CDMP MEETING
Board of County Commissioners
March 28, 2006

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	3/28/2007		Order of the Day
2	3/28/2007		Machine Vote Sheet
3	3/28/2007		Memorandum from Commissioner Heyman re: Absence from meeting
4	3/28/2007		Exhibits List – of exhibits received by the Clerk's office.
5	3/28/2007	APP.6	Letter from Stanley Price to Leigh Macdonald (CAO) re: CDMP Application No.6 (April 2006 Amendment Cycle)
6	3/28/2007	APP.14	Letter Otis T. Wallace- Mayor of the City of Florida City re: Florida City/Extension of Water & Sewer Service Area.
7	3/28/2007		Resolution of Miami-Dade County Planning Advisory Board acting as the Local Planning Agency.
8	3/28/2007		Minutes from the March 12, 2007 meeting of the Planning Advisory Board Acting as the Local Planning Agency.
9	3/28/2007		Additional Information from the Planning Advisory Board Public Hearing Meeting of March 12, 2007.
10	3/28/2007		Revised Recommendations re- April 2006 Cycle Application to Amend the (CDMP)
11	3/28/2007		Speaker's Cards
12			
13			
14			
15			
16			
17			
20			

MIAMI-DADE BOARD OF COUNTY COMMISSIONERS

COMPREHENSIVE DEVELOPMENT MASTER PLAN

ORDER OF THE DAY

WEDNESDAY, MARCH 28, 2007

9:30 A.M. CALL TO ORDER

ROLL CALL

MOMENT OF SILENT MEDITATION

PLEDGE OF ALLEGIANCE

SUB. SPEC. ITEM NO. 1 - 070877

ADJOURNMENT

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

BCC MEETING
SEPTEMBER 26, 2006

DATE: 3/28/1072:17 PM VOTE TALLY TIME:

SUBSTITUTE SPECIAL ITEM NO.1
ORDINANCE RELATING TO MIAMI-DADE
COUNTY CDMP MASTER PLAN; PROVIDING
DISPOSITION OF APPLICATIONS FILED IN
APRIL 2006 CYCLE TO AMEND, MODIFY,

YES - 12

GIMENEZ	SORENSON	SOSA
MOSS	JORDAN	MARTINEZ
DIAZ	BARREIRO	EDMONSON
SOUTO	ROLLE	SEIJAS

NO - 0

ABSENT - 1

HEYMAN

Received by the C
for the record
MAR 28 2007
Item
Exhibit
Appl.

MEMORANDUM
BOARD OF COUNTY COMMISSIONERS
COMMISSIONER SALLY A. HEYMAN
DISTRICT 4

TO: The Honorable Bruno Barreiro, Chairman and Members of the Board of County Commissioners

DATE: March 28, 2007

SUBJECT: **Absence from today's CDMP Meeting**

FROM: Mary Ferreiro
Office Manager
District 4

Please be advised that Commissioner Heyman will be unable to attend the CDMP meeting scheduled for today, March 28, 2007, she is at a Florida Association of Counties Meeting.
Thank you for your attention in this matter.

Cc: George Burgess, County Manager
Murray Greenberg, County Attorney
Harvey Ruvin, Clerk of the Courts
Kay Sullivan, Clerk of the Board
Subrata Basu, Interim Planning & Zoning Director
Diane Davis, Agenda Coordinator

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

CLERK OF THE BOARD
2007 MAR 28 AM 9:17
CLERK, CIRCUIT & COUNTY COURTS
DADE COUNTY, FLA.
#1

Miami-Dade County Commission
Comprehensive Development Master Plan Agenda of March 28, 2007
EXHIBITS SUBMITTED FOR THE RECORD

Application #7

EXHIBIT **7-A:** 617 petition signatures submitted by residents opposing and requesting for a denial of the proposed application.

7-B: Binder booklet titled, "CORAL REEF DRIVE LAND DEVELOPMENT, LLC" containing maps, tables, and submitted by Holland & Knight LLP.

7-C: Letter opposing the application submitted by Mr. Dan Millot from The Board of Directors of Fairway Estates Homeowner Association.

7-D: Declaration of Restrictions submitted by Juan J. Mayol, Jr. from Holland & Knight LLP.

Application # 8

EXHIBIT **8-A:** Binder booklet titled, "VANGUARDIAN VILLAGE" submiitted by Holland & Knight LLP.

8-B: Declaration of Restrictions submitted by Felix M. Lasarte from Holland & Knight LLP.

Application # 13

EXHIBIT **13-A:** Declaration of Restrictions submitted by Juan J. Mayol, Jr. from Holland & Knight LLP.

Application # 14

EXHIBIT **14-A:** Thick binder booklet titled, "Q2 FLORIDA CITY I, LLC, Q2 FLORIDA CITY II, LLC, Q2 FLORIDA CITY III, LLC Q2 FLORIDA CITY IV, LLC", labeled with 25 tabs contain reports, graphs, and maps submitted by Holland & Knight LLP.

14-B: Declaration of Restrictions submitted by Juan J. Mayol, Jr. from Holland & Knight LLP.

14-C: Declaration of Restrictions submitted by Melissa Tapanes Llahues from Bercow & Radell, P.A.

V **14-D:** Colored map depicting Applications No. 14 CDMP land use plan

Application # 15

EXHIBIT V **15-A:** Declaration of Restrictions submitted by Juan J. Mayol, Jr. from Holland & Knight LLP.

V **15-B:** Thick binder booklet titled, "Q2 KINGS MOUNTAIN 485, LLC" labeled with 25 tabs contain reports, graphs, and maps submitted by Holland & Knight LLP.

15-C: Report containing the results of a study regarding the Redland Edge Area.

Submitted for the record this 30 day of MARCH, 2007

ATTEST: COUNTY COMMISSIONERS DADE COUNTY FLORIDA

HARVEY RUVIN, Clerk
Clerk of Circuit and County Courts

By _____
Deputy Clerk

TRANSFERRED TO THE CARE, CUSTODY AND CONTROL OF THE DEPARTMENT OF PLANNING AND ZONING.

RECEIVED BY: Patrick F. Moore 9/2/07 Patrick F. Moore 9/2/07
(SIGN) **(DATE)** **(PRINT)** **(DATE)**

CC: Mark Woerner

Bilzin Sumberg
ATTORNEYS AT LAW

Stanley B. Price, Esquire, P.A.
Direct Dial: (305) 350-2374
Direct Facsimile: (305) 351-2204
E-mail: sprice@bilzin.com

RECEIVED
MAR 13 2007
MIAMI-DADE COUNTY
DEPT OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION
BY

RECEIVED BY CLERK
EXHIBIT
MAR 28 2007
APPL. 6

March 13, 2007

VIA HAND DELIVERY

Leigh Macdonald, Esquire
Office of the Miami-Dade County
County Attorney
111 N.W. 1st Street, 28th Floor
Miami, Florida 33128

Re: Miami-Dade County Comprehensive Development Master Plan Application No. 6 (April 2006 Amendment Cycle)

Dear Ms. Macdonald:

Enclosed is the proposed Declaration of Restrictions in favor of Miami-Dade County for your review.

If you have any questions or need additional information, please do not hesitate to contact me at (305) 350-2374.

Very truly yours,

Stanley B. Price

SBP/eo
Enclosure

This instrument prepared by:
William W. Riley, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Boulevard
Miami, Florida 33131-2336

(Space Above For Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owners ("Owners") hold the fee simple title to the land located in Miami-Dade County, Florida, described in Exhibit "A" (the "Single-Family Residential Property"), Exhibit "B" (the "Cloisters Property"), Exhibit "C" (the "Parking Lot Property"), and Exhibit "D" (the "Museum Property"), attached hereto, and collectively referred to hereinafter as the "Property," which is supported by the attorney's opinion, and

WHEREAS, the Owners have initiated the Application (as defined below) to permit a unified redevelopment of the Property, and

WHEREAS, the Declaration (as defined below) shall not limit, restrict, or otherwise encumber the existing or future use of the Museum Property, and

IN ORDER TO ASSURE the **County** that the representations made by the Owners during consideration of Comprehensive Development Application No. 6 of the April 2006 amendment cycle (the "Application") will be abided by, the Owners freely, voluntarily and without duress make the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

(1) **Development Limitations.** Development of the Single-Family Residential Property shall be limited to single-family dwelling units and accessory buildings. Development of the Parking Lot Property shall be limited to renovations of the existing surface parking lot. No parking garage or structure may be built on the Property. As used herein, the term "single-family dwelling units" encompasses both detached and attached dwelling units including, but not limited to, townhomes and duplexes.

(2) **Building Height Limitations.** All buildings hereinafter constructed on the Single-Family Residential Property shall not exceed a building height of thirty-five (35) feet in height and furthermore shall not exceed two (2) stories when located on the immediate north, south or west perimeter of the Single-Family Residential Property. As used herein, the term "building height" shall be consistent with the provisions of Section 33-1 and 33-5 and other provisions of the Code of Miami-Dade County.

(3) **Density Limitations.** Residential development of the Single-Family Residential Property and the Parking Lot Property, if any, shall be limited to a maximum density of thirty-two (32) dwelling units. Residential development of the Cloisters Property shall be limited to a maximum density of eighty (80) dwelling units of which 40 units shall qualify us workforce housing units.

Section-Township-Range: 25-54-40
Folios: 30-4025-000-0100 & 30-4025-033-0080, 0090, 0100, 0110, 0120, 0130, 0140, 0150, 0160, 0170, 0200

(4) **Workforce Housing**. Of the eighty (80) dwelling units being developed on the Cloisters Property, forty (40) will be sold by the developer to a bona fide third party purchaser for value at an amount which would be affordable to those who earn anywhere between sixty-five percent (65%) to one-hundred and forty percent (140%) of Miami-Dade County's median income as determined by the United States Department of Housing and Urban Development for the calendar year in which a specific unit is sold (excluding annual property taxes, assessments, loan insurance and financing fees, allowances for property maintenance and repairs, homeowners insurances, homeowner association fees, if any, and allowances for utilities).

(5) **Off-Street Parking Restrictions.** Use of the Parking Lot Property for off-street parking facilities shall be limited to employees and visitors of the Museum Property. Owners will make best efforts to keep guests of the Museum Property from parking on neighboring properties, which may include the erection of signage, utilization of staff to direct visitors to assigned parking spaces, etc. In no event shall Owners enter into a cross parking agreement with any party that is not made a part to this Declaration.

(6) **Traffic Mitigation**. Ingress into the Single-Family Residential Property shall be permitted only from SW 58th Terrace, and only by left turn. Likewise, egress from the Single-Family Residential Property shall be permitted only from SW 60th Street, and only by left turn.

(7) **County Inspection.** 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 owners are complying with the conditions of this Declaration.

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

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

(10) **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of the Property, including joinders of all mortgagees, if any, provided that

the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida, or other procedure permitted under the Miami-Dade County Code, whichever by law has jurisdiction over such matters, after public hearing. No modification, amendment or release shall be heard and advertised unless and until the Owner(s) shall demonstrate that seventy five (75) per cent of property owners within one thousand (1000) feet of the Property shall consent to such modification, amendment, or release.

Should this Declaration be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

(11) **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.

(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, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

(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) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owners following the adoption by the Miami-Dade County Board of County Commissioners of an ordinance approving the Application and the expiration of all applicable appeal periods.

(16) **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance.

(17) **Counterparts.** This Declaration may be executed in counterparts.

(18) **Owners.** The term Owners shall include the Owner(s), and their heirs, successors and assigns.

[Execution Page Follows]

Signed, witnessed, executed and acknowledged this ___ day of _____, 2007.

Witnesses:

_____

Print Name: _____

_____

Print Name: _____

BLUE CLOISTERS, INC., a Florida corporation

By: _____
Suzanne Perez, Director

Address: 5960 SW 57th Avenue
Miami, Florida 33143

Witnesses:

_____

Print Name: _____

_____

Print Name: _____

RED RAINBOW CORPORATION, a Florida corporation

By: _____
Suzanne Perez, Director

Address: 5960 SW 57th Avenue
Miami, Florida 33143

Witnesses:

_____

Print Name: _____

_____

Print Name: _____

THE CLOISTERS INVESTMENTS, INC., a Florida corporation

By: _____
Suzanne Perez, Director

Address: 5960 SW 57th Avenue
Miami, Florida 33143

[Notarization Pages Follow]

STATE OF FLORIDA) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007 by SUZANNE PEREZ, as Director of BLUE CLOISTERS, INC., a Florida corporation, who is personally known to me or produced a valid driver's license as identification.

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Serial No. (None, if blank): _____

STATE OF FLORIDA) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007 by SUZANNE PEREZ, as Director of RED RAINBOW CORPORATION, a Florida corporation, who is personally known to me or produced a valid driver's license as identification.

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Serial No. (None, if blank): _____

STATE OF FLORIDA) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007 by SUZANNE PEREZ, as Director of THE CLOISTERS INVESTMENTS, INC., a Florida corporation, who is personally known to me or produced a valid driver's license as identification.

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Serial No. (None, if blank): _____

Exhibit "A"

Legal Description of the Single-Family Residential Property

Blue Cloisters, Inc. – Property Owner

5767 S.W. 60 St. (Folio# 30-4025-033-0170)

Lot 19, University Groves, according to Plat thereof, as recorded in Plat Book 46, page 53 of the Public Records of Miami-Dade County, Florida

5795 S.W. 60 St. (Folio# 30-4025-033-0150)

Lot 17, University Groves, according to Plat thereof, as recorded in Plat Book 47, page 53 of the Public Records of Miami-Dade County, Florida

5781 S.W. 59 St. (Folio#30-4025-033-0100)

Lot 11 and the East ½ of Lot 12 of the University Groves, according to the Plat thereof, as recorded in Plat Book 47, page 53 of the Public Records of Miami-Dade County, Florida

5762 S.W. 59th St. (Folio# 30-4025-033-0140)

Lot 16, University Groves, according to Plat thereof, as recorded in Plat Book 47, Page 53 of the Public Records of Miami-Dade County, Florida; and that part of the SE ¼ of the NE ¼ of the NE ¼ of Section 25, Township 54 South, Range 40 East described as follows:

For a point of beginning commence at the Southeast corner of Lot 16, University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53, of the Public Records of Miami-Dade County, Florida; thence North along the East line of said Lot 16 a distance of 104 feet; thence East parallel with the North line of Lot 20 of said University Groves, a distance of 18 feet; thence South parallel to the East line of said Lot 16, a distance of 104 feet to the North line of said Lot 20, thence West along the North line of said Lot 20 to the point of Beginning

5796 S.W. 58 Terr. (Folio#30-4025-033-0080)

Lot 8 and West ½ of Lot 9 of the University Groves, according to the Plat thereof, as recorded in Plat Book 47, page 53 of the Public Records of Miami-Dade County, Florida

5791 S.W. 59 St. (Folio#30-4025-033-0110)

Lot 13 and West ½ of Lot 12 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, page 53 of Public Records of Miami-Dade County, Florida

5768 S.W. 58th Terr.(Folio#30-4025-033-0090)

East ½ of Lot 9 and all of Lot 10 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, page 53 of Public Records of Miami-Dade County, Florida

5784-86 S.W. 59 St.(Folio#30-4025-003-0130)

Lot 15 of University Groves, according to Plat thereof as Recorded in Plat Book 47, Page 53, of the Public Records of Miami-Dade County, Florida

5796-98 S.W. 59 St.(Folio#30-4025-033-0120)

Lot 14 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53 of the Public Records of Miami-Dade County, Florida

5783 SW 60th Street (Folio# 30-4025-033-0160)

Lot 18 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53 of the Public Records of Miami-Dade County, Florida

Exhibit "B"

Legal Description of the Cloisters Property

The Cloisters Investments, Inc. – Property Owner

5810 S.W. 57th Avenue (Folio#-30-4025-000-0100)

That part of SE-1/4 of the NE-1/4 of Section 25, Township 54, South, Range 40 East, described as follows: Begin at the Southeast corner of the SE-1/4 of the NE-1/4 of the NE-1/4 of Section 25, Township 54 South, Range 40 East, thence run West 35 feet along the South line of said SE-1/4 of the NE-1/4 of the NE-1/4, thence run North 175 feet parallel to the East line of said SE-1/4 of the NE-1/4 of the NE-1/4, to a point which is the Point of Beginning, thence run West parallel to the South line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 230 feet, thence South parallel to the East line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 46 feet, thence run West parallel to the South line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 132 feet, thence run north parallel to the East line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 104 feet, thence run West parallel to the South line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 18 feet, thence run North parallel to the East line of said SE-1/4 of the NE-1/4 of the N/E -1/4 for a distance of 260 feet, thence run East parallel to the South line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 380 feet, thence run South parallel to the East line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 318 feet to the Point of beginning; All being in the S/E-1/4 of the NE-1/4 of Section 25, Township 54, South, Range 40 East, lying and being in Miami-Dade County, Florida

Exhibit "C"

Legal Description of Parking Lot Property

Red Rainbow Corporation – Property Owner

5960 S.W. 57th Avenue (Folio# 30-4025-033-0200)

Lots 20 and 21 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53, in the Public Records of Miami-Dade County Florida

Exhibit "D"

Legal Description of the Museum Property

Red Rainbow Corporation – Property Owner

5960 S.W. 57th Avenue (Folio# 30-4025-033-0200)

Lots 22 and 23 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53, in the Public Records of Miami-Dade County Florida; together with a parcel of land lying Northerly and adjacent to said Lots 22 and 23 and more particularly described as follows:

Beginning at the Northeast Corner of aforesaid Lot 22; thence run North along the Northerly prolongation of the West line of said lot 22, a distance of 46 feet to a point; thence run East along a line parallel to, and 46 feet Northerly of, the North boundary lines of aforesaid Lots 22 and 23, a distance of 2309 feet, more or less, to a point on the West right-of-way line of S.W. 57th Avenue (Red Road) which point is directly North of the Northeast corner of aforesaid Lot 23; thence run South along the aforesaid West right-of-way line of said S.W. 57th Avenue; a distance of 46 feet to the Northeast corner of aforesaid Lot 23; thence run West along the North lines of said Lots 23 and 22, to the Point of Beginning.

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Received by the Clerk
for the record.
NOV 2 0 2006
Item 13
Exhibit 13-B
Appl. 13

This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DRAFT

DECLARATION OF RESTRICTIONS

WHEREAS, Tagoror Investments, L.L.C., a Florida limited liability company (the "Owner"), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 13 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Estate Density Residential" to "Low-Medium Density Residential" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing.** A minimum of ten percent (10%), if the Property is designated Low Density Residential, and twenty percent (20%), if the Property is designated Low-Medium Density Residential, of the proposed residential dwelling units on the Property shall be set aside for sale or rent as Workforce Housing Units ("WHU"). A "Workforce Housing

Unit" shall consist of residential dwelling units that are made available for sale or rent by the Owner to persons with a median family income that is 65% to 140% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development. Prior to obtaining the initial building permit for the construction of any residential dwelling unit (other than model homes) for the Property, the Owner shall submit a declaration of restrictions, in a form acceptable to the County, setting forth restrictions on the re-sale of such residential dwelling units consistent with the intent of maintaining such residential dwelling units as Workforce Housing Units for a period of twenty (20) years from the date of its initial sale. The Owner further agrees to grant to the County the right of first refusal to purchase any WHU in which a qualified purchaser cannot be located within one hundred and eighty (180) days from the date the WHU is offered for sale. In the event a qualified purchaser cannot be located and the County does not exercise its right of first refusal, then the Owner may sell the WHU at market rate.

2. **Transit Improvements.** In an effort to accommodate public transportation in the area, the Owner shall coordinate with Miami-Dade Transit and allow encroachments onto the Property, as necessary, to provide for a bus pull-out bay and bus shelter. The Owner's obligations under this Paragraph shall expire upon the approval of a final plat for the Property. Notwithstanding the approval of a final plat, the Owner shall cooperate with the County to allow the installation of a bus pull-out bay and/or shelter if said installation can be accomplished without altering the approved final plat for the Property.

3. **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed residential dwelling units so as to satisfy the requirements necessary to achieve (but shall not be required to obtain certification as)

a "Florida Water Star" rating in accordance with the "Florida Water Star Basic Qualification Checklist", a copy of which is attached to this Declaration as Exhibit "B".

The Owner hereby further agrees not to seek a building permit for the construction of more than twenty-four (24) residential dwelling units on the Property until the earlier of either: (i) the execution of a Consumptive Use Permit, apart from the current interim water use agreement, between Miami-Dade County and the South Florida Water Management District, or (ii) the execution of an agreement with an entity other than Miami-Dade County, including, but not limited to, the City of Florida City, to supply water to the Property, subject to the approval, if necessary, of the Miami-Dade Water and Sewer Department or the Board of County Commissioners to extend the water service area of the municipality.

4. **Miscellaneous.**

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

B. **Term.** This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the

DRAFT

covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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

DRAFT

charge of the office in his/her absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

DRAFT

City of Florida City

Gateway to the Florida Keys and the Everglades

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007
APP. 14

Office of the Mayor

March 14th, 2007

Mr. John Renfrow
Director
Miami-Dade Water & Sewer Department
3071 SW 38TH AVENUE
MIAMI, FL. 33146

Re: Florida City/Extension of Water & Sewer Service Area

Dear Mr. Renfrow:

Pursuant to Section 2-347, Miami-Dade County Code of Ordinances (the "Code"), please accept this letter as the written request of the City of Florida City (the "City") to expand its municipally-owned water and sewer utility to include the parcels legally described on attached Exhibit A (the "Property"). As you know, the owners of the Property have engaged in formal discussions with the City regarding the extension of the current water and sewer service area of the City to include the Property. We believe that such an extension of the City's water and sewer service area makes sense from a customer service prospective and would provide the City with much needed revenue to continue the improvements made by our public utility, including providing crucial revenue needed to construct a reverse osmosis plant to accommodate current and future development.

Upon the written request of a municipal utility, Section 2-347 of the Code requires you or your designee to determine whether or not the Miami-Dade Water and Sewer Department (the "Department") will release the portion of the service area requested. The Code sets forth certain factors for you to consider in making the aforesaid determinations. In an effort to assist you in making such determination, we respectfully submit the following brief responses to each of the evaluation factors:

(1) Location of area proposed to be released

The proposed area to be released is legally described on attached Exhibit A

(2) Size of area

The total size of the area is 150.35 gross acres
Parcel A consists of 9.89 gross acres
Parcel B consists of 119.7 gross acres
Parcel C consists of 20.76 gross acres

(3) Type of development planned for area

The development planned for this area consists of single family homes and town homes. Parcel A and Parcel B, as legally described on attached Exhibit A, are currently designated in the Miami-Dade County Comprehensive Plan ("CDMP") as estate Density Residential, while Parcel C is designated Low-Density Residential. The Property is currently the subject of an application to amend the CDMP, which, if approved, would re-designate all of the property to Low-Medium Density Residential.

(4) Location of Department water and sewer facilities and those of the other utility

As set forth in the Recommendations for the April 2006 Cycle of Amendments to the CDMP, the closest public water main to the Property is a 16-inch main located at SW 187th Avenue and SW 249th Street. However, an 8-inch main feeds this 16-inch main and, as a result, the fire flow pressure at this connection point is poor and will not allow for the minimum required fire flow pressure to service the Property. The closest point of connection that may produce the required fire flow pressures is an existing 12-inch main located at SW 178th Avenue and SW 360th Street.

The current source of water from the Property is the Department's South Dade Utilities.

The Department's closest sewer force main point of connection to the Property is a 12-inch force main located at SW 352nd Street and SW 188th Avenue.

(5) Capability of Department water and sewer facilities and those of the other utility to serve the area

The Department's closest public water main to the Property is a 16-inch main located at SW 187 Avenue and SW 349 Street. It is our understanding that, because an 8-inch water main feeds the referenced 16-inch main, the fire flow pressure at this connection point is poor and will not allow for the minimum required flow pressures to service the Property. The closest viable point of connection that may produce the required fire flow pressure is an existing 12-inch main located at SW 178 Avenue and SW 360 Street.

The Department's source of treated water to the Property is the South Dade Utilities. The Property can only be served from two of the five well fields within the South Dade Utilities: the Everglades Labor Camp and Newton Treatment Plant. It is our understanding that if developed to the maximum development density permitted by the CDMP, there is some question as to whether the Department would have sufficient capacity to serve the Property.

The Department's closest point of connection for sewer service is an existing 12-inch force main located at SW 352 Street and SW 188 Avenue.

