 166.53 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 59 SECONDS EAST, [NORTH 89 DEGREES 35 MINUTES 54 SECONDS EAST (D)] ALONG THE SOUTH LINE OF SAID TRACT 19 OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 173.32 FEET; SAID LAST DESCRIBED FOUR COURSES BEING COINCIDENT WITH THE LIMITS OF THE LIMITED ACCESS RIGHT-OF-WAY LINES OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 29586 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 02 DEGREES 36 MINUTES 44 SECONDS EAST [SOUTH 02 DEGREES 37 MINUTES 03 SECONDS EAST (F)], ALONG THE WESTERLY LIMITS OF THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE OF THE SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87075-2402, FOR 1366.34 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST FOR 2170.56 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



## LEGEND:

- P.O.C. - DENOTES POINT OF COMMENCEMENT  
P.O.B. - DENOTES POINT OF BEGINNING  
P.B. - DENOTES PLAT BOOK  
PG. - DENOTES PAGE  
O.R.B. - DENOTES OFFICIAL RECORDS BOOK  
FDOT - DENOTES FLORIDA DEPARTMENT OF TRANSPORTATION  
(D) - DENOTES DEED  
(M) - DENOTES MEASURED  
(F) - DENOTES FDOT



## LOCATION SKETCH

EXHIBIT "A"  
SHEET 1 OF 12 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954) 435-7010 FAX No. (954) 435-5285  
ORDER NO. 207757  
DATE: OCTOBER 24, 2017  
THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87  
PREPARED UNDER MY SUPERVISION:  
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2767