(6) Construction costs necessary to connect to Department facilities and to the facilities of the other utility

It is our understanding that the cost of connection to the Department's facilities, if applicable, or the facilities operated by Florida City will be assumed by the developer.

(7) Special consideration involving the public health, welfare and interest

The funds derived from the connection fees associated with the development of the Property will greatly assist the City in developing

a reverse osmosis plant. The proposed reverse osmosis plant has received approval for a grant from the South Florida Water Management District, which requires a matching contribution from the City. The reverse osmosis plant is necessary to enable the City to meet the current and future water demand of the City's residents. Without the reverse osmosis plant, the City will not be able to accommodate future growth and expand the City's tax base.

The foregoing analysis does not include the specific information regarding the facilities operated by Florida City. This information will be provided to you under separate cover.

As always, the City looks forward to working with you to further our constructive dialogue regarding this crucial matter for the future of our City.

Best regards.

OTIS T. WALLACE, MAYOR

RECEIVED BY CLERK
EXHIBIT
MAR 2 6 2007

RESOLUTION OF THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY ISSUING RECOMMENDATIONS TO THE BOARD OF COUNTY COMMISSIONERS REGARDING FINAL DISPOSITION OF THE STANDARD APRIL 2006 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

WHEREAS, pursuant to Chapter 163, Part 2, Florida Statutes (F.S.) and Chapters 9J-5, 9J-11, and 9J-12, Florida Administrative Code (F.A.C.), the Comprehensive Development Master Plan (CDMP) for Miami-Dade County was adopted by the Miami-Dade County Board of County Commissioners (Board) in November 1988; and

WHEREAS, Section 2-116.1 of the Code of Miami-Dade County, Florida, provides procedures for amending the CDMP which comply with the requirements of the Florida Statutes and Administrative Code referenced above; and

WHEREAS, sixteen CDMP amendment applications were filed during the period between April 1, 2006 and April 30, 2006, and are contained in the report titled "April 2006 Applications to Amend the Comprehensive Development Master Plan" dated June 5, 2006; and

WHEREAS, Application No. 16 was filed by the Miami-Dade County Department of Planning and Zoning (DP&Z); and

WHEREAS, Application No. 4 was lawfully withdrawn by letter from the applicant dated June 23, 2006; and

WHEREAS, Miami-Dade County's procedures provide for the expedited processing of small-scale amendments as defined in Section 163.3187, F.S.; and

WHEREAS, of the fourteen Land Use Plan (LUP) map amendment applications filed for processing during the April 2006 CDMP amendment cycle, ten requested expedited adoption, if eligible, as small-scale plan amendments; and

WHEREAS, DP&Z published its initial recommendations addressing the referenced Applications in the report titled "Initial Recommendations April 2006 Applications to Amend the Comprehensive Development Master Plan" dated August 25, 2006; and

WHEREAS, standard Application No. 5 was withdrawn by the applicant at the Board's public hearing on November 20, 2006; and

WHEREAS, affected Community Councils conducted optional public hearings pursuant to Section 2-116.1 (3)(e), Code of Miami-Dade County, to address applications

that would directly impact their respective council areas and issued recommendations to the Planning Advisory Board (PAB) and the Board; and

WHEREAS, the PAB acting as the Local Planning Agency (LPA) acted in accord with the referenced State and County procedures, and conducted a duly noticed public hearing on October 16, 2006, to receive public comments and to address the Applications, the initial recommendations of the DP&Z, to address the adoption of the small-scale amendments, to address the transmittal by the Board to the Florida Department of Community Affairs (DCA) of the standard amendments and any small-scale amendments not recommended for approval by the LPA, and to address subsequent action on the applications by the Board;

WHEREAS, on November 20, 2006, the Board voted to adopt small-scale amendment Application Nos. 1, 10 and 11; adopt small-scale amendment Application Nos. 3 and 12 with acceptance of proffered covenant; adopt small-scale amendment Application No. 9 by including a 2.01-acre expansion along the east side of Hammocks Blvd to SW 88 Street for a total of 3.03 gross acres and with acceptance of proffered covenant; transmit Application Nos. 6 to 8 and 13 to 16 to DCA for review and comment, and deny Application No. 2; and

WHEREAS, an Objections, Recommendations, and Comments (ORC) report on the April 2006 CDMP amendment cycle was issued by DCA on February 16, 2007; and

WHEREAS, Application No. 7 was partially withdrawn by letter from the applicant dated February 28, 2007; and

WHEREAS, DP&Z has published its revised recommendations addressing pending Applications and responding to the ORC report; and

WHEREAS, on March 12, 2007, the PAB acting as the Local Planning Agency (LPA) conducted a duly noticed public hearing to receive public comments on pending Application Nos. 6, 7, 8, 13, 14, 15 and 16 as transmitted for review and comment by DCA; on the revised recommendations of the DP&Z; on the ORC report; and to issue final recommendations to the Board regarding final actions on the pending amendment applications; and

WHEREAS, final action by the Board may be to adopt, adopt with changes, or not adopt the pending CDMP applications.

NOW, THEREFORE, BE IT RESOLVED BY THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD ACTING AS THE LOCAL PLANNING AGENCY, that:

The LPA hereby adopts the following as its final recommendations to the Board:

Appl. No.	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Final Recommendation
6	Blue Cloisters, Inc., Red Rainbow Corporation and The Cloisters Investments, Inc./Guillermo Olmedillo The area bounded by SW 57 Avenue on the east; SW 60 Street on the south; SW 58 Avenue on the west and SW 58 Terrace on the north (7.8 Gross Acres) From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Office/Residential	Adopt with Change to include the small parcel that was purchased after the last hearing; to Accept the Proffered Covenant with Changes that limit density to 32 dwelling units of the Single Family Residential property, no parking garage; provide for the consent of 75% of residents who live within 1,000 feet of the property if there is to be a change to the covenant; and to add the covenant to the Land Use Element of the CDMP.

The motion to recommend Adoption with Change and with acceptance of proffered covenant passed 8 to 2 as follows:

Reginald J. Clyne	Absent	Serafin Leal	Yes
Antonio Fraga	Yes	Al Maloof	No
Horacio Carlos Huembes	Absent	William W. Riley	Yes
Rod Jude	Absent	Gonzalo Sanabria	Yes
Daniel Kaplan	Absent	Christi Sherouse	No
Douglas A. Krueger	Yes	Jay Sosna	Yes
Georgina Santiago, Vice Chair	Yes		
Wayne Rinehart, Chair	Yes		

7	Coral Reef Drive Land Development, L.L.C./Juan J. Mayol, Jr., Esq. North side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue [*Originally 8.9 Gross Acres but reduced to 7.98 gross (6.93 net acres) by applicant's letter dated February 28, 2007 withdrawing 0.92 gross acres (0.88 net acres)]* From: Low Density Residential (2.5 to 6 DU/Ac) To: Business and Office	Adopt with Acceptance of Proffered Covenant

The motion to recommend Adoption with acceptance of proffered covenant passed 9 to 1 as follows:

Reginald J. Clyne	Absent	Serafin Leal	Yes
Antonio Fraga	Yes	Al Maloof	Yes
Horacio Carlos Huembes	Absent	William W. Riley	Yes
Rod Jude	Absent	Gonzalo Sanabria	Yes
Daniel Kaplan	Absent	Christi Sherouse	No
Douglas A. Krueger	Yes	Jay Sosna	Yes
Georgina Santiago, Vice Chair	Yes		
Wayne Rinehart, Chair	Yes		

Appl. No.	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Final Recommendation
8	Vanguardian Village L.L.P./Felix M. Lasarte, Esq. Northeast corner of SW 127 Avenue and SW 104 Street (5.37 gross acres) From: Estate Density Residential (1 to 2.5 DU/Ac) To: Medium-High Density Residential (25 to 60 DU/Ac)	Adopt with Change by providing egress and ingress from SW 127th Avenue and with Acceptance of Proffered Covenant

The motion to recommend Adoption with Change and with acceptance of proffered covenant passed 6 to 2 as follows:

Reginald J. Clyne	Absent	Serafin Leal	Yes
Antonio Fraga	Yes	Al Maloof	Absent
Horacio Carlos Huembes	Absent	William W. Riley	Yes
Rod Jude	Absent	Gonzalo Sanabria	Yes
Daniel Kaplan	Absent	Christi Sherouse	No
Douglas A. Krueger	Yes	Jay Sosna	No
Georgina Santiago, Vice Chair	Yes		
Wayne Rinehart, Chair	Absent		

13	Tagoror Investments, L.L.C., A Florida limited liability company/Juan J. Mayol, Jr., Esq. North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues (9.89 gross acres) From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac)	Transmit

After five separate motions, the PAB remained deadlocked.

Appl. No.	Applicant/Representative Location (Size) REQUESTED CHANGE TO THE LAND USE PLAN MAP	Final Recommendation
14	Q2 Florida City I, L.L.C., Q2 Florida City II, L.L.C., Q2 Florida City III, L.L.C. and Q2 Florida City IV, L.L.C./Juan J. Mayol, Jr., Esq. Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues (119.7 gross acres) From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac)	Adopt with Change to Low Density and with Acceptance of Proffered Covenant

The motion to recommend Adoption with Change and with acceptance of proffered covenant passed 5 to 4 as follows:

Reginald J. Clyne	Absent	Serafin Leal	No
Antonio Fraga	Yes	Al Maloof	Yes
Horacio Carlos Huembes	Absent	William W. Riley	Yes
Rod Jude	Absent	Gonzalo Sanabria	No
Daniel Kaplan	Absent	Christi Sherouse	No
Douglas A. Krueger	Yes	Jay Sosna	No

Georgina Santiago, Vice Chair Yes
Wayne Rinehart, Chair Absent

15	Q2 Kings Mountain 485 LLC/Juan J. Mayol, Jr., Esq. Southeast corner of SW 344 Street and SW 192 Avenue (20.76 gross acres) From: Low Density Residential (2.5 to 6 DU/Ac.) To: Low-Medium Density Residential (6 to 13 DU/Ac)		Adopt with Acceptance of Proffered Covenant

The motion to recommend Adoption and with acceptance of proffered covenant passed 5 to 3 as follows:

Reginald J. Clyne	Absent	Serafin Leal	Yes
Antonio Fraga	Yes	Al Maloof	Absent
Horacio Carlos Huembes	Absent	William W. Riley	No
Rod Jude	Absent	Gonzalo Sanabria	Yes
Daniel Kaplan	Absent	Christi Sherouse	No
Douglas A. Krueger	Yes	Jay Sosna	No

Georgina Santiago, Vice Chair Yes
Wayne Rinehart, Chair Absent

Appl. No.	Applicant/Representative REQUESTED TEXT CHANGE TO A CDMP ELEMENT	Final Recommendation
16	Miami-Dade County Department of Planning and Zoning /Diane O'Quinn Williams, Director CAPITAL IMPROVEMENTS ELEMENT Tables of Proposed Projects. Modify the following currently adopted tables as indicated in the application and related information: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities. Standard Amendment	Adopt With Changes to Tables 8 and 12

Additionally the PAB recommended that the proposed Staff text amendment to the CDMP Land Use Element described in Appendix A of the Revised Recommendations report tying proffered Declarations of Restrictions associated with LUP map amendments to the CDMP be adopted.

The motion to recommend Adoption With Change passed unanimously.

The foregoing resolution was offered by Mr. Sanabria who moved its adoption. The motion was seconded by Mr. Fraga and the vote passed unanimously as follows:

Reginald J. Clyne	Absent	Serafin Leal	Yes
Antonio Fraga	Yes	Al Maloof	Yes
Horacio Carlos Huembes	Absent	William W. Riley	Yes
Rod Jude	Absent	Gonzalo Sanabria	Yes
Daniel Kaplan	Absent	Christi Sherouse	Yes
Douglas A. Krueger	Yes	Jay Sosna	Yes
Georgina Santiago, Vice Chair	Yes		
Wayne Rinehart, Chair	Absent		

The above action was taken by the Planning Advisory Board acting as the Local Planning Agency at the conclusion of its public hearing on March 12, 2007, and is certified correct by Subrata Basu, Interim Executive Secretary to the Planning Advisory Board.

Subrata Basu

RECE... CLERK
EXHIBIT
MAR 2 8 2007

MINUTES
Miami-Dade County Planning Advisory Board
Acting as the Local Planning Agency

Public Hearing On April 2006 Cycle Applications to Amend
The Comprehensive Development Master Plan

South Dade Government Center
10710 SW 211 Street, Room 203
Miami, Florida 33189

March 12, 2007

PAB Members

Wayne Rinehart, Chair
Georgina Santiago, Vice Chair
Reginald J. Clyne (Absent)
Horacio C. Huembes (Absent)
Antonio Fraga
Rod Jude (Absent)
Daniel Kaplan (Absent)
Douglas Kruger
Serafin Leal
Al Maloof
William W. Riley
Gonzalo Sanabria
Christi Sherouse
Jay Sosna
Patricia Good, Non-Voting Member

Department of Planning and Zoning Staff Present

Subrata Basu, Assistant Director for Planning
Mark R. Woerner, Chief, Metropolitan Planning Section
Patrick Moore, Section Supervisor, CDMP Administration
Paula Church, Section Supervisor, Long Range Planning
Manuel Armada, Chief, Planning Research Section

Felix Acosta
Abigail Diaz
Mark Dorsey
Dickson Ezeala
Claudia Flores
Lynne Akulin Kaufman
Garett Rowe
Napoleon Somoza
Rommel Vargas

Other County Staff Present

Bertha Goldenberg, Water and Sewer Department
Armando Hernandez, Public Works Department
Dennis Kerbel, County Attorney's Office
M. Leigh MacDonald, County Attorney's Office

I. Opening Remarks

The hearing began at 2:15 P.M. Chairman Rinehart welcomed the public to the Board's public hearing on the pending April 2006 Cycle applications, which were filed to amend the Miami Dade County Comprehensive Development Master Plan (CDMP). Mr. Rinehart introduced the

other PAB members, Subrata Basu, Assistant Director, Department of Planning and Zoning and Mark Woerner, Chief, Metropolitan Planning Section.

II. Staff Presentations

Application No. 6

Mr. Woerner stated the Transmittal Hearing of the Board of County Commissioners (BCC) was held on November 20, 2006. The applications that were transmitted were Application Nos. 6, 7, 8, 13, 14 and 15. Application No. 6 is a 7.8 gross acre parcel bounded by SW 57th Avenue, SW 60th Street, 58th Avenue and 58th Terrace. The requested land use re-designation is from 'Low-Medium Density Residential' to 'Office/Residential'. The PAB recommended denial at their October 2006 hearing; the BCC denied the application for transmittal with no recommendation. Staff's revised recommendation is for denial for many of the same reasons as the first time. The Department of Community Affairs (DCA) objected to this application, as it has for all the applications, over water supply, and commented on the traffic impacts on SW 57 Avenue.

Mr. Price, the applicant's representative, stated the application had changed as a result of meeting with the community. The applicant has acquired the parcel on the south and they now own the entire block. The applicant has given a Declaration of Restrictive Covenants to limit the RU-2 portion of the site, or western portion, to 32 dwelling units. The applicant will do surface parking only, no office, reduce the Cloister site to 80 units, and commit 50 percent of those units to work force housing.

Mr. Woerner stated that the existing Comp Plan gross density is 101 units, or 13 units an acre; but based on zoning it could be closer to 144 units. Mr. Price stated that zoning that preexisted the Master Plan is consistent, and the current designation would permit 172 units. Board Member Sherouse asked if the applicant could achieve the proposed project with a residential designation compared to opening it up to office. Mr. Woerner stated the applicant could keep the property designated 'Low-Medium Density Residential' with a D-1 overlay designation that would allow a one density category increase with urban design. The property would be eligible for D-1 only if the development utilizes sound urban design principals pursuant to Land Use Policy LU-9K, such as providing open space, parks, a hierarchy of streets and sidewalks, and making it pedestrian accessible.

Seven audience members spoke against the application, citing that Red Road is a historic road, density and traffic on Red Road and Miller Drive, and that Miami Art Central Art Museum plans to relocate. One audience member stated that he had 176 responses from residents opposed to building up to 25 units per acre, or any parking garages, between Red Road to NW 62 Avenue and Miller Drive to Hardee Road.

Board Member Sherouse made a motion to recommend Denial of Application No. 6; Board Member Sanabria seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	No
Antonio Fraga:	No	William W. Riley:	No
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	Yes
Daniel Kaplan:	Absent	Jay Sosna:	No

Douglas A. Krueger:	No	Wayne Rinehart, Chair:	No
Serafin Leal:	No	Georgina Santiago, Vice Chair:	No

The Motion failed.

Vice Chairwoman Santiago made a motion to recommend Adoption with Change of Application No. 6 to include the small lot, and accept the Covenant to be revised to add the 75 percent consent of those neighbors within a 1,000-foot radius of the subject site, and that the covenant be made a part of the Land Use Element; Board Member Fraga seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	No
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	Yes
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Yes
Serafin Leal:	Yes	Georgina Santiago, Vice Chair:	Yes

The motion passed.

Application No. 7

Application No. 7 is located on the north side of SW 152 Street, along the east and west sides of theoretical SW 97th Avenue. The application originally consisted of 8.9 gross acres; however, by letter dated February 28, 2007, the applicant withdrew 0.92 gross acres. The redesignation request was from 'Low Density Residential' to 'Business and Office.' The PAB, at its last hearing, recommended to Adopt with a condition, limiting the commercial use to pharmacy, cafeteria, or medically related offices. The BCC at their Transmittal Hearing denied this as a small-scale amendment and transmitted it as a standard amendment with a recommendation to deny. The Department's recommendation remains the same as it was at the initial recommendation, which is to adopt with change to 'Office/Residential' rather than the 'Business and Office' designation. At that time, based upon staff's initial recommendation, it was indicated that the amendment did not conform to the County's guidelines for urban form; the requested designation would not be compatible with the surrounding areas. The 'Office/Residential' designation would be more compatible, especially with the properties located to the east of the site that are office and medical oriented; staff determined that no need exists for additional commercial use in the application area. The applicant proffered a Declaration of Restrictions that there shall be no residential development on the property.

Juan Mayol, Mike Freire and Richard Perez with the law firm of Holland & Knight, in represented the applicant. Mr. Mayol emphasized the modifications made to the original application by the covenant.

Objectors to the project included Mr. James Marshall, Dr. Marshall, Francis Moore, and Susan Blake; these residents opposed the project due to the following concerns: heavy traffic circulation due to a nearby high school and other communities in the area; limited access to and from their neighborhood; concerns over elderly residents in assisted living facilities and nursing homes needing quick access to emergency services and hospital facilities; and concerns that the development is out of character with the neighborhood. Mr. Mayol responded to the concerns of the objectors over the eventual increase in traffic congestion in their neighborhood

that will be produced by the applicant's project and a theme park that was approved by referendum of the voters in the area. He also emphasized the following points: an alternate road that is available to provide access to future theme park and the Department's finding that the project meets applicable concurrency requirements. Furthermore, the applicant stated for the public record that he will proffer a covenant that any further retail uses within that complex will be related to medical facilities.

Board Member Sanabria made a motion to recommend Adoption of Application No. 7 and acceptance of the proffered covenant; Board Member Maloof seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	Yes
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Yes
Serafin Leal:	Yes	Georgina Santiago, Vice Chair:	Yes

The motion passed.

Application No. 8

Application No. 8 is a 5.37 gross acre site located at the Northeast corner of Southwest 127 Avenue and Southwest 104 Street. The requested change is from 'Estate Density Residential' with a density range of 1 to 2.5 dwelling units per gross acre to 'Medium-High Density Residential,' or 25 to 60 dwelling units per gross acre. The PAB at their last hearing recommended adoption and transmit, limiting the number of units to a maximum of 150 plus other conditions that were proffered in the covenant at that time. The BCC recommended transmitting with no recommendation. The Department's revised recommendation is the same as its initial recommendation, which is to deny; the staff is concerned with the density, which is more than two categories higher than the adjacent estate category. The staff reasoned that a senior facility with 176 units is excessive and out of character with the surrounding single family residential uses. Issues that came up during prior hearings had to do with the widening of SW 127 Avenue.

An FP&L corridor runs parallel to SW 127 Avenue, which cuts through half of the subject property, and limits development to the eastern approximately 2 ½-acres. The widening of SW 127 Avenue, according to the Public Works Department is still on schedule for construction to begin in August. However, because this involves an FP&L easement, Public Works will not be able to include a sidewalk on that side of the road. FP&L also confirmed that the area they have the easement on could not be used for any kind of permanent parking related to the development. In the ORC Report, the DCA objected primarily based on the water supply issue. In the recent covenant, the density of the proposed senior residential building was reduced to 176 units; the maximum height was reduced from 35 to 28 feet, no more than two stories. The proposed senior residential building would be limited to housing for those aged 62 and older. In addition to the senior residential building, the developers will also provide ancillary services including, but not limited to, counseling and physical therapy for residents.

Joseph Goldstein, on behalf of Vanguardian Village, LLP, along with partner Felix Lasarte, after providing a description of the proposed development, emphasized the BCC's view for the need

of affordable housing for the elderly in the community. He also emphasized that the current application that is before the PAB is the result of discussions between the applicant, the community, and government officials and emphasized that the development serves a critical need of the community. Furthermore, Mr. Goldstein pointed to the PAB that the Regional Planning Council is supportive of the application; he also sated that DCA's only objection regarded the availability of water to support the development, which, according to Mr. Goldstein, County staff has responded to adequately.

Mr. Goldstein then described the covenant. On the issue raised by staff relative to the FP&L easement, the applicant proposes the efficient use of this site by putting a building on the portion of the property that is not under the power lines and providing parking underneath. The applicant stated that they have been working close with FP&L on this issue, which FP&L has stated that until they have a final site plan, FP&L cannot make a judgment on that proposal. Mr. Goldstein urges the PAB to allow the project to reach the zoning stage in the development process in order for the applicant to better address the easement issue.

Supporters of the project that were present at the hearing included Mr. Gordon Thorn who emphasized the urgent need for senior facilities in the area. Another supporter of the project included Ms. Gonzalez; she stated the urgent need of such facilities in the area as well and urged the Board members to approve the application in spite of negative feelings from other residents towards assisted facilities located in their neighborhoods. Mr. Tucker Gibbs, who represented Antonio Greeda and other residents who live directly abutting the property of the proposed development, was present at the hearing. His main purpose in attending the meeting was to gather information.

Board members asked questions regarding safer access to the neighborhood, to which the representative responded that SW 127 Avenue may be emphasized as an entrance to the development if its workable. Board Member Sosna asked questions regarding possible hazards with electro-magnetic fields caused by the high-tension wires in the area and the risks posed by those wires, especially to elderly residents. Board Member Sosna addressed statements made by FP&L and the National Institute of Environmental Health Science concerning regarding this issue and emphasized the lack of objectivity in statements made by FP&L. He pointed to the final summary of the report where it states that the working group concluded that Extremely Low Frequency/Electric Magnetic Fields (ELF/EMF) are possibly carcinogenic to humans. Mr. Goldstein responded that the people who could conceivably live here, and can't afford another place to live, may be willing to take the chance; he concluded that the residents are well aware of the risks of living near power lines. Board Member Leal expressed concerns over parking underneath the high-tension lines, not necessarily people living next to them. He indicated that he conducted conversations with FP&L, who indicated to Mr. Leal that FP&L has no problems whatsoever as far as health hazards, by parking underneath those situations; that "they do it all the time within the County", and that some of FP&L employees including some of their office locations have their parking under the power lines, and no problems have been detected.

A final concern of the Board members was over allowing the development to continue while exposing the County to a possible lawsuit from property buyers, who bough based on the approval of the CDMP amendment, realizing eventually that sufficient water is not available to support the development. The County Attorney responded that the Master Plan designations are not development orders; therefore, plan amendments does not create a legal right to pull a permit.

Board Member Sanabria made a motion to recommend Adoption of Application No. 8 with change by providing ingress/egress from SW 127 Avenue and acceptance of the proffered covenant; Board Member Krueger seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Absent
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Absent
Serafin Leal:	Yes	Georgina Santiago, Vice Chair:	Yes

The motion passed.

Application Nos. 13 and 14

Mr. Woerner introduced Application No. 13, an approximately 9.89 gross acre parcel located on the north side of theoretical SW 338 Street between theoretical SW 194th and SW 192nd Avenues. The requested designation is from 'Estate Density Residential' (1 to 2.5 dwelling units per gross acre) to 'Low-Medium Density Residential' (6 to 13 dwelling units per gross acre). The PAB previously recommended to Deny, Do Not Transmit; the BCC transmitted the application with a recommendation to Deny.

The Department's initial and final recommendation is to Deny. Application No. 14 is located south of, and adjacent to Application No. 13, and is approximately 119.7 gross acres located between Southwest 336 and 344 Streets and 192 Avenue and 197 Avenue. The requested designation is also from 'Estate Density Residential' to 'Low-Medium Density Residential'. The PAB at its last hearing recommended to 'Deny, Do Not Transmit,' and the BCC transmitted the application with a recommendation to Deny. Staff's initial and revised recommendation is to Deny.

The current covenant with Application No. 13 would provide 10 percent work force housing, or 20 percent if the property is designated 'Low-Medium Density Residential'. The applicant will also proffer transit improvements to accommodate public transportation and water conservation requirements. DCA objected to the traffic impacts potentially affecting SW 344 Street, in addition to its objection to water. Application No. 13 alone would not cause SW 344 Street to violate its standard; however, Application Nos. 13, 14 and 15 together would have cumulative traffic impacts. The applicant submitted a letter dated March 6, to respond to the DCA's issues, and recommended that restrictive covenants be included in the Land Use Element based on the staff proposal in Appendix A if the application were approved. The applicant also submitted supporting information regarding water facility projects proposed as part of the April '05 cycle settlement agreement.

Mr. Woerner stated that Application No. 14 has a covenant to restrict the number of units to 1,000 dwelling units because of roadway issues, proffers 10 percent work force housing if the site is designated low density or 20 percent if it is 'Low-Medium Density Residential', provide transit improvements and water conservation measures. The applicant has proffered to design, construct and widen SW 344 Street between SW 182nd Avenue and SW 192nd Avenue, which is currently two lanes at Level of Service C, which is the adopted Level of Service in the City of Florida City.

Mr. Mayol, applicant's representative, stated that the land is master planned and zoned for residential use; he also presented a letter from the Mayor of Florida City in support of Application Nos. 13, 14 and 15. He also stated that the applicant proffered a Declaration of Restrictions to the school district, which requires that Application No. 14 set aside 10 acres for school construction. Application Nos. 13 and 15 will make a financial commitment to the school district.

Cathy Sweetapple, applicant's consultant, stated that Application Nos. 13 and 14 are 1-mile to 1 ½ -mile to the busway corridor and that County staff has programmed park and ride lots at 344 Street. The two closest Miami-Dade bus routes are Route 344 and Route 70, which traverse SW 187 Avenue. Roadway improvements in the current five-year work program include Krome Avenue, Card Sound Road, U.S. 1 and Lucy Street from U.S. 1 to SW 162 Avenue, SW 162 Avenue to SW 152 Avenue, and SW 152 Avenue to SW 137 Avenue. The applicant acknowledged they would provide a four-lane section of Palm Drive, from SW 182 Avenue to SW 192 Avenue. The covenants for Application No. 14 specify that the applicant will be responsible for the improvements. The covenant has dwelling unit thresholds that determine when Application No. 14 must initiate that construction project, and if all three applications are approved, then that roadway needs to be underway at 255 dwelling units. If only Application No. 14 were approved, it would have to start its construction at 870 units. If Application Nos. 15 and 14 were approved, it would have to start construction at 445 units. The applicant has also committed to add this improvement into the Capital Improvement Element as a developer funded improvement as required by DCA for compliance. They also recommended showing Palm Drive as a four-lane roadway in the Transportation Element.

Mr. Woerner stated that the Everglades Labor Camp and the Newton Water Treatment Plants, the two treatments plants that would serve Application Nos. 13, 14 and 15, would exceed their adopted Level of Service standard if these applications were adopted, but the applicant has not addressed this issue in the covenant. In addition, the BCC requested that a study be done of the entire southwestern area part of the County. Mr. Mayol said that Commissioner Sorenson asked staff to prepare the Redlands Edge Study because she was concerned about the availability of parks and schools due to the number of zoning applications and the three CDMP applications, but the study is too broad and does not look at the propriety of the existing land use designations.

Mr. Perez said the applicant has been working with staff, and the South Florida Water Management District to understand the water issues, how to deal with them through the Comprehensive Plan, and what their concerns were through the plan process. He said Miami-Dade County has committed to address water needs with three plants: a new reverse osmosis plant which will get approximately 10 million gallons per day (MGD) water from the Floridian in Hialeah, a 1-million MGD increase to the Biscayne Landings Water Facility through additions, and 1-million MGD from the Key Biscayne facility. The applicant has asked Florida City to include this application in their service area and to provide water through their water treatment capacity. But Florida City does not have the tax base to support big municipal projects. They have secured a grant from the South Florida Water Management District to help build the reverse osmosis (RO) plant, but they need additional homes to give them the sewer connection charges, to have sufficient money to build the reverse osmosis plant. The applicant has agreed with Florida City to front the sewer connection charges and a percentage of the sewer connection charges to give them the ability to start the reverse osmosis plant. It is not finalized, but those are the steps that the applicant is taking to resolve water capacity and water treatment issues. The St. John's River Water Management District has what is called a Florida Water Star

Rating System; we've agreed to qualify as a Florida Water Star Project which means that the development will have low flow fixtures, irrigation systems that have shut-offs, and low flow-low capacity appliances.

Mr. Mayol said the commitment to build SW 344 Street is a hard commitment; otherwise, the applicant will not be able to build beyond a point if the road is not widened. The applicant has proffered a monetary contribution on Application Nos. 13 and 15, and 10 acres on Application No. 14. The school district staff re-ran the numbers for Application No. 13 and realized that the development will not exceed the accepted thresholds for the affected schools, and therefore they are not requesting a monetary contribution at this time.

Mr. Woerner stated that Florida City received grant money to develop an RO plant, but he did not know of a time line for that facility to come on line. He said the County does not have the ability, nor a project funded to improve the two treatment plants that would serve the area. There is no interconnection for those treatment plants to the proposed South Miami Heights Water Treatment Plant that also won't come on line until around 2012. Regarding the roadway, the applicant has not provided staff with a cost estimate and date of completion to improve SW 344 Street, which is needed to amend the CIE table.

Five members of the public spoke in favor of the application, citing home ownership for the working poor and moderate families, school and road improvements, and helping Florida City increase its tax base. Three members of the public spoke against the application, citing that the area is the main entrance to the Everglades, preservation of agricultural land, water issues, vacancies in existing housing supply, increased traffic, lack of infrastructure whether or not the proposed housing would be affordable to residents. Mr. Mayol pointed out that approximately 2/3 of County land is preserved for parks, environmentally sensitive land or agriculture. The subject property is zoned residential, and an estimated 1.2 million people are expected to move into the watershed area in the next 15, 20 years

Ms. Good stated that the impact fees the applicant is paying for Application No. 13 is sufficient to handle any schools impacts; however, Application No. 14 has a significant impact to schools, and the district was looking at conveyance of property. She said the applicant expressed a willingness to dedicate approximately 10 acres of land subject to School Board approval. Mr. Mayol said that Application No. 13 proposes 128 units and no more than 1,000 dwelling units for Application No. 14. If approved at 1,000 units, the applicant will set aside 20 percent, or 200 units for workforce housing. Sales prices will range from $160,000 to $275,000; eighty percent of those units will be less than $260,000 and more than 20 percent will be less than $200,000. Mr. Woerner said that a family would have to have $86,400 annual income to afford the $216,000 work force housing. Mr. Mayol said this is not affordable housing, but it is more affordable than what is typically found in the market.

Board Member Sosna stated there would not be enough water in Florida City to service 1,200 homes, and that they would rely on the County and the Biscayne Aquifer until new treatment plants come online. Mr. Mayol said the City of Florida City is planning a 6 million-gallon per day reverse osmosis plant. Board Member Riley said the water is a real problem and did not believe Florida City has the income, or the money, to build very expensive water treatment plants. Mr. Mayol responded that Florida City received $600,000 or $700,000 in grants from the South Florida Water Management District. The developer's portion of the cost for the reverse osmosis plant will be approximately $3.8 million.

Board Member Sosna made a motion to recommend Denial of Application No. 13; Board Member Sherouse seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	No
Antonio Fraga:	No	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	No
Rod Jude:	Absent	Christi Sherouse:	Yes
Daniel Kaplan:	Absent	Jay Sosna:	Yes
Douglas A. Krueger:	No	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	No

The motion failed.

Board Member Fraga made a motion to recommend Adoption of Application No. 13 with the covenant, and add the covenant into the CDMP list; Board Member Sanabria seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	No
Antonio Fraga:	Yes	William W. Riley:	No
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	Yes

The motion failed.

Board Member Maloof made a motion to recommend Adoption of Application No. 13 with change to 'Low-Density Residential' and with covenant; Board Member Sanabria seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	No
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	No	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	Yes

The motion failed.

Board Member Maloof made a motion to recommend Transmittal of Application No. 13 without a recommendation; Board Member Riley seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	No	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	No
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	No	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	No

The motion failed.

Board Member Riley made a motion to recommend Adoption of Application No. 13 with Change to 'Estate Density Residential' with a D-1 designation and with the covenant; Board Member Maloof seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	No
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	No	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	Yes

The motion failed.

The Board did not pass any recommendation for a motion on Application No. 13.

Board Member Sherouse made a motion to recommend Denial of Application No. 14; Board Member Riley seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	No
Antonio Fraga:	No	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	No
Rod Jude:	Absent	Christi Sherouse:	Yes
Daniel Kaplan:	Absent	Jay Sosna:	Yes
Douglas A. Krueger:	No	Wayne Rinehart, Chair:	Absent
Serafin Leal:	Yes	Georgina Santiago, Vice Chair:	No

The motion failed.

Board Member Maloof made a motion to recommend to Transmit Application No. 14 with No Recommendation; Board Member Fraga seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	No
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	Yes
Douglas A. Krueger:	No	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	No

The motion failed.

Board Member Fraga made a motion to recommend Adoption of Application No. 14 with the covenant; Board Member Sanabria seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	No
Antonio Fraga:	Yes	William W. Riley:	No
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes

Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	Yes

The motion failed.

Board Member Fraga made a motion to recommend Adoption of Application No. 14 with change to 'Estate Density Residential' with a D-1 designation and acceptance of the covenant; Board Member Maloof seconded motion.

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	No
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	No	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	Yes

The motion failed.

Board Member Sanabria made a motion to recommend Adoption of Application No. 14 with change to 'Low Density Residential' with a D-1 designation, and acceptance of the covenant; Board Member Fraga seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	No
Antonio Fraga:	Yes	William W. Riley:	No
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	Yes

The motion failed.

Board Member Fraga made a motion to recommend Adoption of Application No. 14 with change to 'Low-Density Residential' with the covenant; Board Member Riley seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	No
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Absent
Serafin Leal:	No	Georgina Santiago, Vice Chair:	Yes

The motion passed.

Application No. 15

Application 15 is a 20.76 gross acre parcel located at the southeast corner of SW 344 Street and SW 192 Avenue. The applicant's request is from 'Low Density Residential' to 'Low-Medium Density Residential.' The PAB recommended to adopt and transmit the application to DCA; the BCC transmitted the application with a recommendation to deny. Staff's initial recommendation was to deny; staff's recommendation at the PAB hearing remains the same.

Joseph Goldstein, representing the applicant, identified a number of nearby developments with higher densities. He then described the covenant, including the workforce housing provisions, SW 344 Street and water conservation measures. He described the County's workforce housing ordinance, sponsored by Commissioner Jordan that was approved by the County Commission as a voluntary ordinance. Workforce housing is defined as housing that would satisfy between 65 and 140 percent of median family income for Dade County; the median family income for Dade County is $55,900. Workforce housing is being provided to address teachers and the two-income households.

Mr. Forbes, a member of the Naranja Lakes Community Redevelopment Agency, supported the application. He stated that areas in South Dade that are being rebuilt due to Hurricane Andrew in 1992 are now too expensive for those displaced by the hurricane. He said the project would address affordable housing needs.

Board Member Sanabria made a motion to recommend Adoption of Application No. 15 and acceptance of the proffered covenant; Board Member Fraga seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Absent
Antonio Fraga:	Yes	William W. Riley:	No
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	No
Daniel Kaplan:	Absent	Jay Sosna:	No
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Absent
Serafin Leal:	Yes	Georgina Santiago, Vice Chair:	Yes

The motion passed.

Application No. 16

Mr. Woerner introduced Application No. 16 as a staff application to update the annual Capital Improvements Element (CIE) table schedule of improvements. The PAB recommended to adopt and transmit; the BCC transmitted with a recommendation to adopt. The staff recommended to adopt with change to address water supply issues. Staff changed Table 8, which deals with sewer facilities and adding reuse projects 29, 30 and 31—which would yield about 53 million MGD of reused water. Table 12 deals with other water facilities, including the addition of the Upper Floridian Aquifer reverse osmosis treatment plant and some other smaller projects. This does not contain all of the projects that have currently been identified with the Water Management District; however, the Board's adoption of these tables would show DCA the County's commitment to fund and implement water supply projects over a 20-year period.

Board Member Sosna asked if Appendix A could be approved with Application No. 16. Mr. Woerner replied that the Board could move to recommend Adoption of Application No. 16 plus Appendix A.

Board Member Sosna made a motion to recommend Adoption of Application No. 16 with change and Appendix A; Board Member Sanabria seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	Yes
Daniel Kaplan:	Absent	Jay Sosna:	Yes
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Absent
Serafin Leal:	Yes	Georgina Santiago, Vice Chair:	Yes

The motion passed.

III. Overall Resolutions

Board Member Sanabria made a motion to adopt the previous motions on the applications; the motion was seconded by Vice Chairwoman Santiago:

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	Yes
Daniel Kaplan:	Absent	Jay Sosna:	Yes
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Absent
Serafin Leal:	Yes	Georgina Santiago, Vice Chair:	Yes

The motion passed.

Board Member Sanabria asked the Vice Chair to ask South Florida Water Management District come and brief the Board on water and other water-related issues.

Board Member Krueger made a motion to adjourn; Board Member Leal seconded the motion:

Reginald J. Clyne:	Absent	Al Maloof:	Yes
Antonio Fraga:	Yes	William W. Riley:	Yes
Horacio Carlos Huembes:	Absent	Gonzalo Sanabria:	Yes
Rod Jude:	Absent	Christi Sherouse:	Yes
Daniel Kaplan:	Absent	Jay Sosna:	Yes
Douglas A. Krueger:	Yes	Wayne Rinehart, Chair:	Absent
Serafin Leal:	Yes	Georgina Santiago, Vice Chair:	Yes

The motion passed.

The hearing was concluded at 8:10 P.M.

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Additional Information From Planning Advisory Board Public Hearing March 12, 2007 April 2006 Cycle Applications to Amend the Comprehensive Development Master Plan

Application No. 6
- Declaration of Restrictions
- Letter from the University of Miami in support of applicant
- Hand drawn map from a neighbor

Application No. 7
- Declaration of Restrictions
- Letter from Fairway Estates Homeowners Association Inc. opposing the application

Application No. 8
- Vanguardian Village presentation booklet including most recent Declaration of Restrictions
- Assessment of Health Effects from Exposure to Power Lines
- One page list of supporters attending the PAB Hearing on March 12, 2007

Item Handed in for Application Nos. 13, 14 and 15
- Letter from the City of Florida City in support of the applications

Application No. 13
- Declaration of Restrictions

Application No. 14
- Declaration of Restrictions
- Maps showing adjacent properties

Application No. 15
- Declaration of Restrictions

ADDITIONAL INFORMATION

Application No. 6

- Declaration of Restrictions
- Letter from the University of Miami in support of applicant
- Hand drawn map from a neighbor

This instrument prepared by:
William W. Riley, Esq.
Bilzin Sumberg Baena Price & Axelrod LLP
200 South Biscayne Boulevard
Miami, Florida 33131-2336

RECEIVED
MAR 09 2007
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION
BY_____

(Space Above For Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned owners ("Owners") hold the fee simple title to the land located in Miami-Dade County, Florida, described in Exhibit "A" (the "Single-Family Residential Property"), Exhibit "B" (the "Cloisters Property"), Exhibit "C" (the "Parking Lot Property"), and Exhibit "D" (the "Museum Property"), attached hereto, and collectively referred to hereinafter as the "Property," which is supported by the attorney's opinion, and

WHEREAS, the Owners have initiated the Application (as defined below) to permit a unified redevelopment of the Property, and

WHEREAS, the Declaration (as defined below) shall not limit, restrict, or otherwise encumber the existing or future use of the Museum Property, and

IN ORDER TO ASSURE the **County** that the representations made by the Owners during consideration of Comprehensive Development Application No. 6 of the April 2006 amendment cycle (the "Application") will be abided by, the Owners freely, voluntarily and without duress make the following Declaration of Restrictions (the "Declaration") covering and running with the Property:

(1) **Development Limitations.** Development of the Single-Family Residential Property shall be limited to single-family dwelling units and accessory buildings. Development of the Parking Lot Property shall be limited to renovations of the existing surface parking lot. No parking garage or structure may be built on the Property. As used herein, the term "single-family dwelling units" encompasses both detached and attached dwelling units including, but not limited to, townhomes and duplexes.

(2) **Building Height Limitations.** All buildings hereinafter constructed on the Single-Family Residential Property shall not exceed a building height of thirty-five (35) feet in height and furthermore shall not exceed two (2) stories when located on the immediate north, south or west perimeter of the Single-Family Residential Property. As used herein, the term "building height" shall be consistent with the provisions of Section 33-1 and 33-5 and other provisions of the Code of Miami-Dade County.

(3) **Density Limitations.** Residential development of the Single-Family Residential Property and the Parking Lot Property, if any, shall be limited to a maximum density of thirty-five (35) dwelling units. Residential development of the Cloisters Property shall be limited to a maximum density of eighty (80) dwelling units.

Section-Township-Range: 25-54-40
Folios: 30-4025-000-0100 & 30-4025-033-0080, 0090, 0100, 0110, 0120, 0130, 0140, 0150, 0160, 0170, 0200

(4) **Workforce Housing**. Of the eighty (80) dwelling units being developed on the Cloisters Property, forty (40) will be sold by the developer to a bona fide third party purchaser for value at an amount which would be affordable to those who earn anywhere between sixty-five percent (65%) to one-hundred and forty percent (140%) of Miami-Dade County's median income as determined by the United States Department of Housing and Urban Development for the calendar year in which a specific unit is sold (excluding annual property taxes, assessments, loan insurance and financing fees, allowances for property maintenance and repairs, homeowners insurances, homeowner association fees, if any, and allowances for utilities).

(5) **Off-Street Parking Restrictions.** Use of the Parking Lot Property for off-street parking facilities shall be limited to employees and visitors of the Museum Property. Owners will make best efforts to keep guests of the Museum Property from parking on neighboring properties, which may include the erection of signage, utilization of staff to direct visitors to assigned parking spaces, etc. In no event shall Owners enter into a cross parking agreement with any party that is not made a part to this Declaration.

(6) **Traffic Mitigation**. Ingress into the Single-Family Residential Property shall be permitted only from SW 58th Terrace, and only by left turn. Likewise, egress from the Single-Family Residential Property shall be permitted only from SW 60th Street, and only by left turn.

(7) **County Inspection.** 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 owners are complying with the conditions of this Declaration.

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

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

(10) **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the, then, owner(s) of the Property, including joinders of all mortgagees, if any, provided that

the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida, or other procedure permitted under the Miami-Dade County Code, whichever by law has jurisdiction over such matters, after public hearing.

Should this Declaration be so modified, amended or released, the Director of the Miami-Dade County Department of Planning and Zoning, or the executive officer of the successor of such Department, or in the absence of such director or executive officer by his assistant in charge of the office in his absence, shall forthwith execute a written instrument effectuating and acknowledging such modification, amendment or release.

(11) **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.

(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, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration.

(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) **Recording.** This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost to the Owners following the adoption by the Miami-Dade County Board of County Commissioners of an ordinance approving the Application and the expiration of all applicable appeal periods.

(16) **Acceptance of Declaration.** Acceptance of this Declaration does not obligate the County in any manner, nor does it entitle the Owner to a favorable recommendation or approval of any application, zoning or otherwise, and the Board of County Commissioners and/or any appropriate Community Zoning Appeals Board retains its full power and authority to deny each such application in whole or in part and to decline to accept any conveyance.

(17) **Counterparts.** This Declaration may be executed in counterparts.

(18) **Owners.** The term Owners shall include the Owner(s), and their heirs, successors and assigns.

[Execution Page Follows]

Signed, witnessed, executed and acknowledged this ___ day of _____, 2007.

Witnesses:

_____

Print Name: _____

_____

Print Name: _____

BLUE CLOISTERS, INC., a Florida corporation

By: _____
Suzanne Perez, Director

Address: 5960 SW 57th Avenue
Miami, Florida 33143

Witnesses:

_____

Print Name: _____

_____

Print Name: _____

RED RAINBOW CORPORATION, a Florida corporation

By: _____
Suzanne Perez, Director

Address: 5960 SW 57th Avenue
Miami, Florida 33143

Witnesses:

_____

Print Name: _____

_____

Print Name: _____

THE CLOISTERS INVESTMENTS, INC., a Florida corporation

By: _____
Suzanne Perez, Director

Address: 5960 SW 57th Avenue
Miami, Florida 33143

[Notarization Pages Follow]

STATE OF FLORIDA) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007 by SUZANNE PEREZ, as Director of BLUE CLOISTERS, INC., a Florida corporation, who is personally known to me or produced a valid driver's license as identification.

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Serial No. (None, if blank): _____

STATE OF FLORIDA) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007 by SUZANNE PEREZ, as Director of RED RAINBOW CORPORATION, a Florida corporation, who is personally known to me or produced a valid driver's license as identification.

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Serial No. (None, if blank): _____

STATE OF FLORIDA) ss:
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this _____ day of _____, 2007 by SUZANNE PEREZ, as Director of THE CLOISTERS INVESTMENTS, INC., a Florida corporation, who is personally known to me or produced a valid driver's license as identification.