## REVISIONS

05-09-2018; #208601  
TITLE & EXHIBIT LETTER

K:\095240\AMERICAN DREAM MIAMI CDM\LEGAL DESCRIPTIONS\DWG\ADM PROPERTY (05-09-2018).dwg



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY

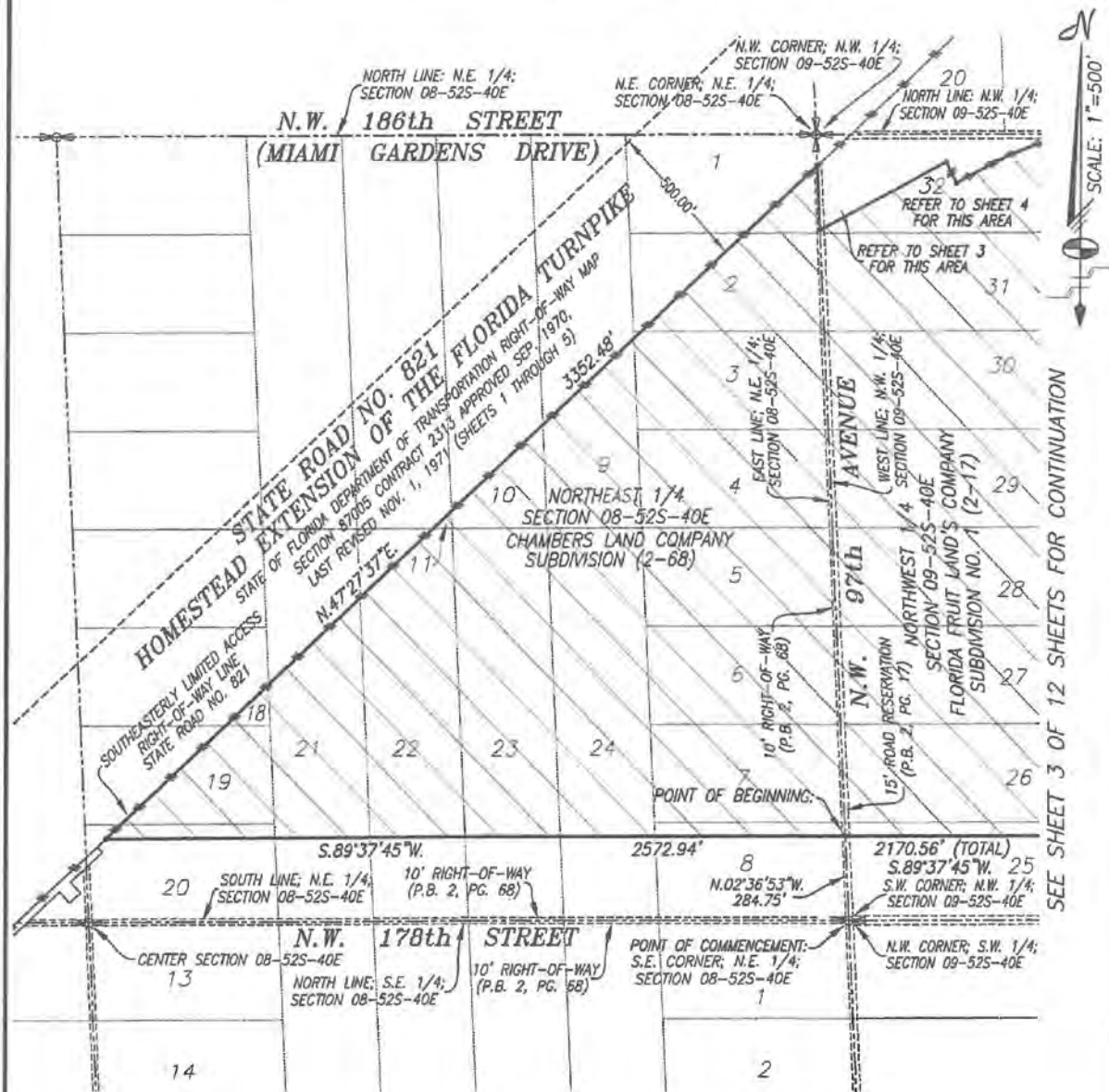


EXHIBIT "A"  
SHEET 2 OF 12 SHEETS



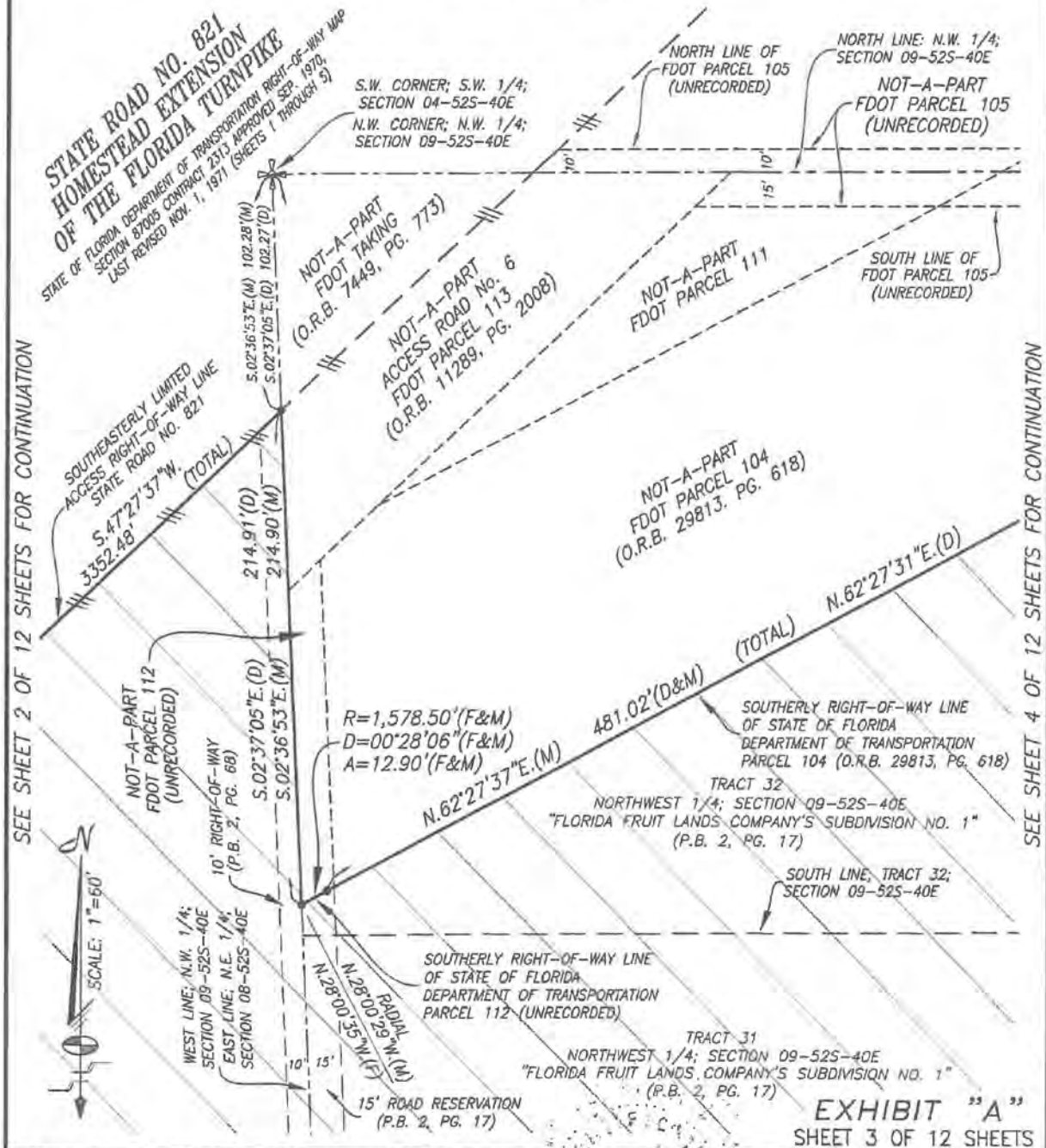
**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954) 435-7010 FAX No. (954) 438-3288  
ORDER NO. 207757  
DATE: OCTOBER 24, 2017  
THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87  
PREPARED UNDER MY SUPERVISION:  
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2767

## REVISIONS

05-09-2018; #208601  
TITLE & EXHIBIT LETTER

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY

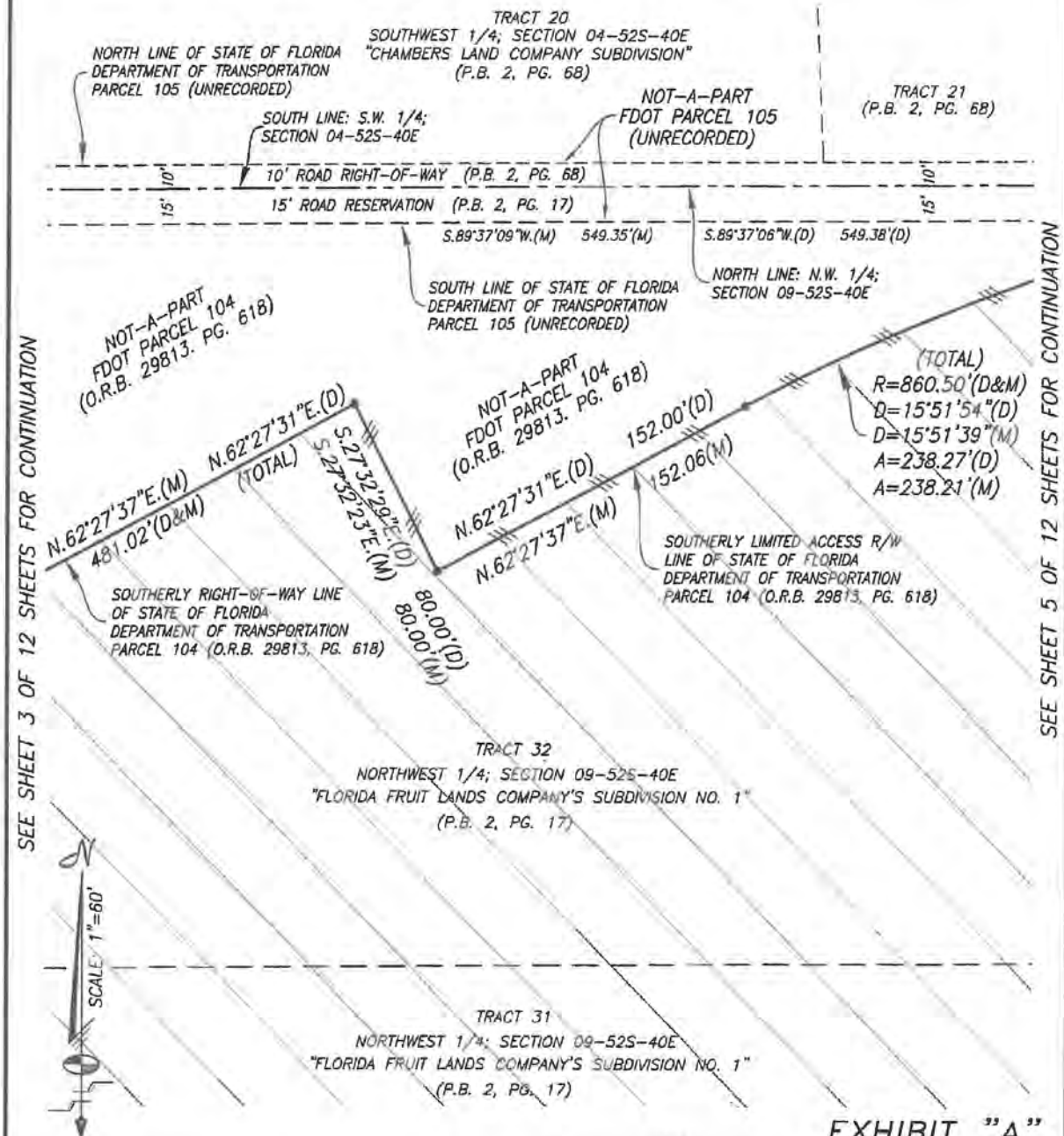


	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954) 435-7010 ORDER NO. 207757 DATE: OCTOBER 24, 2017 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87		<b>REVISIONS</b> 05-09-2018; #208601 TITLE & EXHIBIT LETTER     
	FAX No. (954) 438-5288 PREPARED UNDER MY SUPERVISION  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767		<b>EXHIBIT "A"</b> <b>SHEET 3 OF 12 SHEETS</b>