_____
Notary Public
Print Name: _____
My Commission Expires: _____

Serial No. (None, if blank): _____

Exhibit "A"

Legal Description of the Single-Family Residential Property

Blue Cloisters, Inc. – Property Owner

5767 S.W. 60 St. (Folio# 30-4025-033-0170)

Lot 19, University Groves, according to Plat thereof, as recorded in Plat Book 46, page 53 of the Public Records of Miami-Dade County, Florida

5795 S.W. 60 St. (Folio# 30-4025-033-0150)

Lot 17, University Groves, according to Plat thereof, as recorded in Plat Book 47, page 53 of the Public Records of Miami-Dade County, Florida

5781 S.W. 59 St. (Folio#30-4025-033-0100)

Lot 11 and the East ½ of Lot 12 of the University Groves, according to the Plat thereof, as recorded in Plat Book 47, page 53 of the Public Records of Miami-Dade County, Florida

5762 S.W. 59th St. (Folio# 30-4025-033-0140)

Lot 16, University Groves, according to Plat thereof, as recorded in Plat Book 47, Page 53 of the Public Records of Miami-Dade County, Florida; and that part of the SE ¼ of the NE ¼ of the NE ¼ of Section 25, Township 54 South, Range 40 East described as follows:

For a point of beginning commence at the Southeast corner of Lot 16, University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53, of the Public Records of Miami-Dade County, Florida; thence North along the East line of said Lot 16 a distance of 104 feet; thence East parallel with the North line of Lot 20 of said University Groves, a distance of 18 feet; thence South parallel to the East line of said Lot 16, a distance of 104 feet to the North line of said Lot 20, thence West along the North line of said Lot 20 to the point of Beginning

5796 S.W. 58 Terr. (Folio#30-4025-033-0080)

Lot 8 and West ½ of Lot 9 of the University Groves, according to the Plat thereof, as recorded in Plat Book 47, page 53 of the Public Records of Miami-Dade County, Florida

5791 S.W. 59 St. (Folio#30-4025-033-0110)

Lot 13 and West ½ of Lot 12 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, page 53 of Public Records of Miami-Dade County, Florida

5768 S.W. 58th Terr.(Folio#30-4025-033-0090)

East ½ of Lot 9 and all of Lot 10 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, page 53 of Public Records of Miami-Dade County, Florida

5784-86 S.W. 59 St.(Folio#30-4025-003-0130)

Lot 15 of University Groves, according to Plat thereof as Recorded in Plat Book 47, Page 53, of the Public Records of Miami-Dade County, Florida

5796-98 S.W. 59 St.(Folio#30-4025-033-0120)

Lot 14 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53 of the Public Records of Miami-Dade County, Florida

5783 SW 60th Street (Folio# 30-4025-033-0160)

Lot 18 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53 of the Public Records of Miami-Dade County, Florida

Exhibit "B"

Legal Description of the Cloisters Property

The Cloisters Investments, Inc. – Property Owner

5810 S.W. 57th Avenue (Folio#-30-4025-000-0100)

That part of SE-1/4 of the NE-1/4 of Section 25, Township 54, South, Range 40 East, described as follows: Begin at the Southeast corner of the SE-1/4 of the NE-1/4 of the NE-1/4 of Section 25, Township 54 South, Range 40 East, thence run West 35 feet along the South line of said SE-1/4 of the NE-1/4 of the NE-1/4, thence run North 175 feet parallel to the East line of said SE-1/4 of the NE-1/4 of the NE-1/4, to a point which is the Point of Beginning; thence run West parallel to the South line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 230 feet, thence South parallel to the East line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 46 feet, thence run West parallel to the South line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 132 feet, thence run north parallel to the East line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 104 feet, thence run West parallel to the South line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 18 feet, thence run North parallel to the East line of said SE-1/4 of the NE-1/4 of the N/E -1/4 for a distance of 260 feet, thence run East parallel to the South line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 380 feet, thence run South parallel to the East line of said SE-1/4 of the NE-1/4 of the NE-1/4 for a distance of 318 feet to the Point of beginning; All being in the S/E-1/4 of the NE-1/4 of Section 25, Township 54, South, Range 40 East, lying and being in Miami-Dade County, Florida

Exhibit "C"

Legal Description of Parking Lot Property

Red Rainbow Corporation – Property Owner

5960 S.W. 57th Avenue (Folio# 30-4025-033-0200)

Lots 20 and 21 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53, in the Public Records of Miami-Dade County Florida

Exhibit "D"

Legal Description of the Museum Property

Red Rainbow Corporation – Property Owner

5960 S.W. 57th Avenue (Folio# 30-4025-033-0200)

Lots 22 and 23 of University Groves, according to the Plat thereof, as recorded in Plat Book 47, Page 53, in the Public Records of Miami-Dade County Florida; together with a parcel of land lying Northerly and adjacent to said Lots 22 and 23 and more particularly described as follows:

Beginning at the Northeast Corner of aforesaid Lot 22; thence run North along the Northerly prolongation of the West line of said lot 22, a distance of 46 feet to a point; thence run East along a line parallel to, and 46 feet Northerly of, the North boundary lines of aforesaid Lots 22 and 23, a distance of 2309 feet, more or less, to a point on the West right-of-way line of S.W. 57th Avenue (Red Road) which point is directly North of the Northeast corner of aforesaid Lot 23; thence run South along the aforesaid West right-of-way line of said S.W. 57th Avenue; a distance of 46 feet to the Northeast corner of aforesaid Lot 23; thence run West along the North lines of said Lots 23 and 22, to the Point of Beginning.

CDMP App #6
PAB
3-12-07

UNIVERSITY OF Miami

March 9, 2007

Stanley Price
Bilzin Sumberg Dunn Baena Price & Axelrod, LLP
200 S. Biscayne Blvd. # 2500
Miami, FL 33131

Re: Miami Art Central
Change in CDMP designation

The University of Miami would like to submit this letter of support for the Miami Art Central's application for a change to the Comprehensive Development Master Plan designation of their property.

We are aware of the proposal that would increase housing options on their property as well as of the covenants and restrictions that will become part of the proposal and are supportive of them.

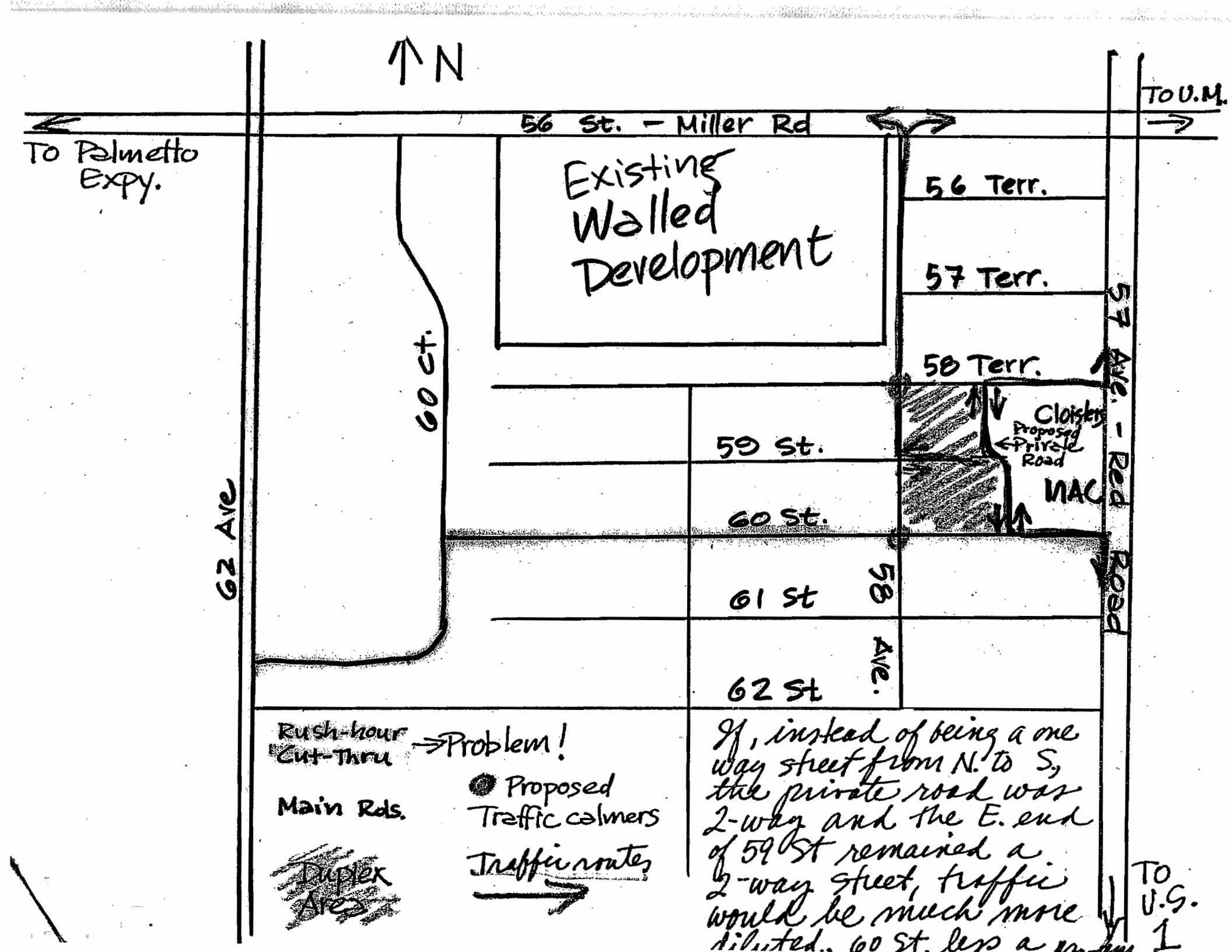
We believe that MAC will continue to be a good and involved neighbor and we have no objections to their plans.

Sincerely,

Janet Gavarrete
Assistant Vice President of
Campus Planning & Development

Cc: Rosario Kennedy

Real Estate Office
P.O. Box 248106
Coral Gables, Florida 33124-2820
305-284-5660
Fax: 305-284-4105


N
56 St. – Miller Rd
To Palmetto Expy.
To U.M.
Existing Walled Development
56 Terr.
57 Terr.
58 Terr.
57 Ave. - Red Road
60 Ct.
62 Ave
59 St.
60 St.
61 St
62 St
58 Ave.
Cloister
Proposed Private Road
MAC
Rush-hour Cut-Thru → Problem!
Main Rds.
Duplex Area
Proposed Traffic calmers
Traffic routes
If, instead of being a one way street from N. to S., the private road was 2-way and the E. end of 59 St remained a 2-way street, traffic would be much more diluted.. 60 St. less a
TO U.S. 1

ADDITIONAL INFORMATION

Application No. 7

- Declaration of Restrictions
- Letter from Fairway Estates Homeowners Association Inc. opposing the application

App # 7
PAB
3-12-07

This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, Florida 33131

DRAFT

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Coral Reef Drive Land Development, L.L.C., a Florida limited liability company (the "Owner"), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 7 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Low Density Residential" to "Business and Office" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Permitted Uses**. Notwithstanding the re-designation of the Property to "Business and Office" on the County's LUP map, the permitted uses on the Property shall be limited to those uses supportive of the adjacent medical offices, hospital, their employees and patrons, such as, but not limited to, restaurants, offices, retail, and educational facilities, whether

free-standing or part of a mixed-use structure. In addition, no residential dwelling units shall be developed on the Property. Nothing in this Declaration shall prohibit the development of a nursing home, home for the aged or similar facilitites.

2. **Water Conservation and Re-Use.** The Owner hereby agrees to implement the following water conservation and re-use standards for the development of the Property:

(i) Subject to all applicable rules and regulation, all bathrooms within any building structure constructed on the Property shall include only fixtures designed to reduce the water being consumed by the users thereof (low flow fixtures), which may include the use of compressed air assist, chemical neutralization or any other similar technology; and

(ii) The development of the Property shall include appropriate pipes to permit the future connection of the Property into any regional wastewater re-use system that may be constructed by the County for irrigation purposes; and

(iii) Upon the construction of a regional wastewater re-use system by Miami-Dade County that includes a connection point abutting the Property, the Owner (or its successors or assigns) shall connect the water re-use pipes in the Property to such regional wastewater re-use system; and

(iv) The Owner agrees that all landscape area on the Property will be planted and improved with xeriscape materials.

3. **Miscellaneous.**

A. **Covenant Running with the Land**. This Declaration of Restrictions on the part of Owner shall constitute a covenant running with the land and shall be recorded by the Owner, at Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon Owner and their heirs, successors, and assigns until such time as the same is modified or released with the approval of the County.

These restrictions, during their lifetime, shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

B. **Term**. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of

Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Signature Pages Follow]

"The only thing necessary for the triumph of evil is for good men to do nothing."
Edmund Burke

FAIRWAY ESTATES
Homeowners Association Inc.

submitted to P/H 3/12/07

To: Planning Advisory Board (HEARING)
Miami-Dade County
March 12, 2007 2PM Gov't Center SOUTH

Reference: April 2006 Cycle Application

CDMP Application #7: 8.9 gross acres; Location: North side of SW 152nd St, along the east and west sides of theoretical SW 97th Avenue; the northern boundary of acreage is the C-100 Canal; low density residential 2.5 to 6 units an acre to Business & Office.

After review of the project plans the applicant has presented to support the CDMP application, and after a previous meeting with the developer and his attorney to discuss project proposals for the overall development of the applicant's 13.8 acres of land, including and adjoining the subject parcel, our association has determined the following:

We **OPPOSE** this application for the following reasons:

1) The application's **intended use** for the subject parcel and that stated to us for this overall 13.8 acre property is **completely incompatible** with existing land use and zoning in the area. There is **no commercially zoned property** on SW 152nd Street all the way from US 1 to SW 112th Avenue. All the property in the vicinity, going about a mile north and south, is also zoned RU1, RU3 [with a covenant dedicating the property to a church], estate EUM, or agricultural What are not truly single family residences include public facilities: hospital, library, golf course, schools, nursing home, etc.

   An applicant proposal eventually to have **four- to six-story buildings** at part of this overall project site is also **incompatible** with existing building heights in the area.

2) While this proposed project might eventually have some merit in serving the community in that it is purported to be a support annex to serve the adjoining "expanding" public hospital [Jackson South], it appears that that expansion is nowhere near the magnitude that is being portrayed by the applicant. **It seems unlikely to us that all the voluminous office space and the other facilities being proposed at this applicant's project site would be useful to the public hospital.**

P. O. Box 570013 • Miami, FL 33257-0013

3) Even if some good purpose could cause one to overlook (1) and (2) above, **the present infrastructure of this area does not support the proposed project(s) on this land. Traffic on SW 152nd Street is already so bad in that area that the road is often almost unusable.** Emergency vehicles leaving the MDC Fire Station at 9201 SW 152nd Street westbound, and ambulances trying to reach the hospital will surely be affected, and this could lead to tragedies in our community. Without suitable traffic controls, it would be impossible for parking customers to enter or exit this project site, particularly entering from the west or exiting to the east. The effect of additional traffic controls on that section of SW 152nd Street would no doubt further impede the east-west flow of traffic on that roadway.

   The developer has stated that he is aware of this situation and would seek north (for example SW 97th Avenue) and possibly south expansion of County roadways to ease traffic concerns. Whatever his good intentions, however, **he has no control over such roadway expansion, or other means to mitigate traffic,** and there is no warranty that such necessary relief would be available before this project is completed and in use. **Approval of this application, without existing requisite infrastructure would once again be "putting the cart before the horse"-- just another sad chapter in the history of a badly gridlocked traffic artery.**

4) Should this CDMP application be granted, and the zoning of this land thereby be more subject to change-- departing from its present compatible residential/public facility use, or should it actually be allowed to change zoning designation to support commercial enterprises, **the community has no warranty of what of many different types of development may actually end up on these properties.** Many of the possibilities for the development of the rezoned property might have no potential benefit to the community at all. In fact, as already been demonstrated by October 2005's Community Council #14 rejection of a hi-density townhouse project on the subject properties, because of the lack of infrastructure, they could be *considerably* detrimental. **Once the CDMP status and/or the zoning is changed, however, "the toothpaste is out of the tube," and the community is basically at the mercy of whatever the owner/developer wants to do.** He may, for example, see later on that the hospital expansion is really not going to happen as advertised, and be inclined to substitute another project.

5) **Both our local, elected Community Council #14 AND the entire Miami-Dade County Commission have already given very fair and rather recent consideration to the equivalent of this application and project proposal and, while acknowledging that it has certain potential merits, they rejected it overwhelmingly. Since this matter was raised before the County Commission on November 20, 2006, nothing has fundamentally changed in the developer's overall proposal for the use of this land, or in the substantial objections that our Association has to it.**

For the Board of Directors
Fairway Estates Homeowners Association

Robert M. Holley, Jr.
Secretary

WE'RE VERY PROUD OF WHAT WE'VE DONE!

- In cooperation with COLONIAL DRIVE NORTH CRIME WATCH, the FEHA has petitioned for better police protection for our Fairway Estates/Colonial Drive area, lobbied actively for passage of anti-crime legislation, advised the Miami-Dade Police command on traffic law enforcement and crime situations, closed down various drug/crime houses, and supported the development of neighborhood crime watches.

- After Hurricane Andrew, the Association played a key role in forcing the demolition of the dangerous, unsightly ruins of the old shopping plaza at 9550-9610 SW 160th Street. Since that time, we have been working with the shopping center owners and the Publix Corporation to improve security and appearances, and, by early 2007, to completely restore our Colonial Plaza community shopping area.

- The FEHA successfully applied for a $20,000 State of Florida hurricane recovery grant to replant trees on Colonial Drive and Fairway Heights Boulevard. The replanting of about 140 trees was completed during July 1995, and we have carefully maintained them since. During the spring of 1995, the FEHA distributed about 1750 trees to residents as part of SunBank's "Treebank" replanting project.

- The FEHA has successfully applied for $305,000 worth of Community Based Organization (CBO) Grants, and raised another $100,000 in cash and services from corporations, civic groups, and individuals. That money, plus many hundreds of hours of volunteer labor, has been and continues to be used for new playground equipment, a jogging path, exercise stations, extra lighting, a kiddie spray pool, recreation programs, and other facilities at Colonial Drive Park.

- The Association, along with neighboring community groups, continues to monitor proposed zoning changes and building projects and to oppose those that would have a detrimental effect on our area.

- The FEHA worked with the MDC Building Department (Unsafe Structures) to force the repair or demolition of dozens of hurricane-abandoned residences in its perimeter. We continue to try to expedite the cleanup of abandoned/neglected properties.

- The FEHA's Beautification Committee has itself cleaned up or cleared various "eyesore" residential lots and community medians / swales. It has also beautified and maintains several community areas with flower and tree plantings (e.g., SW 160th Street & 95th Avenue, SW 160th Street & SW 108th Avenue, Fairway Heights Boulevard at SW 101st Avenue and at SW 160th Street). Several times a year, the Beautification Committee awards prizes to residents with the most beautiful homes and grounds. In Spring 2007, the Association worked closely with MDC TEAM METRO volunteers to repaint community walls on SW 152nd Street and SW 112th Avenue.

- The FEHA, in cooperation with Miami-Dade County TEAM METRO and Solid Waste, conducts regular "sweeps" to remove derelict autos, trash piles, graffiti, and other eyesores from the immediat community and from adjoining business areas.

- In cooperation with COLONIAL CRIME WATCH, the FEHA itself actually replaced and/or repaired many hurricane-damaged and weathered traffic and street signs. We also coordinate with MDC Public Works to repair other signs routinely damaged in accidents, etc. In 1998-99, we successfully lobbied for the installation of traffic signals on S.W. 102nd Avenue at 160th and 168th Streets. More recently, we have succeeded in getting STOP signs at some critical neighborhood intersections.

- The FEHA regularly coordinates with FPL and Miami-Dade County agencies to report and track residential street light and traffic signal outages. During 2002-03 and 2006, the FEHA worked closel with Miami-Dade County Public Works, WASD, and Capital Improvements agencies to effect dozen: of needed street paving and sidewalk repairs.

- To improve communications and provide our homeowners timely information about neighborhood issues, the Association is "going electronic." Now, in addition to a telephone network, we now have an E-mail bulletin system that reaches over 225 residents, and we have just recently established an Internet web site— www.FairwayEstatesHOA.com .

- Both the "member" families and the "visitor" families who have been able to attend FEHA's bi-monthly meetings have benefited from programs on County services, crime prevention, beautification, area history, hurricane preparation, etc.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Coral Reef Drive Land Development, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of Coral Reef Drive Land Development, L.L.C., a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

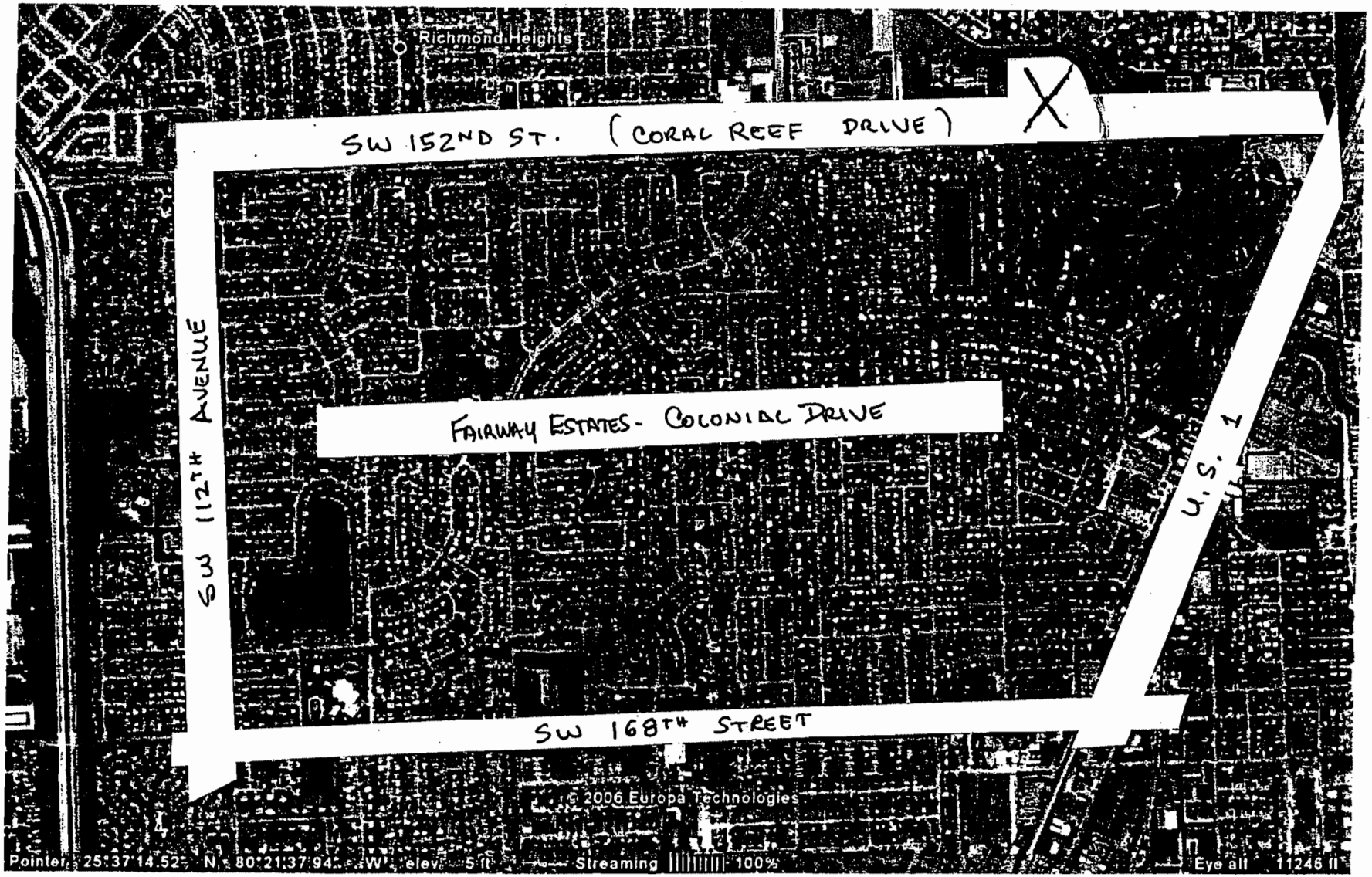
Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

4124625_v5

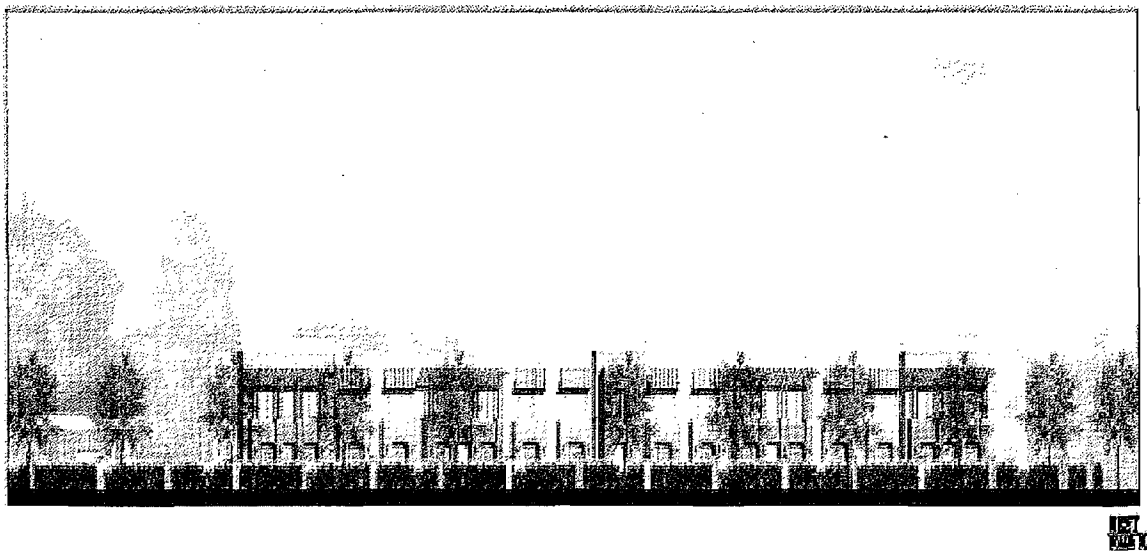

Richmond Heights
SW 152ND ST. (CORAL REEF DRIVE)
SW 112TH AVENUE
FAIRWAY ESTATES - COLONIAL DRIVE
U.S. 1
SW 168TH STREET
© 2006 Europa Technologies
Pointer 25°37'14.52" N 80°21'37.94" W elev 5 ft
Streaming 100%
Eye alt 11246 ft

ADDITIONAL INFORMATION

Application No. 8

- Vanguardian Village presentation booklet including most recent Declaration of Restrictions
- Assessment of Health Effects from Exposure to Power Lines
- One page list of supporters attending the PAB Hearing on March 12, 2007

BEFORE THE MIAMI-DADE COUNTY PLANNING ADVISORY BOARD (PAB)



VANGUARDIAN VILLAGE

CDMP Application No. 8
(April 2006 Cycle)
March 12, 2007

Holland & Knight

701 Brickell Avenue
Suite 3000
Miami, Florida 33131
(305) 374-8500 Phone
(305) 789-7799 Fax

TABLE OF CONTENTS

Declaration of Restrictions 1

Reduced Site Plan 2

Google Images of Site 3

Shamrock Photographs 4

MDHA Affordable Housing Chart 5

National and International EMF Reviews 6

FPL Electric Magnetic Field (EMF) Letter 7

4408102_v1

This instrument was prepared by:
Name: Felix M. Lasarte, Esq.
Address: Holland & Knight, LLP.
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Fermin and Marisela Amaro (the "Owners"), hold the fee simple title to that certain parcel of land (hereinafter the "Property") located in Miami-Dade County, which is legally described as follows:

See Exhibit "A"

WHEREAS, the Owners have applied for an Amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 8 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Estate Density Residential" to "Medium High Density Residential" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owners during its consideration of the Application will be abided by, the Owners freely, voluntarily, and without duress, make the following Declaration of Restrictions covering and running with the Property:

(1) **Use and Development Limitations & Criteria**:

(a) The Owners agree to restrict the use of the Property for the sole purpose of providing a senior residential building, along with ancillary services including but not limited to,

counseling and physical therapy to the residents thereof. The proposed senior residential building shall be limited to housing for older/elderly persons, as that term may be construed pursuant to Section 202 of the Housing Act of 1959 (12 USC 1701) and Chapter 11A of the Miami-Dade County Code.

(b) The maximum number of units permitted within the proposed senior residential facility shall be 176.

(c) The Owners agree to limit the height of the building to no more than two (2) stories and twenty-eight (28) feet in height.

(d) The Owners agree to provide a 20 foot wide landscaped buffer ("Buffer") along the eastern property line which will contain a minimum three (3) foot high berm with a minimum three inch caliper / twelve (12) foot high trees at planting, planted at a minimum of thirty-five (35) feet on center for the length of the berm and Buffer. The owner shall provide a six foot high decorative fence around the Perimeter of the Property, said fence shall be landscaped with a hedge that is three feet in height at the time of planting located along the length of the fence, which will form a continuous, unbroken, solid, visual screen within one (1) year after time of planting;

(e) The Property will be developed, sold and operated with affordable housing units. For the purposes of this paragraph, "affordable housing" shall be defined in Florida Affordable Housing Act of 1986, Section 420.602 of Florida Statutes.

(f) Owner shall provide on site professional management and the proposed senior residential building shall have a commercial grade backup generator/s.

(2) **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed dwelling units in

accordance with the "Florida Water Star Basic Qualification Checklist," a copy of which is attached to this Declaration as Exhibit "B".

(3) **Site Plan:** At the time of the initial rezoning of all or part of the Property from GU to any other zoning district, the Owners shall proffer a site plan ("Site Plan") for the entire Property which complies with developmental restrictions provided herein, together with a recordable declaration of restrictive covenants in legally sufficient form acceptable to the Department requiring that development of the Property shall be substantially in accordance with said Site Plan.

(4) **Miscellaneous:**

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

B. **Term**. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Execution Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 8 day of March 2007.

FERMIN AMARO &

MARISELA AMARO, a married couple

Witnesses:

Signature

GLORIA RAMOS

Print Name

Signature

RAMON HERNANDEZ

Print Name

FERMIN AMARO

Signature

GLORIA RAMOS

Print Name

Signature

RAMON HERNANDEZ

Print Name

MARISELA AMARO

STATE OF FLORIDA)
) **ss:**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 8 day of ~~November~~, MARCH 2007, by FERMIN AMARO and MARISELA AMARO. They are personally known to me or produced _____ (type of identification) as identification.

NOTARY PUBLIC

GLORIA RAMOS
MY COMMISSION # DD 365909
EXPIRES: January 22, 2009
1-800-3-NOTARY FL Notary Discount Assoc. Co.

(Print, Type or Stamp Commissioned Name of Notary Public)

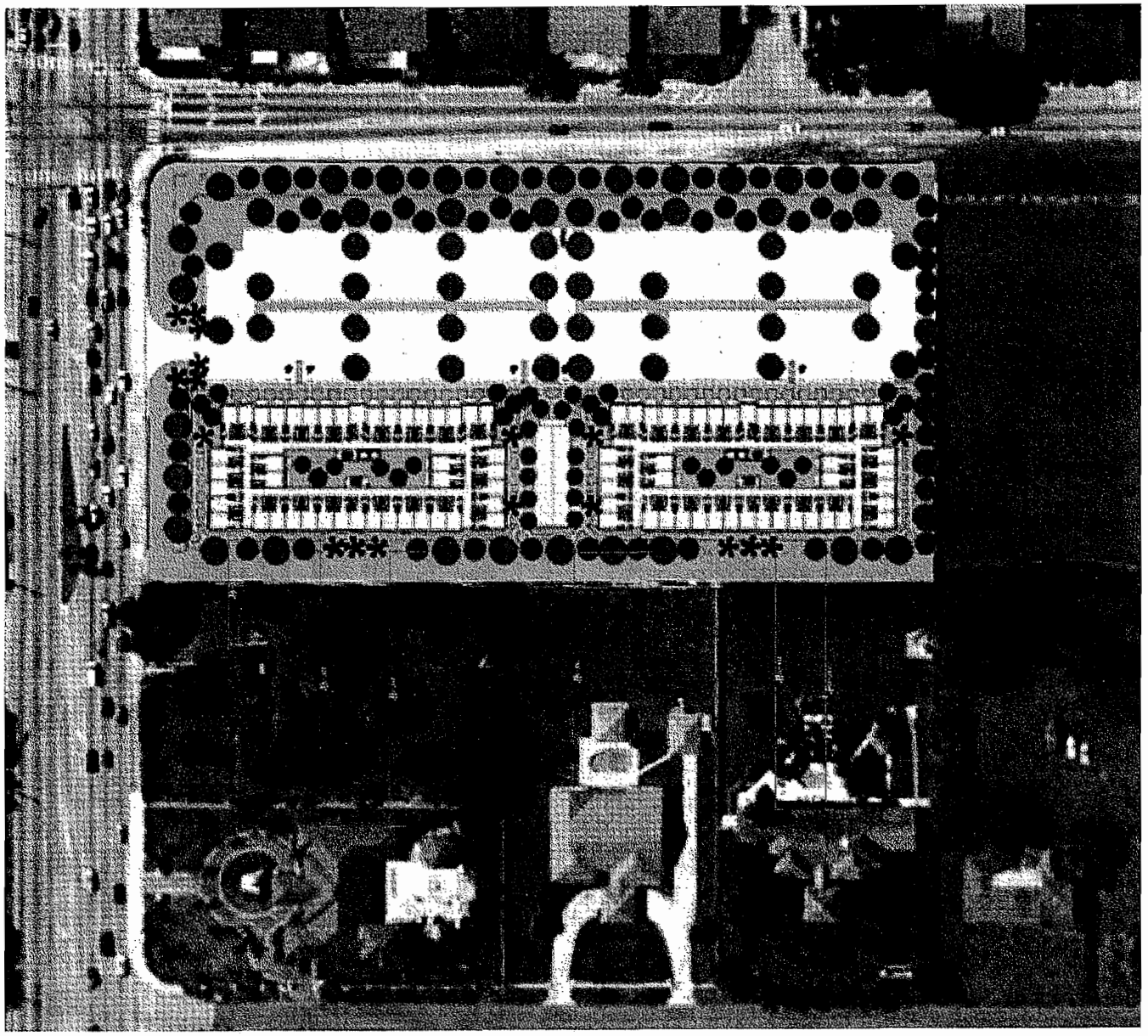
My Commission Expires:

EXHIBIT A

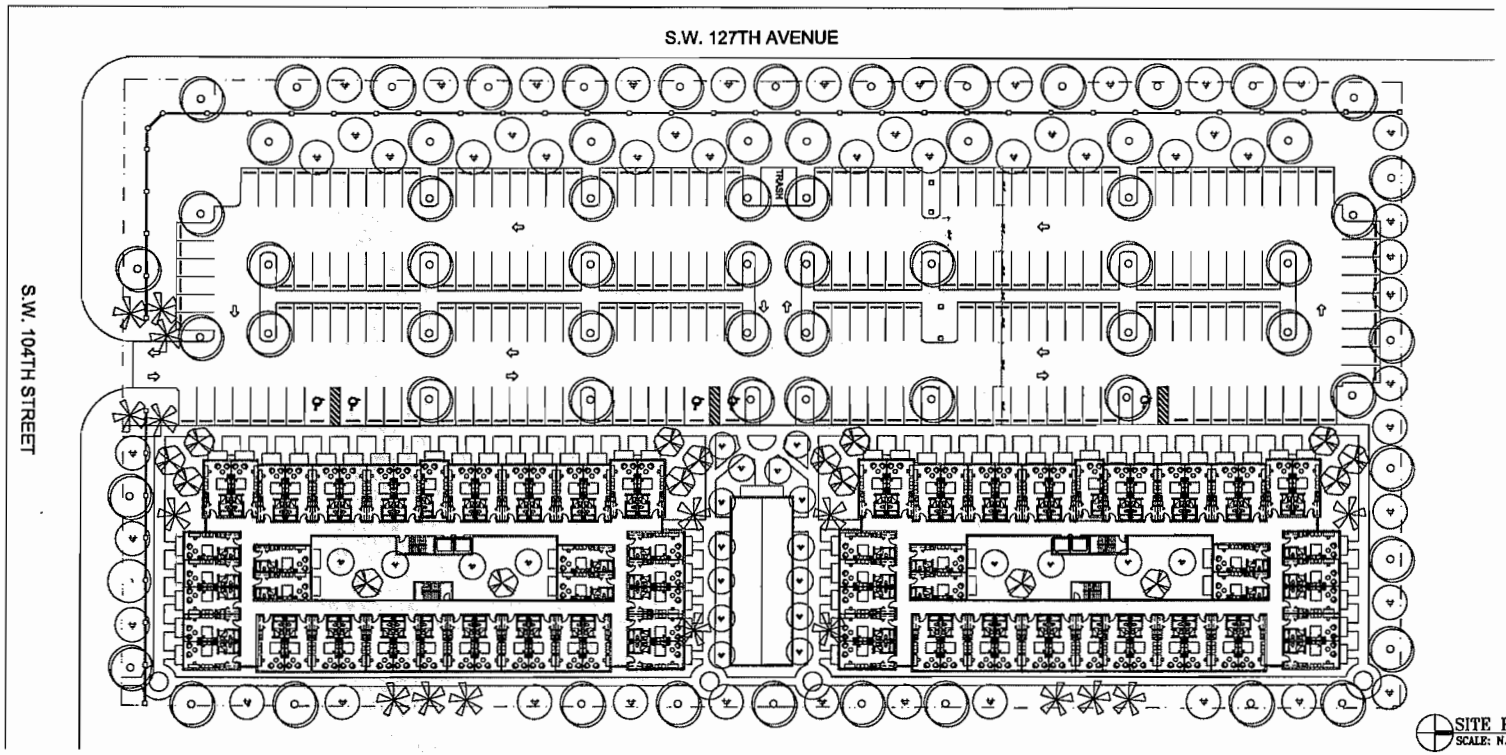
LEGAL DESCRIPTION OF PROPERTY

The West 1/2 of SW 1/4 of SW 1/4 of SW 1/4 less North 165 ft. and less South 55 ft. and less West 35 ft. East less beginning 55 ft. North and 35 ft. East of SW corner, thence North 02 Deg. West 454.65 ft. North 87 Deg. East 3 ft. South 03 Deg. East 429.47 ft., Section 1, Township 55 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, said lands situate lying and being in Miami-Dade County, Florida.

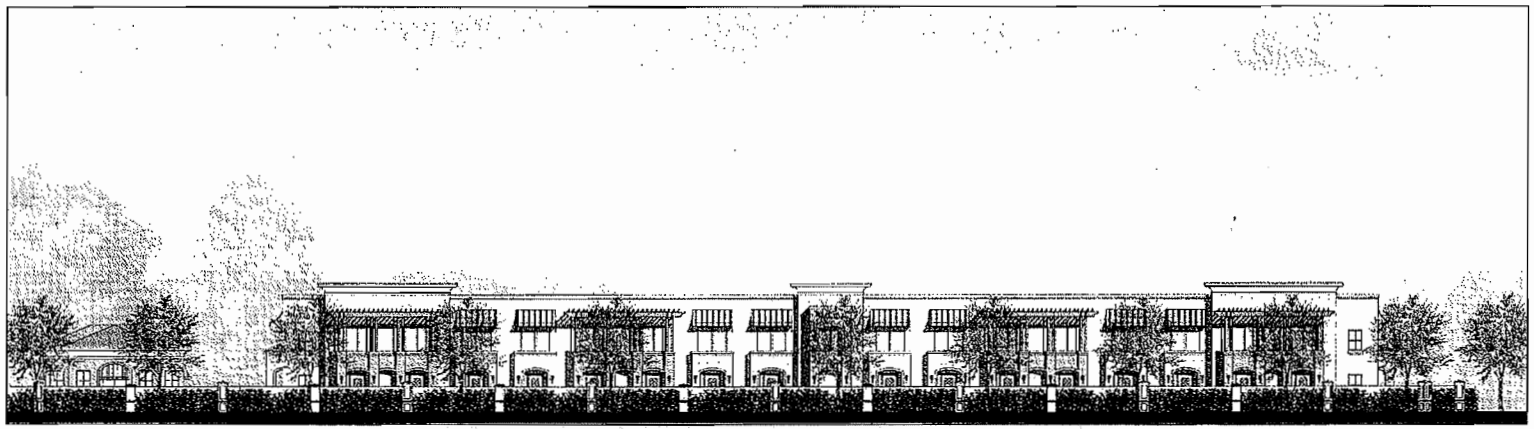
4111847_v8



VANGUARDIAN VILLAGE



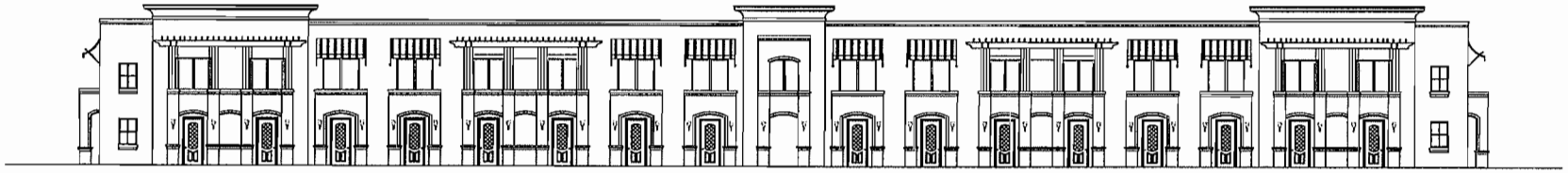
SITE PLAN
SCALE: N.T.S.



WEST ELEVATION
SCALE: N.T.S.

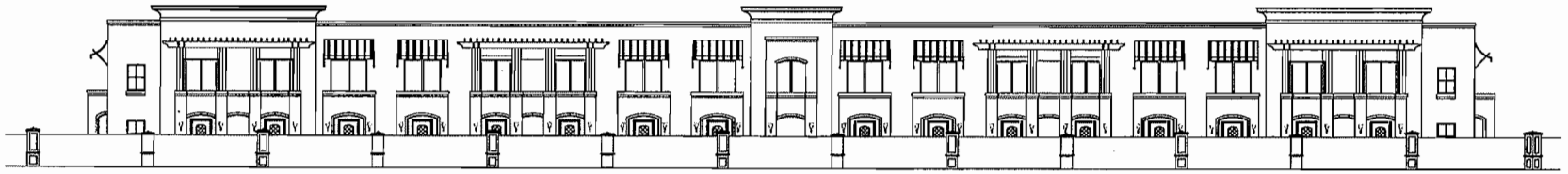
VANGUARDIAN VILLAGE

WEST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION
SCALE: 1/8" = 1'-0"

VANGUARDIAN VILLAGE

UNIVERSITY OF Miami

March 9, 2007

Stanley Price
Bilzin Sumberg Dunn Baena Price & Axelrod, LLP
200 S. Biscayne Blvd. # 2500
Miami, FL 33131

Re: Miami Art Central
Change in CDMP designation

The University of Miami would like to submit this letter of support for the Miami Art Central's application for a change to the Comprehensive Development Master Plan designation of their property.

We are aware of the proposal that would increase housing options on their property as well as of the covenants and restrictions that will become part of the proposal and are supportive of them.

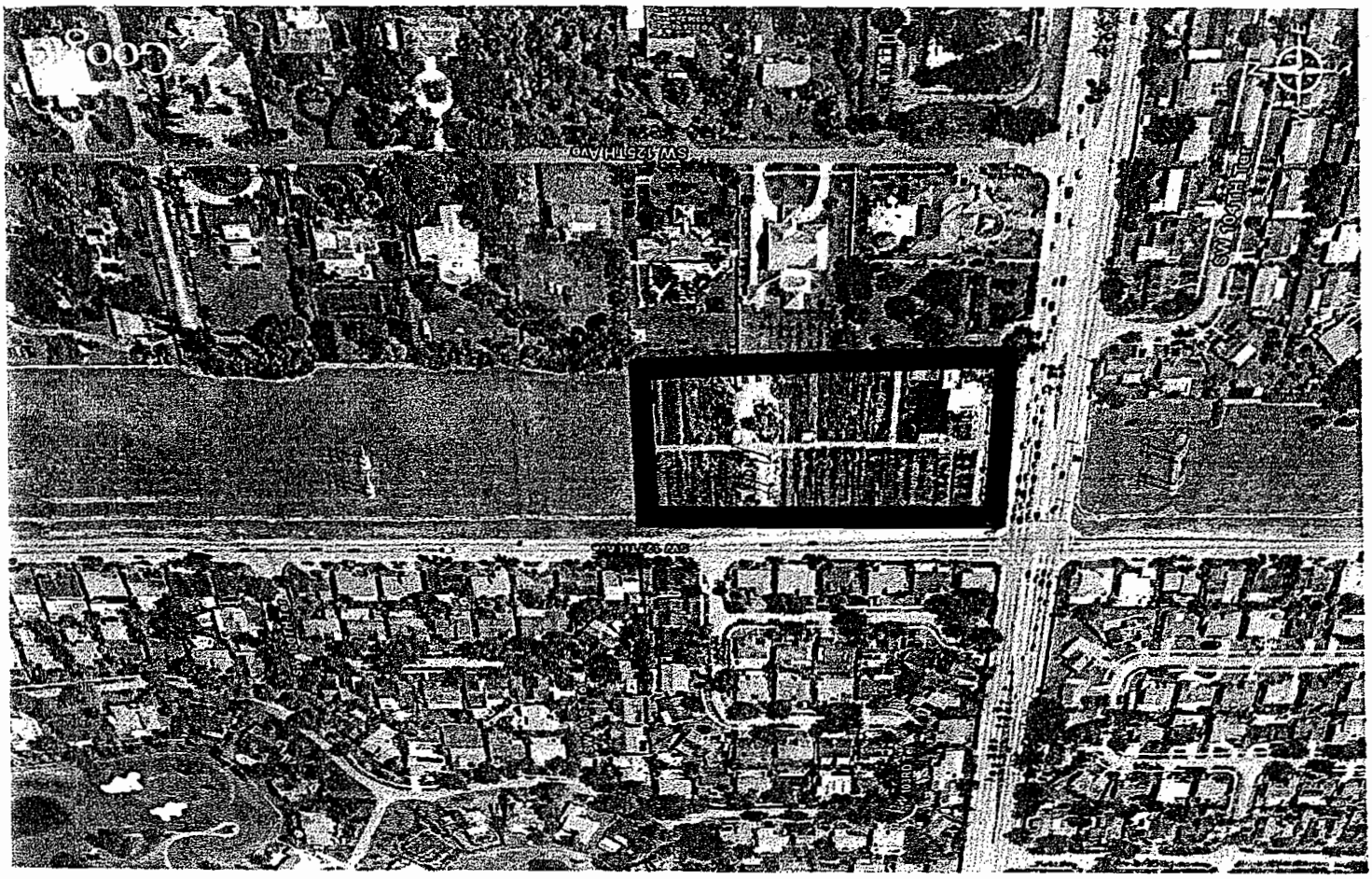
We believe that MAC will continue to be a good and involved neighbor and we have no objections to their plans.