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



**EXHIBIT "A"**  
SHEET 4 OF 12 SHEETS



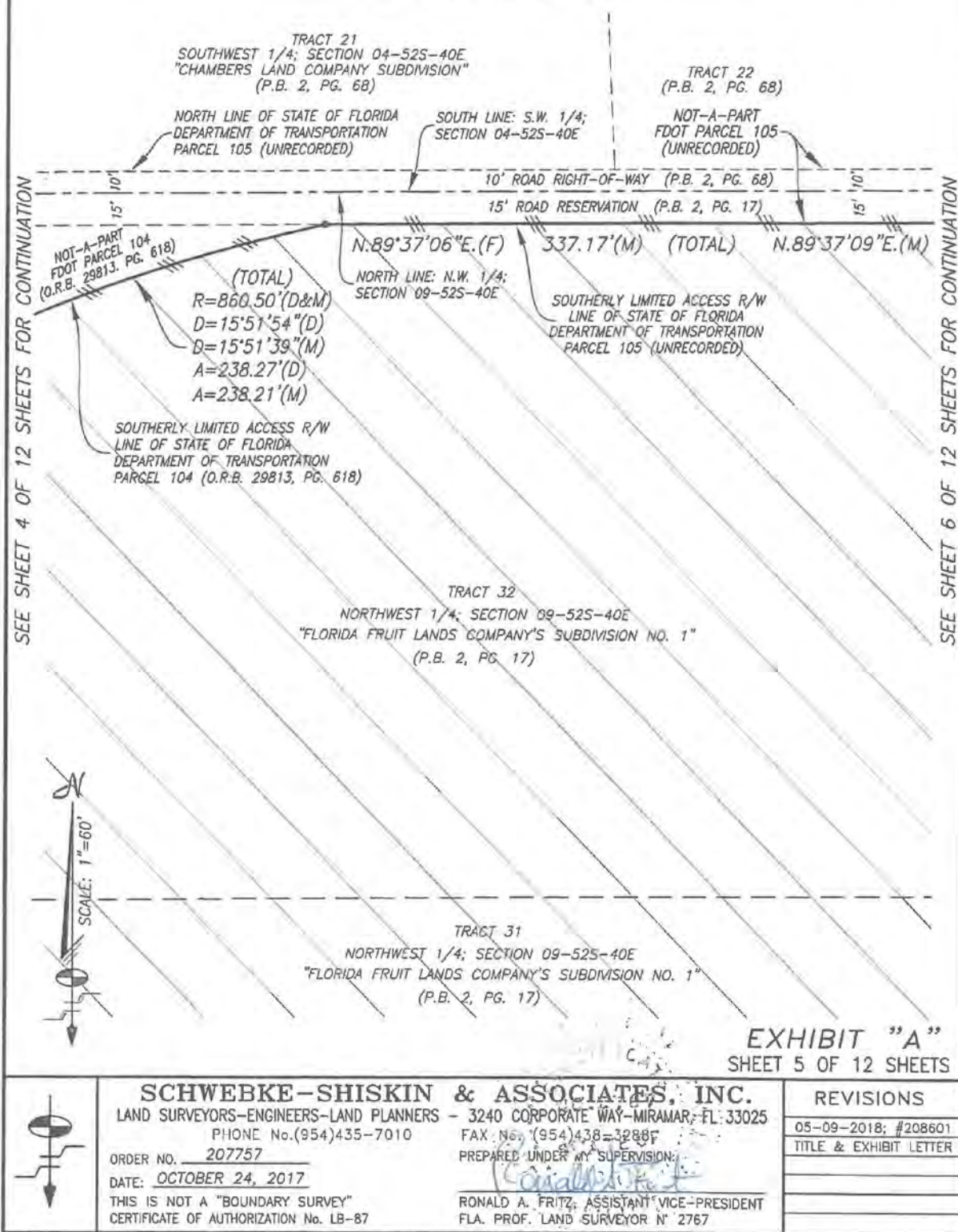
**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954) 435-7010 FAX No. (954) 438-3288  
ORDER NO. 207757  
DATE: OCTOBER 24, 2017  
THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87  
PREPARED UNDER MY SUPERVISION:  
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2767