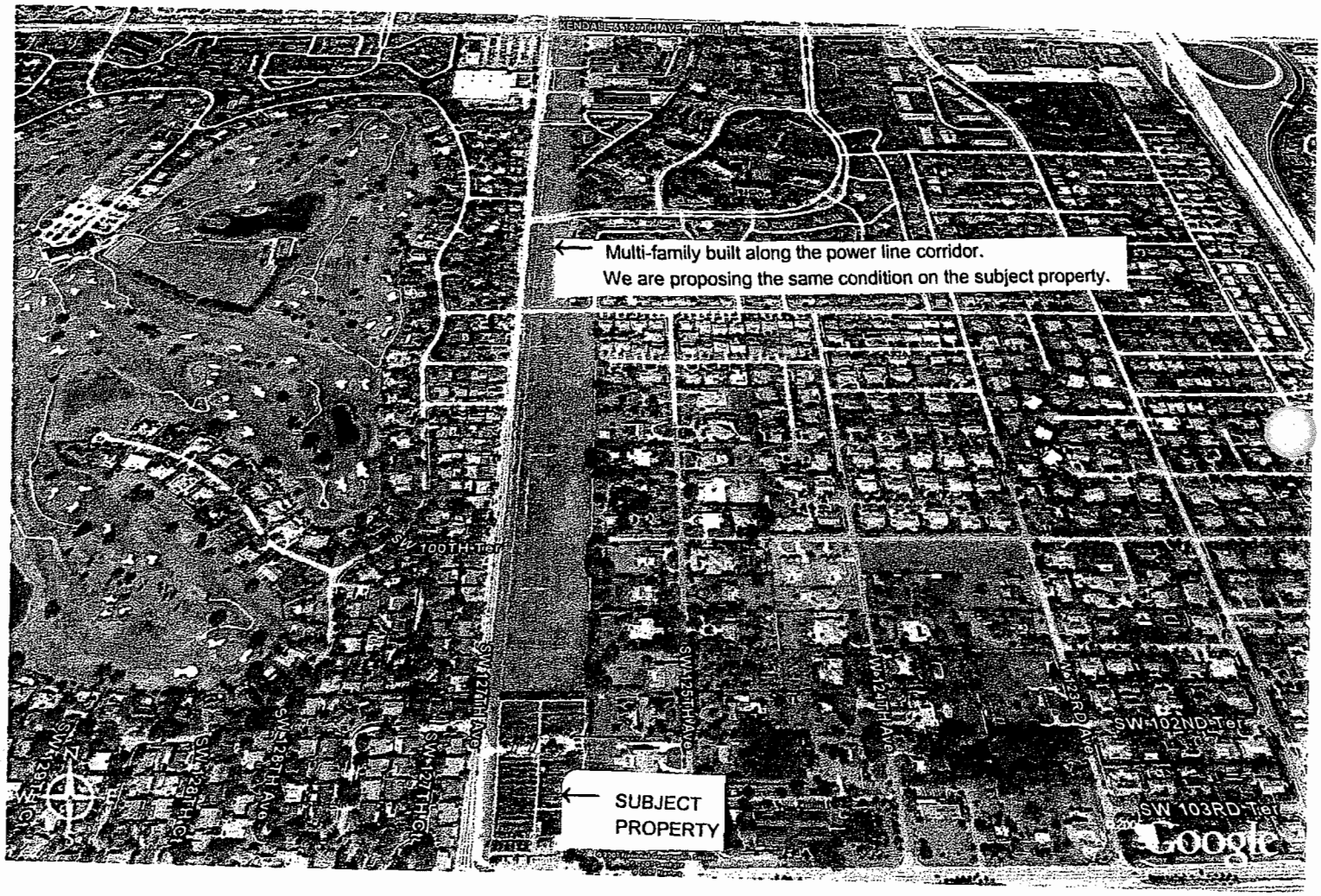
Sincerely,

Janet Gavarrete
Assistant Vice President of
Campus Planning & Development

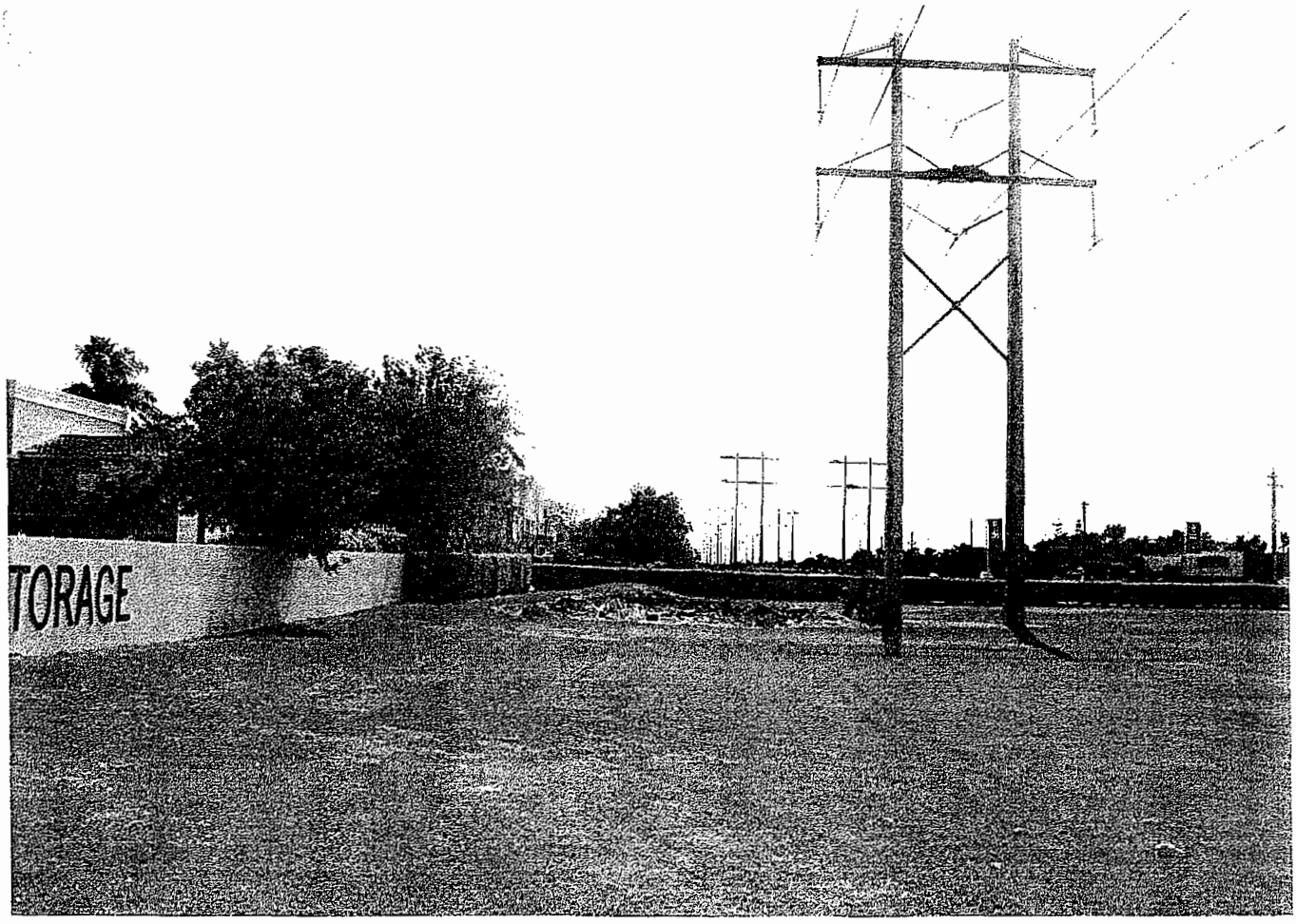
Cc: Rosario Kennedy

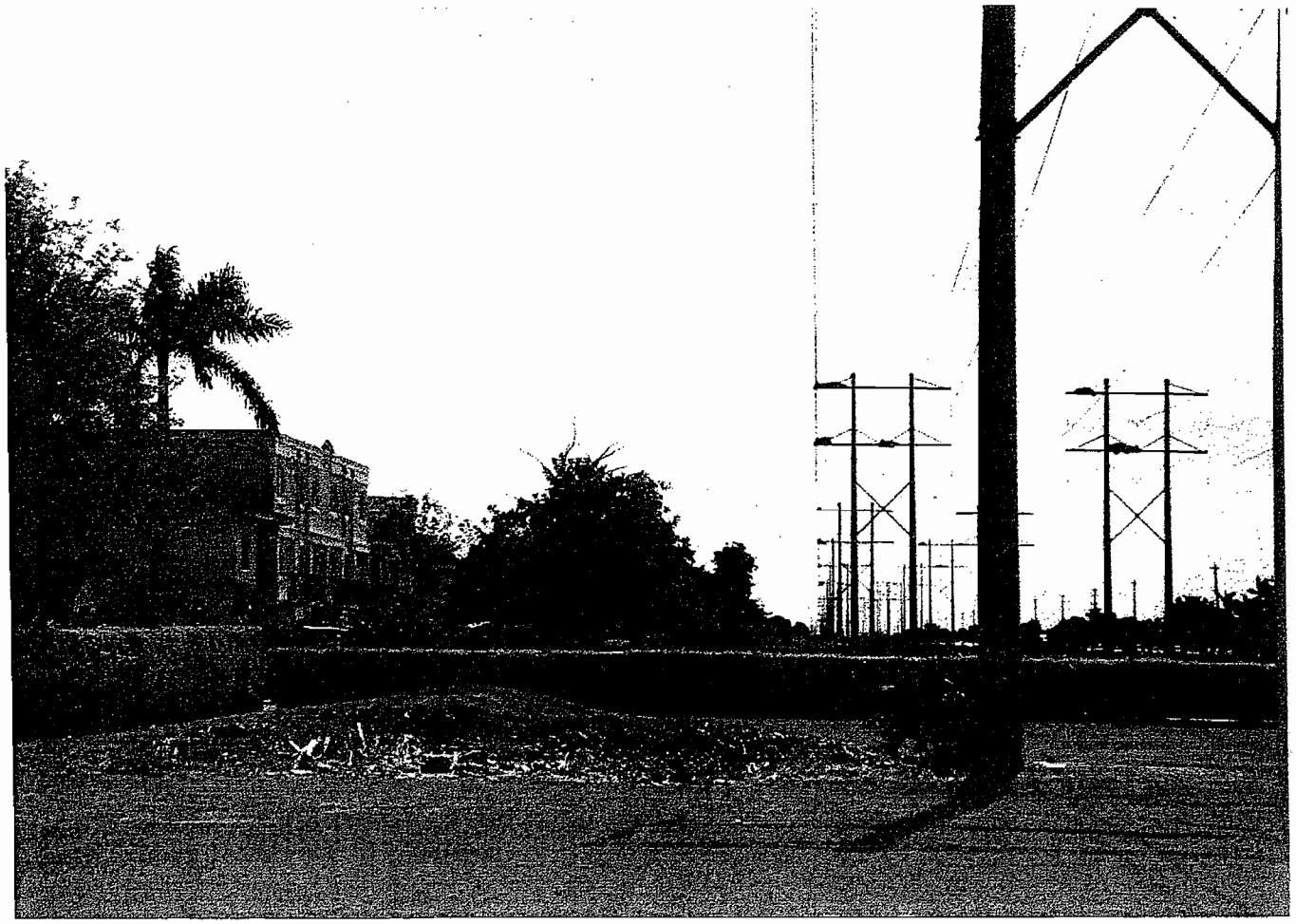
Real Estate Office
P.O. Box 248106
Coral Gables, Florida 33124-2820
305-284-5660
Fax: 305-284-4105


SW 125TH AVE


Multi-family built along the power line corridor.
We are proposing the same condition on the subject property.
SUBJECT PROPERTY
SW 100TH Ter
SW 127TH Ave
SW 125TH Ave
SW 124TH Ave
SW 123RD Ave
SW 102ND Ter
SW 103RD Ter
SW 128TH Ave
SW 128TH Ct
Google

THE SHAMROCK - 12615 SW 91 Street, Miami, Florida

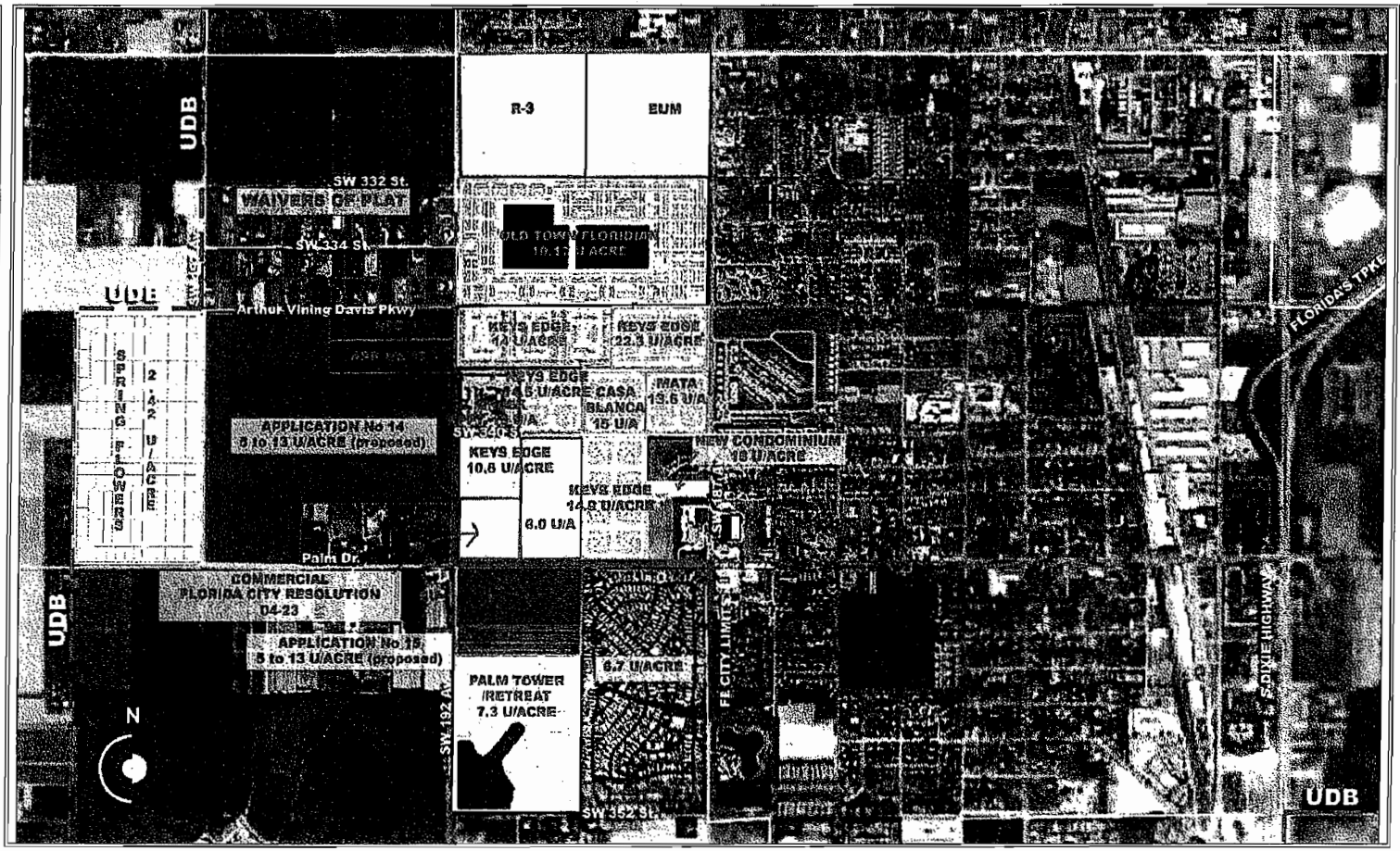




CDMP APPLICATIONS No 14 & 15

Miami - Dade County, Florida

ADJACENCY MAP - B



Revisions

MARTIN A. D. YABOR AIA, NCARB

Schematic Design

MARTIN A.D. YABOR & ASSOC., INC.
AA 0002791

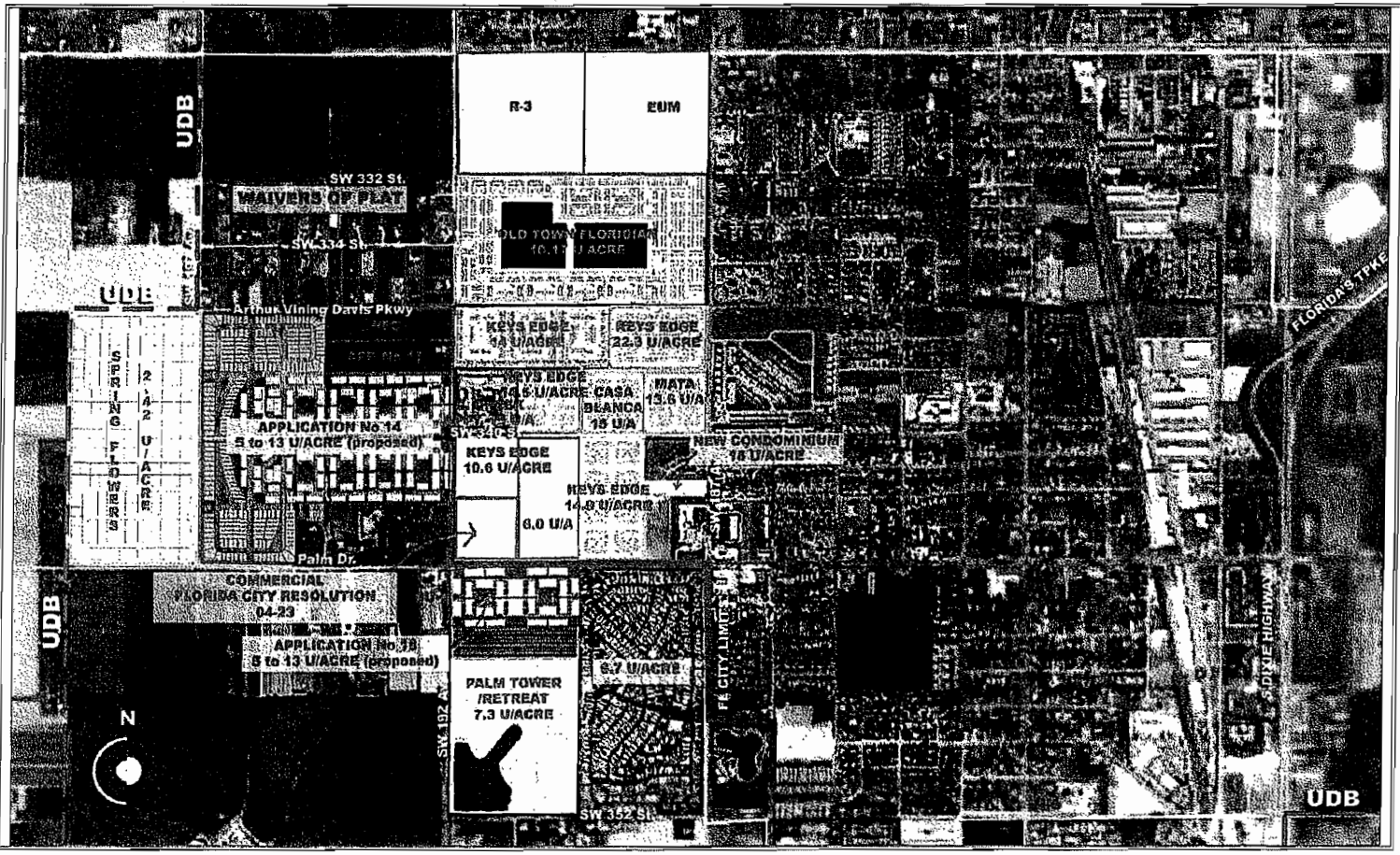
ARCHITECTS
PLANNERS
INTERIORS

12124 S.W. 131 AVENUE MIAMI, FLORIDA 33186

CDMP APPLICATIONS No 14 & 15

Miami - Dade County, Florida

ADJACENCY MAP



Revisions

MARTIN A. D. YABOR AIA, NCARB

Schematic Design

ARCHITECTS
PLANNERS
INTERIORS

MARTIN
A.D. YABOR
& ASSOC., INC.
AA 0002791

12124 S.W. 131 AVENUE MIAMI, FLORIDA 33186

MDHA Elderly Developments

Site #	Development Name	Address	Commisioner District	Number of Units	Make Ready Units	Units Ready for Occupancy
160	Opa Locka Elderly	2329 NW 136 St	1	50	2	0
130	Kline Nunn	8300 N Miami Ave	2	38	0	3
130	Little River Plaza	8255 NW Miami Ct	2	86	2	0
150	Palm Court	930 NW 95 St	2	88	0	1
150	Palm Towers	950 NW 95 St	2	103	4	3
150	Twin Lakes	1205 NW 95 St	2	76	0	2
190	Jollivette	2400 NW 63 St	2	66	4	0
110	Gwen Cherry #20	NW 76 & 77 St	3	23	0	1
110	Gwen Cherry #22	7101 NE Miami Ct	3	20	0	3
110	Lemon City	150 NE 69 St	3	100	5	4
110	Newberg	Across from 7217 NE Miami Ct	3	60	0	0
120	Ward Towers	2200 NW 54 St	3	200	1	4
121	Ward Towers ALF	5301 NW 23 Ave	3	100	0	2
130	Emmer Turnkey	7820 N Miami Ave	3	42	0	1
130	Peters Plaza	191 NE 75 St	3	102	0	5
180	Edison Plaza	200 NW 55 St	3	80	5	4
210	Wynwood Elderly	3000 NW 3 Ave	3	72	1	2
230	Phyllis Wheatley	1701 NW 2 Ct	3	40	0	1
230	Singer Plaza	1310 NW 16 St	3	100	1	0
231	Helen Sawyer Plaza	1150 NW 11 St Rd	3	104	2	8
232	Claude Pepper	750 NW 18 Terr	3	166	0	1
250	Abe Arronovitz	2701 NW 18 Ave	3	55	3	1
250	Dante Fascell	2929 NW 18 Ave	3	151	7	2
250	Donn Gardens	1861 NW 28 St	3	64	1	0
250	Scattered Site 11	1919 NW 29 St	3	40	0	0
250	Scattered Site 9	NW 21 Ave & 32 St	3	16	0	0
260	Three Round Towers	2920 NW 18 Ave	3	391	21	4
221	Jack Orr Plaza	550 NW 5 St	5	200	0	1
221	Parkside I & II	333/357 NW 3 St	5	56	0	0
240	Haley Sofge Towers	800/750 NW 13 Ave	5	475	10	4
241	Robert King High	1403-05 NW 7 St	5	315	2	3
270	Falk Turnkey	445-465 SW 16 Ave	5	48	1	0

270	Jose Marti Plaza	154 SW 17 Ave	5	55	2	0
270	Little Havana I	1759 SW 5 St	5	75	3	0
270	Riverside	950 SW 1 St	5	75	1	2
280	Harry Cain	490 NE 2 Ave	5	154	6	0
280	Joe Moretti	Scattered	5	288	13	2
280	Medvin Apts	945 SW 3 Ave	5	18	4	0
311	South Miami Plaza	6701 SW 62 Ave	6	97	1	2
270	Smathers Plaza	935 SW 30 Ave	7	182	1	4
310	Gibson Plaza	3160 Mundy St	7	65	0	0
310	Stirrup Plaza	3150 Mundy St	7	100	3	1
320	Biscayne Plaza	SW 288 St & 152 Ave	8	52	4	0
330	Florida City Gardens	900 NW 6 Ave	9	50	4	0
330	Homestead East	1350 NE 13 St	9	30	0	1
330	W Homestead Gardens	SW 4 Ct & 4 St	9	12	0	1
340	Perrine Gardens	10161 Circle Plaza	9	22	0	1
340	Perrine Villas	10000 W Jassamine	9	20	1	0
351	Moody Gardens	SW 135 Ave & 268 St	9	34	0	0
361	Goulds Plaza	US 1 & 213 St	9	50	2	0
160	Palmetto Gardens	16850 NW 55 Ave	13	40	0	0
		Totals		**4946**	**117**	**74**

MDHA currently has 3186 elderly/disabled persons on the Public Housing waiting list.

Navarro, Jorge L (MIA - X27435)

From: Martinez, Dora M (MDHA) [DMARTIN@miamidade.gov]
Sent: Tuesday, October 10, 2006 12:35 PM
To: Jorge.Navarro@hklaw.com
Subject: FW: Elderly Developments
Attachments: Elderly Units for Mario.xls

-----Original Message-----
From: Bland Thomas, Valeria (MDHA)
Sent: Tuesday, October 10, 2006 11:48 AM
To: Jorge.navarro@jklaw.com
Cc: Martinez, Dora M (MDHA)
Subject: FW: Elderly Developments

Attached is the information you requested. If you require any additional information, do not hesitate to contact me.

Valeria Bland Thomas, Esquire
Acting Director, New Markets Division
Miami-Dade Housing Agency
1401 N.W. 7 Street
Miami, Florida 33125
305-644-5112
305-633-1379

"Delivering Excellence Every Day"

-----Original Message-----
From: Nay, Freddie (MDHA)
ent: Sunday, October 08, 2006 9:51 AM
: Morlote, Mario F. (CMO)
: Rodriguez, Grisel M. (Team Metro); Brown, Patrick (MDHA); Bland Thomas, Valeria (MDHA)
ubject: RE: Elderly Developments

Mario:

ched is a refined spreadsheet with the data that you needed. Let me know if you need anything else.

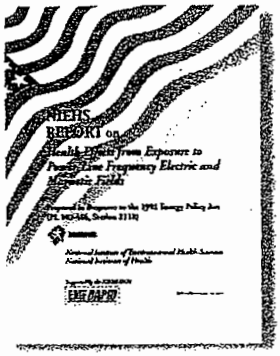
reddie H. Nay, Assistant Director
Public Housing Division
Miami-Dade Housing Agency
1401 NW 7 St.
Miami, Fl 33125
(305) 644-5311 Phone
(305) 649-1792 Fax
www.miamidade.gov
"Delivering Excellence Every Day"

-----Original Message-----
From: Morlote, Mario F. (CMO)
Sent: Friday, October 06, 2006 5:41 PM

22

diseases, the working group reported that animal and cellular studies neither confirm nor deny the epidemiological studies' suggestion of a disease risk. This report is available on the NIEHS EMF RAPID web site (http://www.niehs.nih.gov/emfrapid).

NIEHS Report to Congress at Conclusion of EMF RAPID Program



In June 1999, the NIEHS reported to the U.S. Congress that scientific evidence for an EMF-cancer link is weak.

The following are excerpts from the 1999 NIEHS report:

> The NIEHS believes that the probability that ELF-EMF exposure is truly a health hazard is currently small. The weak epidemiological associations and lack of any laboratory support for these associations provide only marginal, scientific support that exposure to this agent is causing any degree of harm.
>
> The scientific evidence suggesting that extremely low frequency EMF exposures pose any health risk is weak. The strongest evidence for health effects comes from associations observed in human populations with two forms of cancer: childhood leukemia and chronic lymphocytic leukemia in occupationally exposed adults. While the support from individual studies is weak, the epidemiological studies demonstrate, for some methods of measuring exposure, a fairly consistent pattern of a small, increased risk with increasing exposure that is somewhat weaker for chronic lymphocytic leukemia than for childhood leukemia. In contrast, the mechanistic studies and the animal toxicology literature fail to demonstrate any consistent pattern across studies, although sporadic findings of biological effects (including increased cancers in animals) have been reported. No indication of increased leukemias in experimental animals has been observed.

The full report is available on the NIEHS EMF RAPID web site (http://www.niehs.nih.gov/emfrapid).

No regulatory action was recommended or taken based on the NIEHS report. The NIEHS director, Dr. Kenneth Olden, told the Congress that, in his opinion, the conclusion of the NIEHS report was not sufficient to warrant aggressive regulatory action.

The NIEHS did not recommend adopting EMF standards for electric appliances or burying electric power lines. Instead, it recommended providing public information about practical ways to reduce EMF exposure. The NIEHS also suggested that power companies and utilities "continue siting power lines to reduce exposures and . . . explore ways to reduce the creation of magnetic fields around transmission and distribution lines without creating new hazards." The NIEHS encouraged manufacturers to reduce magnetic fields at a minimal cost, but noted that the risks do not warrant expensive redesign of electrical appliances.

The NIEHS also encouraged individuals who are concerned about EMF in their homes to check to see if their homes are properly wired and grounded, since incorrect wiring or other code violations are a common source of higher-than-usual magnetic fields.

/ 24

The electric power industry contributed about half, or $22.5 million, of the $45 million eventually spent on EMF research over the course of the EMF RAPID Program. The NIEHS received $30.1 million from this program for research, public outreach, administration, and the health assessment evaluation of extremely low frequency (ELF) EMF. The DOE received approximately $15 million from this program for engineering and EMF mitigation research. The NIEHS contributed an additional $14.5 million for support of extramural and intramural research including long-term toxicity and carcinogenicity studies conducted by the National Toxicology Program.

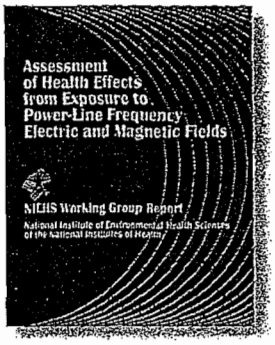
EMF RAPID Program Interagency Committee

- National Institute of Environmental Health Sciences
- Department of Energy
- Department of Defense
- Department of Transportation
- Environmental Protection Agency
- Federal Energy Regulatory Commission
- National Institute of Standards and Technology
- Occupational Safety and Health Administration
- Rural Electrification Administration

An interagency committee was established by the President of the United States to provide oversight and program management support for the EMF RAPID Program. The interagency committee included representatives from NIEHS, DOE, and seven other federal agencies with EMF-related responsibilities.

The EMF RAPID Program also received advice from a National EMF Advisory Committee (NEMFAC), which included representatives from citizen groups, labor, utilities, the National Academy of Sciences, and other groups. They met regularly with DOE and NIEHS staff to express their views. NEMFAC meetings were open to the public. The EMF RAPID Program sponsored citizen participation in some scientific meetings as well. A broad group of citizens reviewed all major public information materials produced for the program.

NIEHS Working Group Report 1998



In preparation for the EMF RAPID Program's goal of reporting to the U.S. Congress on possible health effects from exposure to EMF from power lines, the NIEHS convened an expert working group in June 1998. Over 9 days, about 30 scientists conducted a complete review of EMF studies, including those sponsored by the EMF RAPID Program and others. Their conclusions offered guidance to the NIEHS as it prepared its report to Congress.

Using criteria developed by the International Agency for Research on Cancer, a majority of the members of the working group concluded that exposure to power-frequency EMF is a possible human carcinogen.

The majority called their opinion "a conservative public health decision based on limited evidence for an increased occurrence of childhood leukemias and an increased occurrence of chronic lymphocytic leukemia (CLL) in occupational settings." For these

123

National Academy of Sciences Report

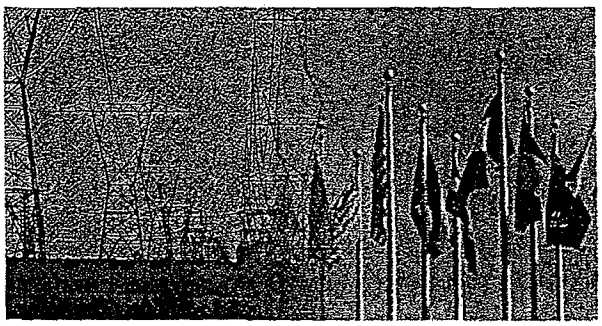
In October 1996, a National Research Council committee of the National Academy of Sciences (NAS) released its evaluation of research on potential associations between EMF exposure and cancer, reproduction, development, learning, and behavior. The report concluded:

> Based on a comprehensive evaluation of published studies relating to the effects of power-frequency electric and magnetic fields on cells, tissues, and organisms (including humans), the conclusion of the committee is that the current body of evidence does not show that exposure to these fields presents a human-health hazard. Specifically, no conclusive and consistent evidence shows that exposures to residential electric and magnetic fields produce cancer, adverse neurobehavioral effects, or reproductive and developmental effects.

The NAS report focused primarily on the association of childhood leukemia with the proximity of the child's home to power lines. The NAS panel found that although a link between EMF exposure and increased risk for childhood leukemia was observed in studies that had estimated EMF exposure using the wire code method (distance of home from power line), such a link was not found in studies that had included actual measurements of magnetic fields at the time of the study. The panel called for more research to pinpoint the unexplained factors causing small increases in childhood leukemia in houses close to power lines.

World Health Organization International EMF Project

The World Health Organization (WHO) International EMF Project, with headquarters in Geneva, Switzerland, was launched at a 1996 meeting with representatives of 23 countries attending. It was intended to respond to growing concerns in many member states over possible EMF health effects and to address the conflict between such concerns and technological and economic progress. In its advisory role, the WHO International EMF Project is now reviewing laboratory and epidemiological evidence, identifying gaps in scientific knowledge, developing an agenda for future research, and developing risk communication booklets and other public information. The WHO International EMF Project is funded with contributions from governments and institutions and is expected to provide an overall EMF health risk assessment. Additional information about this program can be found on the WHO EMF web site (http://www.who.int/peh-emf).



As part of this project, in 1997 a working group of 45 scientists from around the world surveyed the evidence for adverse

EMF health effects. They reported that, "taken together, the findings of all published studies are suggestive of an association between childhood leukemia and estimates of ELF (extremely low frequency or power-frequency) magnetic fields."

Much like the 1996 U.S. NAS report, the WHO report noted that living in homes near power lines was associated with an approximate 1.5-fold excess risk of childhood leukemia. But unlike the NAS panel, WHO scientists had seen the results of the 1997 U.S. National Cancer Institute study of EMF and childhood leukemia (see page 17). This work showed even more strongly the inconsistency between results of studies that used a wire code to estimate EMF exposure and studies that actually measured magnetic fields.

Regarding health effects other than cancer, the WHO scientists reported that the epidemiological studies "do not provide sufficient evidence to support an association between extremely-low-frequency magnetic-field exposure and adult cancers, pregnancy outcome, or neurobehavioural disorders."

World Health Organization International Agency for Research on Cancer

The WHO International Agency for Research on Cancer (IARC) produces a monograph series that reviews the scientific evidence regarding potential carcinogenicity associated with exposure to environmental agents. An international scientific panel of 21 experts from 10 countries met in June 2001 to review the scientific evidence regarding the potential carcinogenicity of static and ELF (extremely low frequency or power-frequency) EMF. The panel categorized its conclusions for carcinogenicity based on the IARC classification system—a system that evaluates the strength of evidence from epidemiological, laboratory (human and cellular), and mechanistic studies. The panel classified power-frequency EMF as "possibly carcinogenic to humans" based on a fairly consistent statistical association between a doubling of risk of childhood leukemia and magnetic field exposure above 0.4 microtesla (0.4 μT, 4 milligauss or 4 mG).

In contrast, they found no consistent evidence that childhood EMF exposures are associated with other types of cancer or that adult EMF exposures are associated with increased risk for any kind of cancer. The IARC panel reported that no consistent carcinogenic effects of EMF exposure have been observed in experimental animals an that there is currently no scientific explanation for the observed association between childhood leukemia and EMF exposure. Further information can be obtained at the IARC web sites (http://www.iarc.fr and http://monographs.iarc.fr).

International Commission on Non-Ionizing Radiation Protection

The International Commission on Non-Ionizing Radiation Protection (ICNIRP) issuec exposure guidelines to guard against known adverse effects such as stimulation of nerves and muscles at very high EMF levels, as well as shocks and burns caused by touching objects that conduct electricity (see page 47). In April 1998, ICNIRP revisec its exposure guidelines and characterized as "unconvincing" the evidence for an association between everyday power-frequency EMF and cancer.

European Union

In 1996, a European Union (EU) advisory panel provided an overview of the state of science and standards among EU countries. With respect to power-frequency EMF, the panel members said that there is no clear evidence that exposure to EMF results in an increased risk of cancer.

Australia—Radiation Advisory Committee Report to Parliament

In 1997, Australia's Radiation Advisory Committee briefly reviewed the EMF scientific literature and advised the Australian Parliament that, overall, there is insufficient evidence to come to a firm conclusion regarding possible health effects from exposure to power-frequency magnetic fields.

The committee also reported that "the weight of opinion as expressed in the U.S. National Academy of Sciences report, and the negative results from the National Cancer Institute study (Linet et al., 1997) would seem to shift the balance of probability more towards there being no identifiable health effects" (see pages 17 and 53).

Canada—Health Canada Report

In December 1998, a working group of public health officers at Health Canada, the federal agency that manages Canada's health care system, issued a review of the scientific literature regarding power-frequency EMF health effects. They found the evidence to be insufficient to conclude that EMF causes a risk of cancer.

The report concluded that while EMF effects may be observed in biological systems in a laboratory, no adverse health effects have been demonstrated at the levels to which humans and animals are typically exposed.

As for epidemiology, 25 years of study results are inconsistent and inconclusive, the panel said, and a plausible EMF-cancer mechanism is missing. Health Canada pledged to continue monitoring EMF research and to reassess this position as new information becomes available.

Germany—Ordinance 26

On January 1, 1997, Germany became the first nation to adopt a national rule on EMF exposure for the general public. Ordinance 26 applies only to facilities such as overhead and underground transmission and distribution lines, transformers, switchgear and overhead lines for electric-powered trains. Both electric (5 kV/m) and magnetic field exposure limits (1 Gauss) are high enough that they are unlikely to be encountered in ordinary daily life. The ordinance also requires that precautionary measures be taken on a case-by-case basis when electric facilities are sited or upgraded near homes, hospital, schools, day care centers, and playgrounds.

Great Britain—National Radiological Protection Board Report

The National Radiological Protection Board (NRPB) in Great Britain advises the government of the United Kingdom regarding standards of protection for exposi to non-ionizing radiation. The NRPB's advisory group on non-ionizing radiation periodically reviews new developments in EMF research and reports its findings Results of the advisory group's latest review were published in 2001. The report reviewed residential and occupational epidemiological studies, as well as cellula animal, and human volunteer studies that had been published.

The advisory group noted that there is "some epidemiological evidence that prolonged exposure to higher levels of power frequency magnetic fields is associ with a small risk of leukaemia in children." Specifically, the NRPB advisory grou analysis suggests "that relatively heavy average exposures of 0.4 μT [4 mG] or n are associated with a doubling of the risk of leukaemia in children under 15 yea age." The group pointed out, however, that laboratory experiments have provid "no good evidence that extremely low frequency electromagnetic fields are capa of producing cancer."

Scandinavia—EMF Developments

In October 1995, a group of Swedish researchers and government officials publi a report about EMF exposure in the workplace. This "Criteria Group" reviewed scientific literature and, using the IARC classification system, ranked occupatior EMF exposure as "possibly carcinogenic to humans." They also endorsed the Swedish government's 1994 policy statement that public exposure limits to EM were not needed, but that people might simply want to use caution with EMFs

In 1996, five Swedish government agencies further explained their precautior advice about EMF: EMF exposure should be reduced, they said, but only whe practical, without great inconvenience or cost.

Health experts in Norway, Denmark, and Finland generally agreed in reviews published in the 1990s that if an EMF health risk exists, it is small. They acknowledged that a link between residential magnetic fields and childhood leukemia cannot be confirmed or denied. In 1994, several Norwegian govern ministries also recommended increasing the distance between residences and electrical facilities, if it could be done at low cost and with little inconvenienc

Q What other U.S. organizations have reported on El

A

American Medical Association

In 1995, the American Medical Association advised physicians that no scientil documented health risk had been associated with "usually occurring" EMF, b a review of EMF epidemiological, laboratory studies, and major literature revi

American Cancer Society

In 1996, the American Cancer Society released a review of 20 years of EMF epidemiological research including occupational studies and residential studi

adult and childhood cancer. The society noted that some data support a possible relationship of magnetic field exposure with leukemia and brain cancer, but further research may not be justified if studies continue to find uncertain results. Of particular interest is the summary of results from eight studies of risk from use of household appliances with relatively high magnetic fields, such as electric blankets and electric razors. The summary suggested that there is no persuasive evidence for increased risk with more frequent or longer use of these appliances.

American Physical Society

The American Physical Society (APS) represents thousands of U.S. physicists. Responding to the NIEHS Working Group's conclusion that EMF is a possible human carcinogen, the APS executive board voted in 1998 to reaffirm its 1995 opinion that there is "no consistent, significant link between cancer and power line fields."

California's Department of Health Services

In 1996, California's Department of Health Services (DHS) began an ambitious five-year effort to assess possible EMF public health risk and offer guidance to school administrators and other decision-makers. The California Electric and Magnetic Fields (EMF) Program is a research, education, and technical assistance program concerned with the possible health effects of EMF from power lines, appliances, and other uses of electricity. The program's goal is to find a rational and fair approach to dealing with the potential risks, if any, of exposure to EMF. This is done through research, policy analysis, and education. The web site has educational materials on EMF and related health issues for individuals, schools, government agencies, and professional organizations (http://www.dhs.ca.gov/ps/deodc/ehib/emf).

Q What can we conclude about EMF at this time?

A Electricity is a beneficial part of our daily lives, but whenever electricity is generated, transmitted, or used, electric and magnetic fields are created. Over the past 25 years, research has addressed the question of whether exposure to power-frequency EMF might adversely affect human health. For most health outcomes, there is no evidence that EMF exposures have adverse effects. There is some evidence from epidemiology studies that exposure to power-frequency EMF is associated with an increased risk for childhood leukemia. This association is difficult to interpret in the absence of reproducible laboratory evidence or a scientific explanation that links magnetic fields with childhood leukemia.

EMF exposures are complex and come from multiple sources in the home and workplace in addition to power lines. Although scientists are still debating whether EMF is a hazard to health, the NIEHS recommends continued education on ways of reducing exposures. This booklet has identified some EMF sources and some simple steps you can take to limit your exposure. For your own safety, it is important that any steps you take to reduce your exposures do not increase other obvious hazards such as those from electrocution or fire. At the current time in the United States, there are no federal standards for occupational or residential exposure to 60-Hz EMF.

Florida Power & Light Company, P.O. Box 2851, Daytona Beach, FL 32120-2851

FPL.

Felix Lasarte
701 Brickell Ave
Miami FL 33131

Dear Mr. Lasarte,

Thank you for contacting Florida Power & Light Company with your questions about electric and magnetic fields.

We share your interest in understanding electric and magnetic fields, in finding some perspective on the question of whether EMF affects our health, and in learning what options may reduce exposure. The following material is offered in the hope it will add to your understanding of the issue:

- Your guide to Understanding EMF – a colorful brochure published by the Culver Company
- EMF: Electric and Magnetic Fields Associated with the use of electric Power: Questions and Answers – published by the National Institute of Environmental Health Sciences (dated June 2002).

Over the years, FPL has earned a reputation as a leader in providing safe, reliable and cost-effective products and services in an environmentally responsible manner. In addition to providing information to the public on EMF, we also are addressing public and employee interests by:

- Complying with laws, codes and regulations designed to protect public health, safety and welfare, including the National Electrical Safety Code and the Florida EMF Rule.
- Promoting employee and public awareness and understanding of EMF.
- Monitoring federal, state and industry and policy development.

I hope that once you've looked over these materials, you will give me a call if you have other questions or if I can be of additional assistance. My number is 1-800-749-2285, option 26.

RECEIVED
OCT 13 2006
HOLLAND & KNIGHT

Sincerely,

Philip Woodham
Operations Research Specialist

(1)

Supporters of Application No 5

Lucy Trujillo 15224 SW 140st 33196
Oscar Trujillo 15224 SW 140 ST. 33196
Tina Calig 10200 SW 162 PL 33196
Jorge Velasquez - 6250 SW 130 AVE. MIAMI FL -
AMANDA RAMIREZ 6250 SW 130 AV #710 Miami FL 33183
REBECA LLACH 9523 SW 138 PL Miami FL 33186
ALVARO LLACH 9523 SW 138 PL MIAMI FL 33186
~~Dana Caceres~~ 9859 SW 161 pl. miami fl. 33196-6603. 786 897 9972
Olga Calvo - 15604 SW 103 TERRA Miami FL 33196
Isabel Lopez 15689 SW 106 LANE MIAMI FL. 33196
Salvador Gonzalez 15603 SW 103 TERR MIAMI FL 33196
Romelia Gonzalez 15603 SW 103 TERR MIAMI FL 33196
Anna Contreras 17947 SW 122 PL Miam FL 33186
Gordon Thern 8540 SW 133 AV RD #223 Miami ~~FL~~ 33183
Patricia Duran 11958 SW 122 PL. Miam FL 33186

NIEHS The National Institute of Environmental Health Sciences

EMF RAPID Electric and Magnetic Fields Research and Public Information Dissemination Program

CDMP App # 8 3-12-07

Assessment of Health Effects from Exposure
to Power-Line Frequency Electric and Magnetic Fields

Chapter 5 Final Summary and Evaluation

As mentioned in the Introduction, the final evaluation of the carcinogenicity of extremely low frequency electric and magnetic fields (ELF EMF) was made following the working procedures and evaluation method of the International Agency for Research on Cancer (IARC), as modified in Appendix A. The final evaluations for non-cancer end-points were made by a similar procedure, with consideration of other data relevant to the evaluation of carcinogenicity and its mechanisms (Section 12 (b) in Appendix A). A brief discussion of the levels of evidence as defined by the IARC is warranted.

The predominant evaluations of the various health end-points covered in this report are 'limited' and 'inadequate' evidence. 'Limited evidence' is not an unusual finding for epidemiological data in the *IARC Monographs on the Evaluation of Carcinogenic Risks to Humans*. This degree of evidence is generally provided by studies for which there is credible evidence of an association and for which a causal linkage cannot be established with a high degree of certainty. This does not mean the effect is weak, nor does it mean there is clearly an effect, although these issues enter into the evaluation. In most cases, this degree of evidence is associated with one or more of the following problems: questionable identification of the exposure factor(s) associated with the disease outcome (either a dose surrogate was used or individuals were missclassified as to their exposure category), bias may have played a small role in the finding, confounders were not ruled out to the satisfaction of the original investigator and/or the Working Group, the observed effect was small, making clear detection of an effect difficult, and/or there is little information on dose-response in the available report. The careful reader is directed to the sections on human epidemiological findings for a clear description of each study. For experimental animal bioassays, 'limited evidence' for an effect is generally driven by clear findings in only a single study for a single end-point or minor problems with a set of data which otherwise would have been positive; confounding, bias, and exposure missclassification generally should not exist in laboratory studies.

*a*equate evidence' can imply one of four possibilities: (1) there are insufficient data for making a judgment of any kind (e.g. poor study design, making interpretation impossible); (2) the data suggest a positive effect but, due to limitations in design or very weak findings, cannot be interpreted as suggesting a causal linkage; (3) the data suggest a negative effect but, due to limitations in design or very few findings, cannot be interpreted as suggesting no effect; and (4) the data are contradictory and no clear pattern is discernible. For case (1), given a solid hypothesis, it may be beneficial to continue to study an inadequate finding using a better design in the same experimental system. For case (2), if the effect seen is of public health consequence, it should be studied further but with a clear hypothesis and perhaps in conjunction with other studies such as those providing mechanistic interpretation. In case (3), unless there is a clear scientific reason for further study, again involving a defined hypothesis, there is little need to continue to study the observed effect. Finally, for case (4), the effect might be further studied if the scientific issues are compelling or if health concerns are raised, but it is unlikely that another study of similar design would be performed. Additional studies might not be needed. Again, a careful reader searching for scientific hypotheses for further study should read the more detailed descriptions of the findings presented in the three preceding chapters.

The final evaluations and a brief description of the evidence supporting these evaluations are given below.

5.1 Carcinogenicity in humans

The Working Group concluded that ELF EMF are **possibly carcinogenic to humans** (Group 2B, Appendix B). This evaluation was supported by 19 members of the Working Group; 8 members considered that the evidence fell into Group 3 ('ELF EMF are not classifiable as to their carcinogenicity to humans'), 1 member considered that the evidence fell into Group 4 ('ELF EMF are probably not carcinogenic to humans'), 1 member abstained from the vote, and 0 members were absent and did not vote. 2 members of the Working Group who were absent for the final vote left clear instructions as to what their vote would be, and these are recorded in the counts given above.

Evidence from epidemiological studies to support the evaluation

The majority (20 out of 26) of the Working Group members who voted concluded there is limited evidence that residential exposure to ELF magnetic fields is carcinogenic to children on the basis of the results of studies of childhood leukemia; the remaining 6 voting members concluded that there was inadequate evidence. Three lines of evidence supported the overall finding: the association between exposure to calculated magnetic fields and risk for childhood leukemia, the association between exposure to measured

24-h magnetic fields and risk for childhood leukemia, and continued concern about the association between wire codes and risk for childhood leukemia. There was inadequate evidence from spot measurements of magnetic fields in homes to support this finding.

The majority (14 out of 25) of the Working Group members who voted considered that there is limited evidence that occupational exposure to ELF magnetic fields is carcinogenic to humans on the basis of results of studies of chronic lymphocytic leukemia (CLL); the remaining 11 voting members concluded that there is inadequate evidence. The association between exposure to magnetic fields and risk for CLL was considered in three studies of its incidence (two in Sweden and one in Canada and France) and in one study of mortality from this disease (in the USA). No association was found in the US study, which was based on diagnoses derived from death certificates. In the Canada-France study, a nonsignificantly increased risk was seen overall and in two of the three cohorts. Differences in definition and in follow-up of the three cohorts, however, limit the interpretation of these results. A significant increase in risk was seen in both of the Swedish studies (Feychting *et al.*, 1997; Floderus *et al.*, 1993). Although the study of Feychting *et al.* provides unique information on the potential importance of combined occupational and residential exposure in adults, it suffers from small numbers and weakness in exposure assessment, particularly for women. In the study of Floderus *et al.*, the risk increased with increasing exposure; it was particularly strong for the highest exposure category and increased somewhat when adjusted for exposure to potential confounders. The refusal rate in that study, however, could have introduced a bias in the results.

The majority (22 out of 25) of the Working Group members who voted concluded that there is inadequate evidence for an association between occupational exposure to ELF EMF and the risk for other cancers; 2 voting members concluded that there is limited evidence and one that there is evidence for lack of an effect. The cancers considered were acute myelogenous leukemia (4 studies), brain cancer (5 studies), male breast cancer (10 studies), and female breast cancer (4 studies). Overall, the inadequacy of the findings is due to limitations in study design, inconsistency in findings across studies, and/or a lack of association.

The majority (24 out of 25) of the Working Group members who voted concluded that there is inadequate evidence that residential exposure to ELF magnetic fields is carcinogenic to adults; the other voting member concluded there is evidence suggesting lack of effect. The cancers considered in this evaluation included leukemias (2 studies of use of appliances, 3 studies of distance from power lines, 2 studies of measured fields, and one study of calculated fields), breast cancer (4 studies), and cancers of the nervous system (3 studies). Overall, the inadequacy of the findings is due to limitations in study design, inconsistency in findings across studies, and/or a lack of association. In general, none of the associations between residential exposure to magnetic fields and the risk for cancer was by itself convincingly positive; however, the quality of the exposure assessment is a serious limitation in all of these studies.

There is inadequate evidence with respect to childhood nervous system tumors. This conclusion was supported by 25 Working Group members; there were 2 abstentions and 2 absent.

There is inadequate evidence with respect to childhood lymphoma. This conclusion was supported by 25 Working Group members; there were 2 abstentions and 2 absent.

5.1.2 Evidence from studies of carcinogenicity in experimental animals *in vivo* to support the evaluation

The majority (19 out of 27) of the Working Group members who voted concluded that there is inadequate evidence in experimental animals for the carcinogenicity of exposure to ELF EMF; the other 8 members concluded that there was evidence for a lack of effect. The overall conclusion of the Working Group was that most of the studies suggest a lack of carcinogenicity, and the few that gave results of borderline positivity are inadequate to conclude that exposure to magnetic fields at the magnitude and configurations at which they were investigated increases the incidence of cancer in rodents. Two long-term bioassays showed no carcinogenic response, but one showed an equivocal response at one tumor site in animals of one sex of one species. Within the limits of the experimental model of multistage mammary carcinogenesis, the results of the ensemble of experiments did not provide convincing evidence for a promoting effect of EMF on chemically induced mammary cancer. In another commonly investigated model, skin carcinogenesis, exposure to magnetic fields had no effect. EMF did not induce leukemia or lymphoma in mice or rats in several studies.