## REVISIONS

05-09-2018; #208601
TITLE & EXHIBIT LETTER

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY

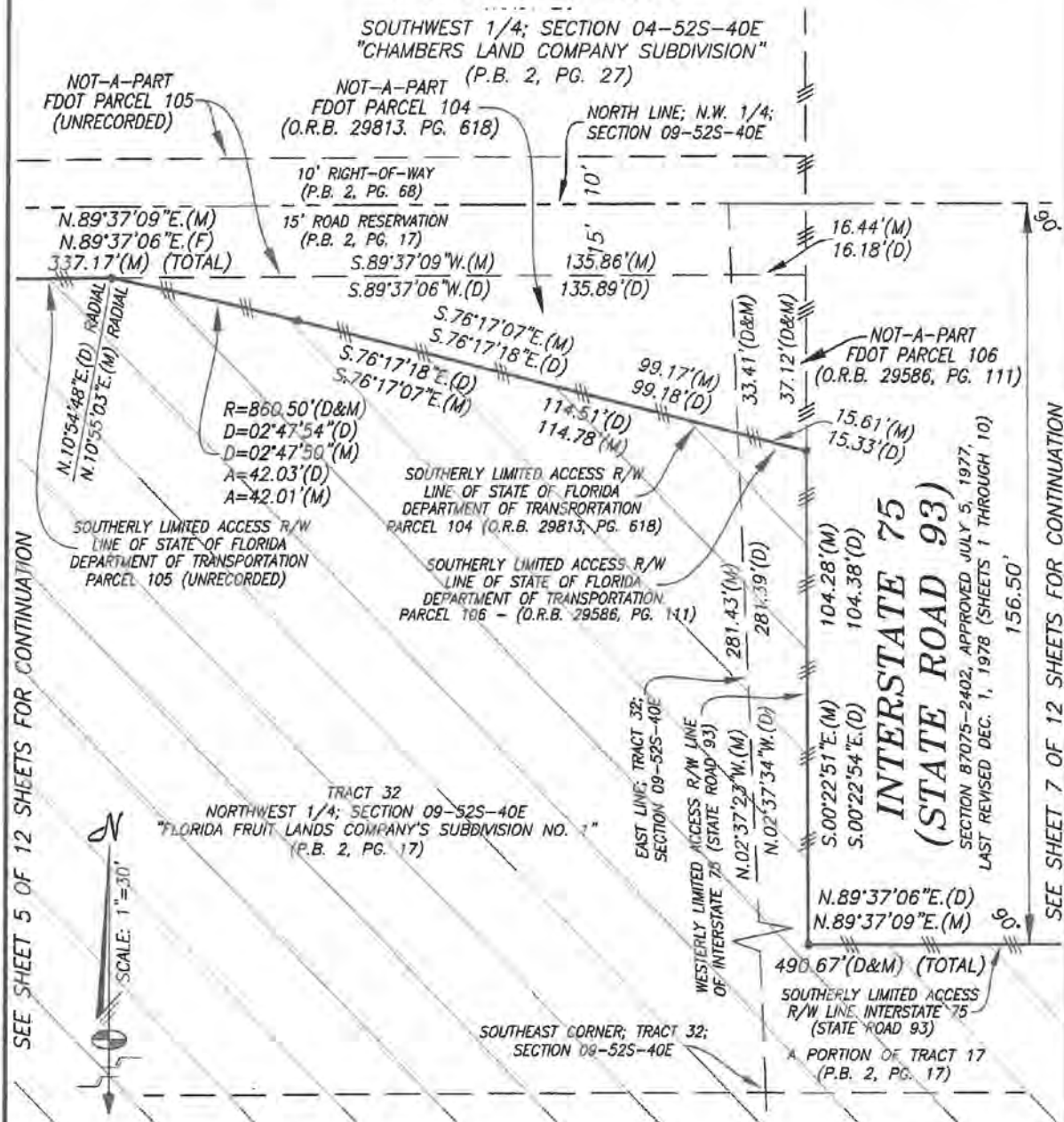

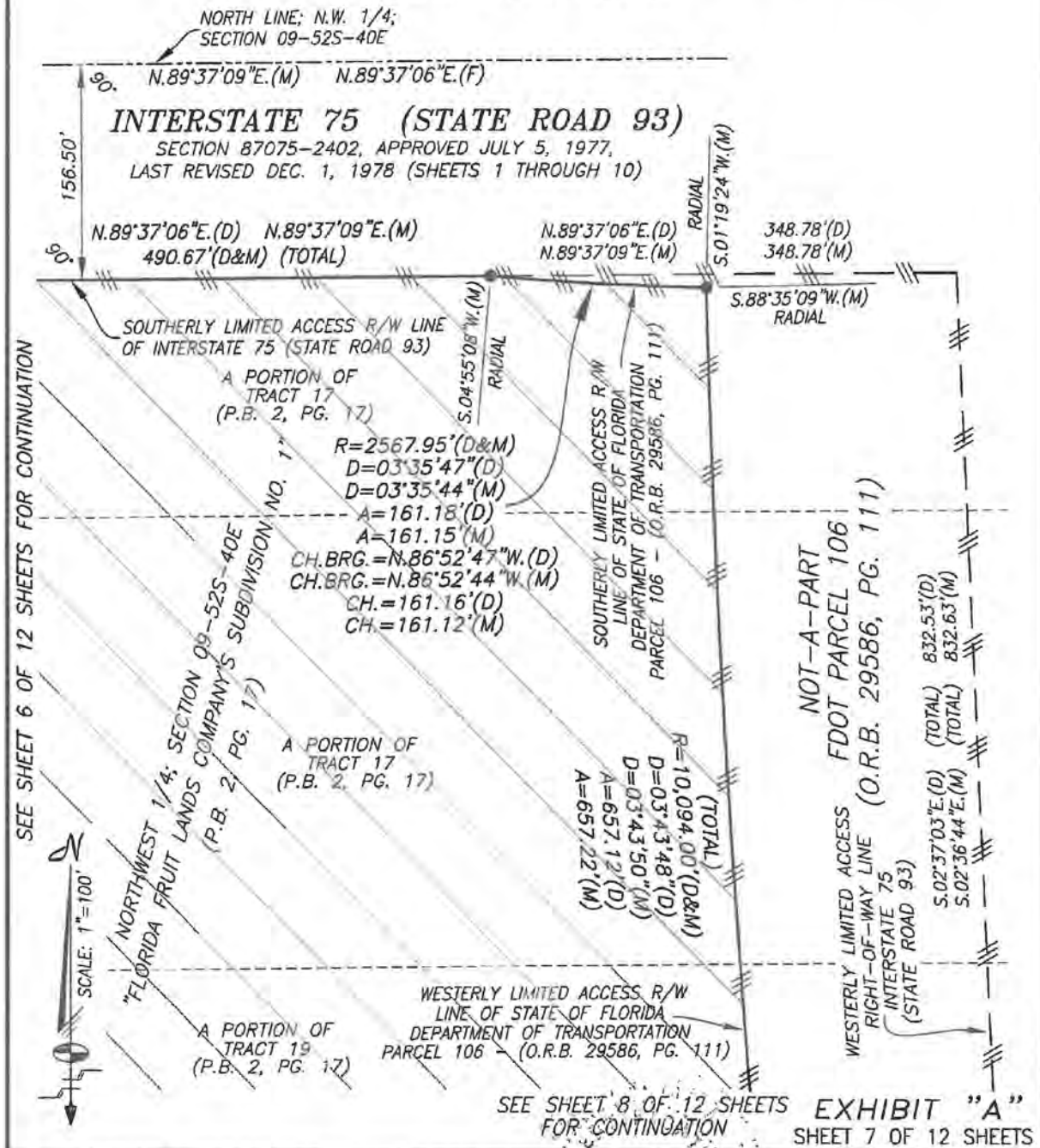


EXHIBIT "A"  
SHEET 6 OF 12 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No.(954)435-7010 FAX No. (954)438-3288 ORDER NO. <u>207757</u> DATE: <u>OCTOBER 24, 2017</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	<b>REVISIONS</b> <u>05-09-2018; #208601</u> <u>TITLE &amp; EXHIBIT LETTER</u>   <
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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954) 435-7010 FAX No. (954) 435-5288  
ORDER NO. 207757  
DATE: OCTOBER 24, 2017  
THIS IS NOT A "BOUNDARY SURVEY"  
CERTIFICATE OF AUTHORIZATION No. LB-87  
PREPARED UNDER MY SUPERVISION:  
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2767

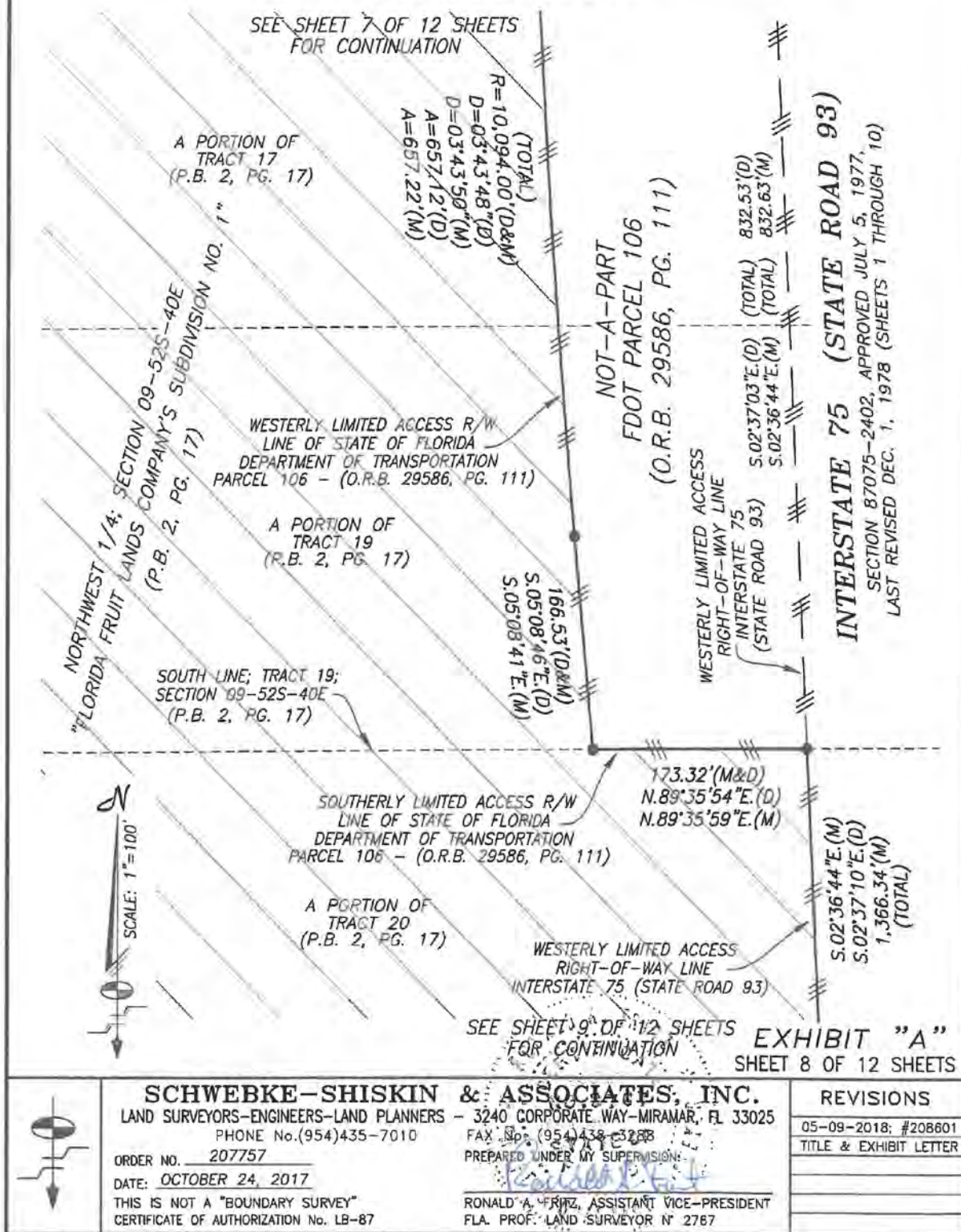
## REVISIONS

05-09-2018; #208601  
TITLE & EXHIBIT LETTER

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# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY



# SKETCH TO ACCOMPANY LEGAL DESCRIPTION ADM PROPERTY

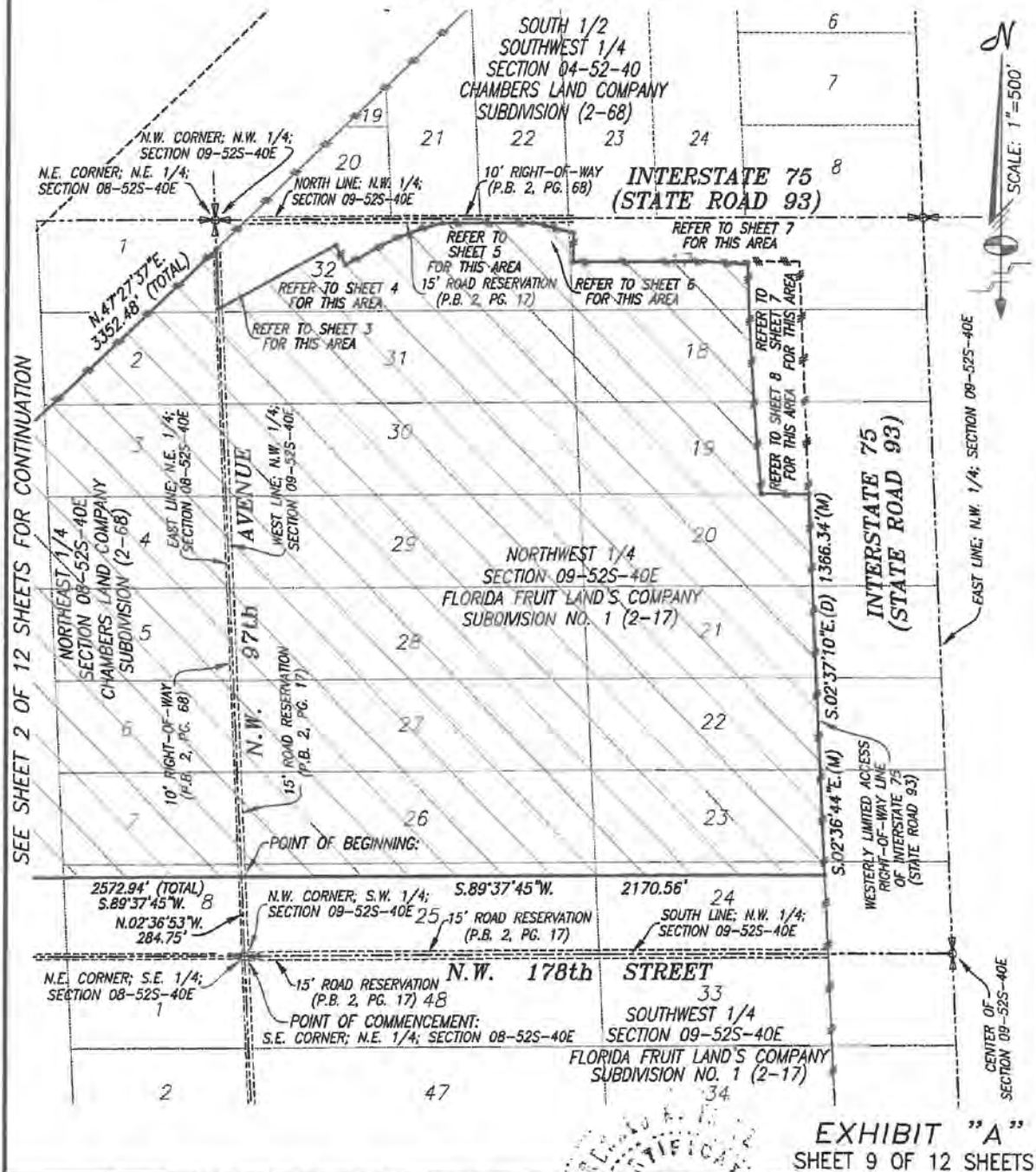


EXHIBIT "A"  
SHEET 9 OF 12 SHEETS



**SCHWEBKE-SHISKIN & ASSOCIATES, INC.**  
LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025  
PHONE No. (954) 435-7010  
FAX No. (954) 438-3288  
PREPARED UNDER MY SUPERVISION  
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT  
FLA. PROF. LAND SURVEYOR N° 2767

## REVISIONS

05-09-2018: #208601  
TITLE & EXHIBIT LETTER

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## LEGAL DESCRIPTION TO ACCOMPANY SKETCH ADM PROPERTY



### LEGAL DESCRIPTION:

A PORTION OF TRACTS 1, 2, 3, 8, 9, 10, 11 AND 18 THROUGH 24, INCLUSIVE, AND ALL OF TRACTS 4, 5, 6 AND 7, OF THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST; TOGETHER WITH THAT PORTION OF THE 10 FOOT WIDE RIGHT-OF-WAY LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL, ACCORDING TO THE PLAT OF "CHAMBERS LAND COMPANY SUBDIVISION", AS RECORDED IN PLAT BOOK 2, AT PAGE 68; ALSO TOGETHER WITH A PORTION OF TRACTS 17 THROUGH 25, INCLUSIVE, AND TRACT 32, AND ALL OF TRACTS 26 THROUGH 31, INCLUSIVE, OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST; SUBJECT TO THAT PORTION OF THE 15 FOOT WIDE ROAD RESERVATION LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PARCEL, ACCORDING TO THE PLAT OF "FLORIDA FRUIT LANDS COMPANY'S SUBDIVISION NO. 1", AS RECORDED IN PLAT BOOK 2 AT PAGE 17, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHEAST CORNER OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8; SAID CORNER ALSO BEING THE SOUTHWEST CORNER OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9; THENCE NORTH 02 DEGREES 36 MINUTES 53 SECONDS WEST, ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8, FOR 284.75 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 9; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST, FOR 2572.94 FEET; THENCE NORTH 47 DEGREES 27 MINUTES 37 SECONDS EAST, ALONG THE SOUTHEASTERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF STATE ROAD NO. 821 (HOMESTEAD EXTENSION OF THE FLORIDA TURNPIKE), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, SECTION 87005 CONTRACT 2313, APPROVED SEPTEMBER, 1970, LAST REVISED NOVEMBER 1, 1971 (SHEETS 1 THROUGH 5), FOR 3352.48 FEET; THENCE SOUTH 02 DEGREES 36 MINUTES 53 SECONDS EAST, [SOUTH 02 DEGREES 37 MINUTES 05 SECONDS EAST (D)] ALONG THE EAST LINE OF THE SAID NORTHEAST 1/4 OF SAID SECTION 8, FOR 214.90 FEET [214.91 FEET (D)] TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED COURSE BEING COINCIDENT WITH THE WEST LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9; SAID POINT BEARS NORTH 28 DEGREES 00 MINUTES 29 SECONDS WEST [NORTH 28 DEGREES 00 MINUTES 35 SECONDS WEST (F)] FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 1578.50 FEET AND A CENTRAL ANGLE OF 00 DEGREES 28 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 12.90 FEET TO A POINT OF TANGENCY; THENCE NORTH 62 DEGREES 27 MINUTES 37 SECONDS EAST, [NORTH 62 DEGREES 27 MINUTES 31 SECONDS EAST (D)] ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 112, AS SHOWN ON THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" PREPARED BY MANUEL G. VERA AND ASSOCIATES, UNDER F.P. NO. 421707-2 - SECTION 87075, DATED JUNE 11, 2015 AND A PORTION OF THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104, AS RECORDED IN OFFICIAL RECORDS BOOK 29813 AT PAGE 618 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 481.02 FEET; THENCE SOUTH 27 DEGREES 32 MINUTES 23 SECONDS EAST, [SOUTH 47 DEGREES 32 MINUTES 29 SECONDS EAST (D)], AT RIGHT ANGLES TO THE LAST AND NEXT DESCRIBED COURSES, FOR 80.00 FEET; THENCE NORTH 62 DEGREES 27 MINUTES 37 SECONDS EAST [NORTH 62 DEGREES 27 MINUTES 31 SECONDS EAST (D)] FOR 152.06 FEET [152.00 FEET (D)] TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 860.50 FEET AND A CENTRAL ANGLE OF 15 DEGREES 51 MINUTES 39 SECONDS [15 DEGREES 51 MINUTES 54 SECONDS (D)] FOR AN ARC DISTANCE OF 238.21 FEET [238.27 FEET (D)] TO A POINT ON SAID CIRCULAR CURVE; SAID LAST DESCRIBED THREE COURSES BEING COINCIDENT WITH THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104; THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, [NORTH 89 DEGREES 37 MINUTES 06 SECONDS EAST (F)] ALONG A LINE THAT IS PARALLEL WITH AND 15.00 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 337.17 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED COURSE BEING ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION

(CONTINUED ON SHEET OF SHEETS)

**EXHIBIT "A"**  
SHEET 10 OF 12 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3288 PREPARED UNDER MY SUPERVISION:		<b>REVISIONS</b> 05-09-2018; #208601 TITLE & EXHIBIT LETTER
	ORDER NO. <u>207757</u> DATE: <u>OCTOBER 24, 2017</u> THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87	 RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767	

K:\095240\AMERICAN DREAM MIAMI\CDMP\LEGAL DESCRIPTIONS\DWG\ADM PROPERTY (05-09-2018).dwg



## LEGAL DESCRIPTION TO ACCOMPANY SKETCH ADM PROPERTY

### LEGAL DESCRIPTION:

(CONTINUED ON SHEET OF SHEETS)

PARCEL 105, AS SHOWN ON THE "SKETCH TO ACCOMPANY LEGAL DESCRIPTION" PREPARED BY MANUEL G. VERA AND ASSOCIATES, UNDER F.P. NO. 421707-2, DATED JUNE 11, 2015; SAID POINT BEARS NORTH 10 DEGREES 55 MINUTES 03 SECONDS EAST [NORTH 10 DEGREES 54 MINUTES 48 SECONDS EAST (D)] FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE RIGHT, CONCAVE SOUTHWEST, HAVING A RADIUS OF 860.50 FEET AND A CENTRAL ANGLE OF 02 DEGREES 47 MINUTES 50 SECONDS [02 DEGREES 47 MINUTES 54 SECONDS (D)] FOR AN ARC DISTANCE OF 42.01 FEET [42.03 FEET (D)] TO A POINT OF TANGENCY; THENCE SOUTH 76 DEGREES 17 MINUTES 07 SECONDS EAST [SOUTH 76 DEGREES 17 MINUTES 18 SECONDS EAST (D)], ALONG THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF A PORTION OF THE SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 104 AND THE SOUTHERLY LIMITED ACCESS RIGHT-OF-WAY LINE OF A PORTION OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 29586 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, FOR 114.78 FEET; [114.51 FEET (D)]; THENCE SOUTH 00 DEGREES 22 MINUTES 51 SECONDS EAST [SOUTH 00 DEGREES 22 MINUTES 54 SECONDS EAST (D)] FOR 104.28 FEET; [104.38 FEET (D)] THENCE NORTH 89 DEGREES 37 MINUTES 09 SECONDS EAST, [NORTH 89 DEGREES 37 MINUTES 06 SECONDS EAST (D)], ALONG A LINE THAT IS PARALLEL WITH AND 156.50 FEET SOUTH OF, AS MEASURED AT RIGHT ANGLES TO, THE NORTH LINE OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 490.67 FEET TO A POINT ON THE NEXT DESCRIBED CIRCULAR CURVE; SAID LAST DESCRIBED TWO COURSES BEING COINCIDENT WITH A PORTION OF THE WESTERLY AND SOUTHERLY LIMITS OF THE LIMITED ACCESS RIGHT-OF-WAY LINE OF INTERSTATE 75 (STATE ROAD 93), AS SHOWN ON THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87075-2402, APPROVED JULY 5, 1977, LAST REVISED DECEMBER 1, 1978, (SHEETS 1 THROUGH 10); SAID POINT BEARS SOUTH 04 DEGREES 55 MINUTES 08 SECONDS WEST FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE NORTHERLY, HAVING A RADIUS OF 2567.95 FEET AND A CENTRAL ANGLE OF 03 DEGREES 35 MINUTES 44 SECONDS [03 DEGREES 35 MINUTES 47 SECONDS (D)] FOR AN ARC DISTANCE OF 161.15 FEET [161.18 FEET (D)] TO A POINT ON THE LAST DESCRIBED CIRCULAR CURVE; SAID CIRCULAR CURVE HAVING A CHORD DISTANCE OF 161.12 FEET [161.16 FEET (D)] AND A CHORD BEARING OF NORTH 86 DEGREES 52 MINUTES 44 SECONDS WEST [NORTH 86 DEGREES 52 MINUTES 47 SECONDS WEST (D)]; SAID POINT ALSO BEING ON THE NEXT DESCRIBED CIRCULAR CURVE AND BEARS SOUTH 88 DEGREES 35 MINUTES 09 SECONDS WEST, FROM THE RADIUS POINT OF THE FOLLOWING DESCRIBED CIRCULAR CURVE; THENCE SOUTHEASTERLY, ALONG THE ARC OF SAID CIRCULAR CURVE TO THE LEFT, CONCAVE EASTERLY, HAVING A RADIUS OF 10094.00 FEET AND A CENTRAL ANGLE OF 03 DEGREES 43 MINUTES 50 SECONDS [03 DEGREES 43 MINUTES 48 SECONDS (D)] FOR AN ARC DISTANCE OF 657.22 FEET [657.12 FEET (D)] TO A POINT OF TANGENCY; THENCE SOUTH 05 DEGREES 08 MINUTES 41 SECONDS EAST [SOUTH 05 DEGREES 08 MINUTES 46 SECONDS EAST (D)] FOR 166.53 FEET; THENCE NORTH 89 DEGREES 35 MINUTES 59 SECONDS EAST, [NORTH 89 DEGREES 35 MINUTES 54 SECONDS EAST (D)] ALONG THE SOUTH LINE OF SAID TRACT 19 OF THE SAID NORTHWEST 1/4 OF SAID SECTION 9, FOR 173.32 FEET; SAID LAST DESCRIBED FOUR COURSES BEING COINCIDENT WITH THE LIMITS OF THE LIMITED ACCESS RIGHT-OF-WAY LINES OF THE STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION PARCEL 106, AS RECORDED IN OFFICIAL RECORDS BOOK 29586 AT PAGE 111 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE SOUTH 02 DEGREES 36 MINUTES 44 SECONDS EAST [SOUTH 02 DEGREES 37 MINUTES 10 SECONDS EAST (D)], ALONG THE WESTERLY LIMITS OF THE SAID LIMITED ACCESS RIGHT-OF-WAY LINE OF THE SAID STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP SECTION 87075-2402, FOR 1366.34 FEET; THENCE SOUTH 89 DEGREES 37 MINUTES 45 SECONDS WEST FOR 2170.56 FEET TO THE POINT OF BEGINNING; ALL LYING AND BEING IN THE NORTHEAST 1/4 OF SECTION 8, TOWNSHIP 52 SOUTH, RANGE 40 EAST AND THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

**EXHIBIT "A"**  
SHEET 11 OF 12 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b>		<b>REVISIONS</b>
	LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025		05-09-2018; #208601
	PHONE No. (954) 435-7010 FAX No. (954) 435-5388		TITLE & EXHIBIT LETTER
	ORDER NO. 207757 PREPARED UNDER MY SUPERVISION		
	DATE: OCTOBER 24, 2017		
THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87			
RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767			

K:\095240\AMERICAN DREAM MIAMI CDMP\LEGAL DESCRIPTIONS\DWG\ADM PROPERTY (05-09-2018).dwg


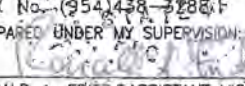


## LEGAL DESCRIPTION TO ACCOMPANY SKETCH ADM PROPERTY

### SURVEYOR'S NOTES:

1. BEARINGS AS SHOWN HEREON ARE REFERENCED TO THE WEST LINE OF THE NORTHWEST 1/4 OF SECTION 9, TOWNSHIP 52 SOUTH, RANGE 40 EAST, HAVING A BEARING OF N.02°36'53"W. (NAD83/90) AS DETERMINED BY GLOBAL POSITIONING SYSTEM SURVEY OF THE NORTHWEST CORNER AND SOUTHWEST CORNER OF THE NORTHWEST 1/4 THEREOF.
2. LEGAL DESCRIPTION AS SHOWN HEREON WAS PREPARED BY THIS FIRM.
3. PROPERTY AS SHOWN HEREON CONTAINS 7,583,009 SQUARE FEET, MORE OR LESS (174.082 ACRES, MORE OR LESS)  
NOTE: AREA INCLUDES THE 10 FOOT WIDE PLATTED RIGHT-OF-WAY PER PLAT BOOK 2 AT PAGE 68, THE 15 FOOT WIDE ROAD RESERVATION PER PLAT BOOK 2 AT PAGE 17, AND THE 60 FOOT WIDE CANAL RIGHT-OF-WAY PER OFFICIAL RECORDS BOOK 5139 AT PAGE 103, ALL OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, LYING WITHIN THE LIMITS OF THE HEREIN DESCRIBED PROPERTY.
4. ORDERED BY: INTERNATIONAL ATLANTIC, LLC (AMERICAN DREAM MIAMI)
5. THIS SKETCH AND LEGAL DESCRIPTION WAS PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE ATTACHED CERTIFICATION DOES NOT EXTEND TO ANY UNNAMED PARTIES.
6. VALID COPIES OF THIS SKETCH AND LEGAL DESCRIPTION MUST BEAR THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

**EXHIBIT "A"**  
SHEET 12 OF 12 SHEETS

	<b>SCHWEBKE-SHISKIN &amp; ASSOCIATES, INC.</b> LAND SURVEYORS-ENGINEERS-LAND PLANNERS - 3240 CORPORATE WAY-MIRAMAR, FL 33025 PHONE No. (954) 435-7010 FAX No. (954) 438-3286		<b>REVISIONS</b> 05-09-2018; #208601 TITLE & EXHIBIT LETTER
	ORDER NO. 207757 DATE: OCTOBER 24, 2017 THIS IS NOT A "BOUNDARY SURVEY" CERTIFICATE OF AUTHORIZATION No. LB-87		PREPARED UNDER MY SUPERVISION:  RONALD A. FRITZ, ASSISTANT VICE-PRESIDENT FLA. PROF. LAND SURVEYOR N° 2767

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# Exhibit "B"

## American Dream Miami

### Land Use/Trip Exchange Matrix

**Table 1A - American Dream Miami - Land Use Per 1 Unit Exchange Rates From Retail**

TO:	Land Uses	Units	Trip Rate Per Unit	FROM:
	Entertainment (GLA)	KSF	0.8597	Retail KSF (GFA)
	Hotel	Rooms	0.6000	
Note 1: Retail KSF can be exchanged at a 1:1 rate to Entertainment KSF. Example 1: 1 KSF Retail = 1 KSF Entertainment. Example 2: 100 KSF Retail = 100 KSF Entertainment. Note 2: Retail KSF can be exchanged at a 1:1.4328 rate to Hotel Rooms. Example 1: 1 KSF Retail = 1.4328 Hotel Rooms. Example 2: 100 KSF Retail = 143.28 Hotel Rooms.				

**Table 1B - American Dream Miami - Land Use Per 1 Unit Exchange Rates from Entertainment**

TO:	Land Uses	Units	Trip Rate Per Unit	FROM:
	Hotel	Rooms	0.6000	Entertainment KSF (GFA)
Note 1: Retail KSF can be exchanged at a 1:1.4328 rate to Hotel Rooms. Example 1: 1 KSF Retail = 1.4328 Hotel Rooms. Example 2: 100 KSF Retail = 143.28 Hotel Rooms. Note 2: Retail KSF is at maximum and therefore no exchange rate is presented for "From Entertainment KSF to Retail KSF."				

**Table 2 - PM PEAK HOUR NET EXTERNAL TRIP GENERATION RATES FOR THE PROPOSED DEVELOPMENT PROGRAM**

American Dream Miami - New External PM Peak Hour Trip Rates									
Use	ITE Land Use	Scale	Units	Net External PM Trips	Internal Capture	Passerby	% Passerby	New External PM Trips	New External PM Trip Rate
<b>Proposed Land Uses:</b>									
Entertainment (GFA)	n/a	1,500	KSF						
Retail (GFA)	n/a	3,500	KSF						
Hotels	n/a	2,000	Rooms						
Back of House	n/a	1,200	KSF						
Total Entertainment/Retail (GFA)	n/a	6,200	KSF	5,784	Included	454	7.8%	5,330	0.8597
<b>Existing Land Uses:</b>									
Retail (GFA)	n/a	n/a	KSF						
Entertainment (GFA)	n/a	n/a	KSF						
Hotel	310	n/a	Rooms	0.6000				0.6000	0.6000
Note 1: ITE Land Use 310, Hotels are defined as places of lodging that provide sleeping accommodations and supporting facilities such as restaurants, meeting and banquet room, limited recreational facilities, and/or retail and service shops. To be conservative no internal capture is assumed. Passerby does not apply for Hotel Rooms.									

# **APPENDIX B**

## **Intergovernmental Process**

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## **INTERGOVERNMENTAL COORDINATION**

Miami-Dade County staff coordinated with local and regional agencies and municipalities through the planning and zoning efforts associated with this application. The following entities were consulted throughout the process: the South Florida Regional Planning Council, the Florida Department of Transportation Districts 4 and 6, the Florida's Turnpike Enterprise, Miami-Dade Transportation Planning Organization, Broward Metropolitan Planning Organization, Broward County, City of Hialeah, City of Hialeah Gardens, Town of Miami Lakes, Town of Medley, City of Sweetwater, City of Miami Springs, Village of Virginia Gardens, City of Doral, City of Miami Gardens, City of Miramar, City of Pembroke Pines, City of Cooper City, Town of Davie, Town of Southwest Ranches, City of Sunrise, and the City of Weston. Miami-Dade County coordinated, with the assistance of the South Florida Regional Planning Council, the review of the proposed development through a series of meetings prior and subsequent to the application being filed with the County. County staff also developed a database with key contacts in those entities and routinely provided updates. Close coordination also ensued with all the transportation agencies and interested parties in order to address the development's traffic impact. The following is a chronology of coordination between Miami-Dade County and Broward County regarding the May 2016 Cycle Application Nos. 5 and 6:

- September 15, 2015 – SFRPC meeting to receive input on methodology and Traffic Impact Analysis;
- October 3, 2015 – SFRPC meeting to receive input on methodology and Traffic Impact Analysis;
- January 22, 2016 – SFRPC meeting to receive input on methodology and Traffic Impact Analysis;
- September 9, 2016 – SFRPC meeting to receive input on methodology and Traffic Impact Analysis;
- July 7, 2017 – Special SFRPC meeting to discuss project mitigation;
- July 14, 2017 – Letter from Josie Sesodia of Broward County to Jerry Bell of Miami-Dade County requesting:
  - model information the original SERPM model's trip generation;
  - completion of the Miramar Parkway link from SW 184 Avenue to US 27;
  - funding for the initial capital cost of an adaptive traffic control system for a nine-intersection signal group on Miramar Parkway from SW 143 Avenue to SW 184 Avenue; and
  - facilities to accommodate Broward County Transit service connections.
- July 21, 2017 – Meeting between Broward County and Miami-Dade County staffs to discuss July 14 letter;
- August 2, 2017 – Scott Brunner provided with the original SERPM model files used as the basis for the CDMP transportation Impact Analysis;
- August 17, 2017 – Broward attended meeting of Miami-Dade County Development Review Committee;
- August 30, 2017 – Scott Brunner provided with the original SERPM model's trip degeneration outputs for the projects model zones, and plots of model trip distributions extending north of Pines Boulevard;
- October 5, 2017 – Letter from Jerry Bell to Josie Sesodia:
  - acknowledging July 14, 2017 letter;

- indicating that the October 10, 2016 Traffic Impact Analysis and subsequent information did not identify completion of the requested Miramar Parkway link and intersection signal group improvements as necessary to mitigate project impacts; and
- agreeing to the inclusion of at least three bus bays for Broward County in the development agreement.
- January 18, 2018 – Additional Broward County Consultant review of October 10, 2016 Traffic Impact Analysis provided to Miami-Dade County staff; County staff review of this information indicated that it still did not demonstrate that the requested improvements are necessary to mitigate project impacts;
- January 19, 2018 – Follow up call between Miami-Dade staff and Scott Brunner; and
- January 22, 2018 – Meeting between Miami-Dade and Broward County staffs to discuss Broward County Consultant review of October 10, 2016 Traffic Impact Analysis; no new information to demonstrate that the requested improvements are necessary to mitigate project impacts provided.