5.1.3 Mechanistic and *in vitro* evidence to support the evaluation

When mechanistic data are available to support reported toxicological results, the IARC guidelines allow that support to be categorized as 'weak', 'moderate', or 'strong'. All (27) of the Working Group members who voted concluded that a limited number of well-performed studies provide moderate evidence for mechanistically plausible effects of ELF EMF *in vitro* at intensities greater than 100 μT on end-points generally regarded as reflecting the action of toxic agents. All (26) of the Working Group members who voted concluded that the in-vitro evidence and information on physical mechanisms provide weak support for an effect of fields of intensities below approximately 100 μT.

A series of recent (1996-98) studies has shown that field exposure induces gene mutations. ELF fields at flux densities below 100 μT have consistently been shown to have no effect on mutation rates, but fields of 200-400,000 μT reproducibly and significantly enhance mutation rates after initiation with either X-rays or gamma-rays. Moreover, exposure to 400,000 μT has been shown to increase the number of mutations in the absence of ionizing radiation in two human cell lines. Thus, multiple, self-consistent reports demonstrate se-dependent effect on a process or end-point commonly considered to be associated with nogenesis. Importantly, the flux densities used in all of these studies (≥ 100 μT) are within the range of a single physical transduction mechanism, specifically magneto-chemical transduction. The potential for magneto-chemical effects at flux densities above 100 μT has been firmly established in both theoretical analyses and biochemical investigations.

Numerous well-performed studies have also shown strong effects on other end-points commonly associated with carcinogenesis, including significantly increased cell proliferation, disruption of signal transduction pathways, and inhibition of differentiation, all of these effects occurring at field intensities greater than 100 μT. Like the studies of gene mutations, these investigations were performed at sufficiently high intensities that magneto-chemical transduction is a plausible mechanism of field-cell transduction, although this does not preclude other mechanisms of interaction.

5.1.4 Discussion

There is little doubt that the evidence in support of the decision to classify ELF EMF into Group 2B is driven by the results of studies on childhood leukemia in residential environments and on CLL in adults in occupational settings. The fact that limited evidence was seen for CLL in adults should not be construed as providing support for the finding with regard to leukemia in children, however: childhood leukemia and adult CLL are very different diseases with different etiologies. Also, the inadequacy of the evidence for an effect on the risk for CLL in adults in the studies of residential exposure neither supports nor refutes the findings in the studies of occupational exposure. The in-vitro and mechanistic data provide, at best, marginal support for the conclusion that ELF EMF are possibly carcinogenic to humans. While ELF magnetic fields at intensities greater than 100 μT provide moderate support for effects *in vitro*, there was little evidence of effects at intensities below this limit, which cover most of the range of exposure in the studies of residential childhood exposure and adult occupational exposure. Relatively few of the studies of occupational exposure addressed exposure to electric fields. Finally, the inadequate evidence from long-term bioassays for carcinogenicity in rodents is driven more by lingering concerns about single findings in two separate studies than by an overall concern that something has been missed in these studies or that there is a trend toward a ive effect in poorly conducted studies.

5.2 Non-cancer health effects

5.2.1 Non-cancer adverse health effects

None of the evidence for adverse health effects seen after exposure to ELF EMF achieved a degree of evidence exceeding 'inadequate' (for humans) or 'weak' (for experimental animals). The end-points evaluated in humans were adverse birth outcomes after maternal exposure, adverse reproductive effects after paternal exposure, Alzheimer disease, amyotrophic lateral sclerosis and other motor neuron diseases, suicide and depression, and cardiovascular disease.

There is inadequate evidence that maternal occupational exposure to ELF EMF causes adverse birth outcomes. This conclusion was supported by 22 Working Group members; there were 2 votes for 'lack' of evidence, 1 abstention, and 4 absent.

There is inadequate evidence that paternal occupational exposure to ELF EMF causes reproductive effects. This conclusion was supported by 20 Working Group members; there were 3 votes for 'lack' of evidence, 2 abstentions, and 4 absent.

There is inadequate evidence that occupational exposure to ELF EMF causes Alzheimer disease. This conclusion was supported by 23 Working Group members; there was 1 vote for 'lack' of evidence, 1 abstention, and 4 absent.

There is inadequate evidence that occupational exposure to ELF EMF causes amyotrophic lateral sclerosis. This conclusion was supported by 24 Working Group members; there was 1 abstention and 4 absent.

There is inadequate evidence that occupational exposure to ELF EMF causes suicide or depression. This lusion was supported by 17 Working Group members; there were 6 votes for 'lack' of evidence, 2 entions, and 4 absent.

There is inadequate evidence that occupational exposure to ELF EMF causes cardiovascular disease. This conclusion was supported by 24 Working Group members; there was 1 abstention and 4 absent.

There is inadequate evidence that environmental exposure to ELF EMF has adverse effects on pregnancy

outcome or is associated with depression. This conclusion was support by 23 Working Group members; there was one vote for 'no' evidence, 1 abstention, and 4 absent.

There is no evidence in experimental animals for effects of ELF EMF on the immune system. This conclusion was supported by 13 members of the Working Group; there were six votes for 'weak' evidence, one abstention, and nine absent.

There is no evidence that exposure to power-line frequency EMF affects the hemotological parameters of rodents. This conclusion was supported by 17 members of the Working Group; there was 1 abstention and 11 absent.

There is weak evidence for the neurobehavioral, neuropharmacological, neurophysiological, and neurochemical effects of electromagnetic fields in experimental animals. This conclusion was supported by 9 members of the Working Group; there were 8 votes for 'moderate' evidence, 3 abstentions, and 9 absent.

There is no evidence for the reproductive or developmental effects of exposure to sinusoidal magnetic fields in experimental animals. This conclusion was supported by 17 Working Group members; there were 3 votes for 'weak' evidence, 8 abstentions, 1 absent.

Because of the complexity of the electromagnetic environment, the review of epidemiological and other biological studies did not allow precise determination of the specific, critical conditions of exposure to ELF EMF associated with the disease end-points studied.

5.2.2 Other biological effects

There was one biological effect which the majority (14 out of 19) of the Working Group found to have strong evidence; exposure to electric and magnetic fields affects bone repair and adaptation. The remaining 5 votes were for moderate evidence. There appears to be substantial, accumulating evidence that complex clinical exposures to PEMF have a significant effect on the primary bone healing processes. The studies of both osteotomy and spinal fusion show a robust effect. While quantification and analysis were weak in these two studies, they are prospective, randomized, double-blind trials, a rarity in the field of orthopedics. Perhaps the most convincing trial is that of the response of bone tissue during limb lengthening. While no effect on secondary bone healing was observed, there was significant inhibition of bone resorption and evidence of new bone formation. Studies in animals *in vivo* indicate only limited efficacy. Magnetic therapy appears incapable of enhancing the healing of osteotomies, ingrowth of bone into a defect, bone elongation, or graft healing and, in at least one case (ingrowth), may inhibit the normal process. The results obtained in a model of endochondral ossification after exposure of whole animals suggest, however, that magnetic field therapy can be effective. Conversely, magnetic fields in animals appear to have a strong, reproducible effect on the process of appositional (surface) bone growth and on inhibition of bone resorption.

The Working Group could not reach a conclusion about whether exposure to electric and magnetic fields affect nervous and non-bone connective tissue repair and adaptation in vertebrates. This conclusion was supported 12 Working Group members abstaining; there were 10 votes for 'moderate' evidence, 6 votes for 'weak' evidence, and 1 absent.

There is weak evidence that short term human exposure to ELF EMF causes changes in heart-rate variability. This conclusion was supported by 13 Working Group members; there was 1 vote for 'moderate' evidence, 2 votes for 'no' evidence, 8 abstentions, and 5 absent.

There is weak evidence that short term human exposure to ELF EMF causes changes in sleep disturbance. This conclusion was supported by 15 Working Group members; there were 9 abstentions and 5 absent.

There is weak evidence that short term human exposure to ELF EMF causes suppression of melatonin. The conclusion for effects on melatonin was supported by 16 Working Group members; there was 1 vote for 'moderate' evidence, 2 votes for 'no' evidence, 5 abstentions, and 5 absent.

There is no evidence that such exposure has other effects on the biological end-points studied in the laboratory. This conclusion was supported by 12 Working Group members; there were 2 votes for 'weak' evidence, 11 abstentions, and 5 absent. The tie vote was broken by the Chair.

There is weak evidence that exposure to electric and magnetic fields alters the levels of melatonin in rodents. This conclusion is supported by 14 members of the Working Group; there were 9 votes for moderate support; 4 abstentions; 2 absent.

There is *no* evidence that exposure to electric and magnetic fields alters the levels of melatonin in sheep or baboons. This conclusion is supported by 14 members of the Working Group; there were 13 abstentions; 2 absent.

There is no evidence in experimental animals for effects of ELF EMF on hematological system from

exposure to ELF electromagnetic fields. This conclusion was supported by 17 members of the Working Group; there was 17 abstention and 11 absent.

There is strong evidence that electric fields can be perceived. This conclusion was supported by 18 members of the Working Group; 2 abstentions; 9 absent.

5.? Overall evaluation

A majority of the Working Group concluded that classification of ELF EMF as possibly carcinogenic (Group 2B) is a conservative, public-health decision based on limited evidence of an increased risk for childhood leukemias with residential exposure and an increased occurrence of CLL associated with occupational exposure. For these particular cancers, the results of *in vivo*, *in vitro*, and mechanistic studies do not confirm or refute the findings of the epidemiological studies. The overall body of evidence has, however, laid a foundation for furthering our understanding of the biological effects, mechanisms, and exposure circumstances that may be related to the possible carcinogenicity and other adverse human health effects of exposure to ELF EMF.

Back to: **Assessment of Health Effects from Exposure to Power-Line Frequency Electric and Magnetic Fields**

EMF*RAPID* Home | NIEHS Home
For More Information About EMF: **Web Center**
Last Modified: 04 Oct 2002

ADDITIONAL INFORMATION

Item Handed in for Application Nos. 13, 14 and 15

- Letter from the City of Florida City in support of the applications

City of Florida City

Gateway to the Florida Keys and the Everglades

Office of the Mayor

November 17th, 2006

Miami-Dade County Board of County Commissioners
Stephen P. Clark Government Center
111 NW 1st Street
Miami, FL. 33128

Honorable Members of the County Commission:

The City of Florida City, as any other municipality, has a special interest in ensuring that properties immediately adjacent to its municipal boundaries are developed in a matter consistent and in harmony with the overall trend of development for the area.

As you may be aware; the properties subject to Application Numbers: 13, 14 and 15 of the April 2006 Cycle of Amendments to the Miami-Dade County Comprehensive Development Master Plan are located immediately adjacent to the municipal boundaries of Florida City.

As such, I have asked my staff to review the application and, after careful consideration, we have reached the conclusion that Application Numbers: 13, 14 and 15 are consistent with the development patterns within Florida City and immediately to the east of the subject properties.

We therefore urge your support of Application Numbers 13, 14 and 15.

Sincerely,

Otis T. Wallace

OTIS T. WALLACE, MAYOR

404 West Palm Drive • P.O. Box 343570 • Florida City, Florida 33034-0570 • Telephone (305) 247-8221 • Fax (305) 242-8133

ADDITIONAL INFORMATION

Application No. 13

- Declaration of Restrictions

Holland+Knight

Tel 305 374 8500
Fax 305 789 7799

Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131-2847
www.hklaw.com

March 6, 2007

VIA HAND DELIVERY

Ms. Diane O'Quinn
Miami-Dade County
Department of Planning & Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

RE: Proposed Changes to Application No. 13 / April 2006 Cycle of Amendments to the Miami-Dade County Comprehensive Development Master Plan ("CDMP")

Dear Ms. O'Quinn:

Please accept this letter as the petition from Tagoror Investments, LLC, a Florida limited liability company (the "Owner"), to request that the Miami-Dade Board of County Commissioners (the "Board") consider certain changes to Application No. 13 in the April 2006 Cycle of Amendments to the CDMP. As you know, Section 2-116.1(4)(B), Miami-Dade County Code of Ordinances, permits the Board to adopt a CDMP Amendment with changes so long as such changes are "within the scope of the written objections, recommendations and comments submitted by the State land planning agency pursuant to Section 163.3184(6), F.S." On February 16, 2007, the Florida Department of Community Affairs ("DCA") submitted its Objections, Recommendations and Comments Report (the "ORC Report") to Miami-Dade County. The changes requested by the Owner to Application No. 13 are intended to address the of the objection raised by DCA with respect to Application No. 13.

The ORC Report noted the following objections and recommendations with respect to Application No. 13:

- The County has not demonstrated that the proposed land use change to the Future Land Use Map ("FLUM") will be supported by an adequate potable water supply. As a result, DCA recommended that Miami-Dade County revise its Water, Sewer, and Solid Waste Element and the Capital Improvement Element to tie future water supply projects to specific future water demand.

In order to address the foregoing objections, the Owner proposes the following:

- A revision to the Water, Sewer, and Solid Waste Element and the Capital Improvement Element to include the text changes and data and analysis attached hereto as Exhibit 1. As we have discussed, the proposed changes to the Water, Sewer and Solid Waste Element and the Capital Improvement Element reflect capital improvement projects that Miami-Dade County has committed to constructing as part of the on-going negotiations with the South Florida Water Management District regarding future water allocations pursuant to a proposed 20-year Consumptive Use Permit. As recommended in the ORC Report, the inclusion of the referenced text changes and data and analysis will tie future population growth with capital improvements proposed by Miami-Dade County.

- A revision of the "Interpretation of the Land Use Plan Map" section entitled "Concepts and Limitations for the Land Use Plan" (Pages I-62-I-63) as follows:

> **Restrictions.** Restrictions accepted by the Board of County Commissioners in association with applications to amend the CDMP, including LUP map amendments, such as Declarations of Restrictions, shall be considered as an adopted part of the CDMP. Restrictions that have been accepted and take effect on or after July 1, 2006, are identified in the table below:

Amendment Cycle	Application No.	General Location	Township-Range-Section	Type of Restriction	Summary of Restrictions
April 2005-2006	13	North side of theoretical SW 388 Street between theoretical SW 192 Street and SW 194 Street	57-38-23	Declaration of Restrictions	Requires provision of workforce housing units, commits to traffic improvements, and commits to water conservation and re-use measures.

6-07

As recommended in the ORC Report, the foregoing includes the Declaration of Restrictions proffered by the Owner into the CDMP consistent with the mechanism adopted pursuant to Remedial Amendment 06-R1.

As always, we look forward to continue working with you regarding the proposed Amendments to the CDMP. If you have any questions or comments, please do not hesitate to call me.

Best regards,

Richard J. Page for

Juan J. Mayol, Jr.

4401924_v1

Part B. Capital Improvements Element

In the CIE Schedules of Improvements, Tables of Proposed Projects, modify currently adopted Table 12, Water Facilities, as follows:

TABLE 12

WATER FACILITES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	2005/ 06	Expenditures / Revenues (In Millions of Dollars) 2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	Six Year Totals	Future Years	Project Totals	Funding Source
	G. ~~4.5 MGD~~ New Upper Floridan Reverse Osmosis (R.O.) WT Plant Phase I (10 mgd)	3 ~~1~~ / 2011	0	0	2.0 ~~5.6~~	8.9 ~~22.3~~	17.1 ~~17.8~~	36.1 ~~3.48~~	28.9 ~~0.82~~	93 ~~50~~	0	93 ~~50~~	520, ~~895~~, 998, 1135
			0	0	3.4 ~~5.6~~	19.7 ~~22.3~~	26.1 ~~17.8~~	23.3 ~~3.48~~	8.3 ~~0.82~~	80.8 ~~50~~	0	80.8 ~~50~~	
	H. North District W.W.T.P. Reuse Projects (2.0 MGD Biscayne Landings/North Miami Stadium)	3 / 2010	0	0	0	1.5	6.2	12.9	6.2	26.8	0	26.8	521, 914, 961
			0	0	0	1.5	6.2	12.9	6.2	26.8	0	26.8	
	I. Central District W.W.T.P. Reuse Projects (1.0 MGD Key Biscayne/Crandon Park/Virginia Key Redevelopments)	3 / 2010	0	0	0	0.9	3.4	7.0	4.0	15..3	0	15.3	521, 914, 961
			0	0	0	0.9	3.4	7.0	4.0	15.3	0	15.3	
	TOTALS		227.13	92.61	85.91 ~~89.51~~	121.3 ~~132.30~~	134.02 ~~125.12~~	158.02 ~~105.50~~	143.41 ~~105.13~~	735.27 ~~650.17~~	800.43	1708.5 ~~1677.7~~	
			379.57	39.91	29.14 ~~31.34~~	119.78 ~~119.98~~	134.99 ~~117.09~~	137.56 ~~97.84~~	250.65 ~~232.97~~	712.03 ~~639.13~~	659.03	1750.6 ~~1677.7~~	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

Source: Miami-Dade Water and Sewer Department and Department of Planning and Zoning.
Data provided by the Office of Management and Budget.

Underlined words are proposed additions. ~~Strikethrough~~ words are proposed deletions. Double-underline words are proposed additions, and ~~double-strikethrough~~ words are proposed deletions, to provisions adopted as part of the April 2005-06 Cycle Applications to Amend the Miami-Dade County Comprehensive Development Master Plan or the Remedial Plan Amendment adopted on August 24, 2006, by Ordinance No. 06-116.

February 2, 2007

MDWASD/SFWMD AGREEMENT - ITEM VI.a REVISED WATER DEMAND NUMBERS

Background

Effective May 10, 2006, Miami-Dade County signed and Interim Water Consumptive Use Agreement (the AGREEMENT) with the South Florida Water Management District (SFWMD), which allowed the Miami-Dade Water and Sewer Department (MDWASD) to withdraw approximately 350 million gallons per day (mgd) from the Biscayne Aquifer, over the subsequent 18 months (to November, 2007, during which time the MDWASD is to complete the task set forth in AGREEMENT Table 1 of the AGREEMENT. Table Item VI.a of the AGREEMENT requires MDWASD to identify, within 270 days from the execution of the AGREEMENT, demands for raw water as necessary to develop the well field operational program. The enclosed Tables satisfy this requirement within the 270 day time frame (by February 5, 2007).

Description

The enclosed Tables present the MDWASD projected annual water demand needs by current and proposed alternative water supply means and sources through 2030. The tables project water demands assuming that all current large users/wholesalers except the City of North Miami Beach (CNMB) remain in the MDWASD system through 2030. The tables encompass the 20 year WUP period and are described as follows:

Table	Description
A	Combined Biscayne Aquifer and AWS Water Demand Projections to meet AADD Finished Water Demand based on 155 gpcd
B	Actual Finished Water "GPCD" Projections accounting for finish water reduction due to water conservation and reuse to supplement potable irrigation
C	Combined Biscayne Aquifer and AWS Finished Water Demand and Raw Water Supply Projections using Actual projected "GPCD", the AWS supply projects and the estimated raw water to supply the various AWS projects
D	Combined Biscayne Aquifer and AWS Water Demand Projections with resulting annual contingency/surplus of AWS, exclusive of Coastal Wetland Rehydration AWS Credit (Note the data in Table D is also presented graphically).

Other

As noted above, these tables are based on premise that all current wholesalers, except CNMB, remain as large users of the MDWASD system through 2030. Over the next few weeks CDM will evaluate scenarios that exclude the City of Hialeah and perhaps other wholesalers that drop out before 2030 from the population projections and consider options available to MDWASD based on these scenarios.

File: 6430-55760-059.RPT
Enclosure

TABLE A (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual *Daily* Demand (AADD) Finished Water (MGD)
20 Year WUP Combined Biscayne Aquifer and AWS Water Demand Projection

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	Population Served*	Biscayne Aquifer Raw Water(a) (MGD)	Finished Water (gpcd)	AADD Finished Water(a),(b) (MGD)	Water Conservation(d)	Finished Water Gap (MGD)	Upper Floridan Aquifer (UFA) RO WTP(e) (MGD)	Finished Water Gap (MGD)	UFA Blending(f) (MGD)	Finished Water Gap (MGD)	Reuse/ Reclaimed Water(g) (MGD)	Finished Water Gap (MGD)	Alternative SDWWTP GWR(h) (MGD)	Finished Water SURPLUS(i) (MGD)
TOTAL MDWASD WATER SYSTEM SERVICE AREA														
2000	*2,039,828*	*346.20*	166.68	340.00										
2003	*2,130,307*	*344.80*	*158.80*	*338.30*										
2004	*2,157,559*	*340.34*	*157.40*	*339.60*										
2005	*2,190,625*	*346.50*	*155.25*	*340.10*										
2006**	*2,200,000*	*347.30*	*154.91*	*340.80*										
2007	2,250,944	*0.00*	155	348.90	1.11	6.98	0.0	6.98	7.4	-0.42	0.00	-0.42	0.00	0.42
2008	2,230,895	*0.00*	155	345.79	2.22	2.77	0.0	2.77	7.4	-4.63	0.00	-4.63	0.00	4.63
2009	2,260,476	*0.00*	155	350.37	3.45	6.13	0.0	6.13	12.2	-6.07	0.00	-6.07	0.00	6.07
2010	2,290,058	0.00	155	354.96	4.67	9.49	0.0	9.49	12.2	-2.71	3.00	-5.71	0.00	5.71
2011	2,319,639	0.00	155	359.54	5.90	12.84	10.0	2.84	12.2	-9.36	3.00	-12.36	0.00	12.36
2012	2,349,221	0.00	155	364.13	6.30	17.03	10.0	7.03	12.2	-5.17	3.00	-8.17	0.00	8.17
2013	2,378,803	0.00	155	368.71	6.69	21.22	10.0	11.22	12.2	-0.98	3.00	-3.98	0.00	3.98
2014	2,408,385	0.00	155	373.30	7.11	25.39	10.0	15.39	12.2	3.19	3.00	0.19	18.00	17.81
2015	2,438,819	0.00	155	378.02	7.50	29.72	10.0	19.72	12.2	7.52	4.00	3.52	18.00	14.48
2016	2,463,169	0.00	155	381.79	7.90	33.09	10.0	23.09	12.2	10.89	4.00	6.89	18.00	11.11
2017	2,487,519	0.00	155	385.57	8.27	36.50	10.0	26.50	12.2	14.30	4.00	10.30	18.00	7.70
2018	2,511,869	0.00	155	389.34	8.63	39.91	15.0	24.91	12.2	12.71	4.00	8.71	18.00	9.29
2019	2,536,219	0.00	155	393.11	9.01	43.30	15.0	28.30	12.2	16.10	4.00	12.10	18.00	5.90
2020	2,560,569	0.00	155	396.89	9.37	46.72	15.0	31.72	12.2	19.52	4.00	15.52	18.00	2.48
2021	2,584,918	0.00	155	400.66	9.74	50.12	15.0	35.12	12.2	22.92	4.00	18.92	38.00	19.08
2022	2,609,268	0.00	155	404.44	10.11	53.53	15.0	38.53	12.2	26.33	4.00	22.33	38.00	15.67
2023	2,633,618	0.00	155	408.21	10.48	56.93	15.0	41.93	12.2	29.73	4.00	25.73	38.00	12.27
2024	2,657,968	0.00	155	411.99	10.84	60.35	15.0	45.35	12.2	33.15	4.00	29.15	38.00	8.85
2025	2,682,318	0.00	155	415.76	11.21	63.75	15.0	48.75	12.2	36.55	4.00	32.55	38.00	5.45
2026	2,706,668	0.00	155	419.53	11.58	67.15	15.0	52.15	12.2	39.95	4.00	35.95	53.00	17.05
2027	2,731,018	0.00	155	423.31	11.95	70.56	15.0	55.56	12.2	43.36	4.00	39.36	53.00	13.64
2028	2,755,368	0.00	155	427.08	12.31	73.97	17.5	56.47	12.2	44.27	4.00	40.27	53.00	12.73
2029	2,779,718	0.00	155	430.86	12.68	77.37	17.5	59.87	12.2	47.67	4.00	43.67	53.00	9.33
2030	2,804,068	0.00	155	434.63	13.05	80.78	17.5	63.28	12.2	51.08	4.00	47.08	53.00	5.92

Footnotes:

* Population projection associated with City of North Miami Beach (CNMB) extracted *from 2006** historical* projections. Projections beyond 2008 exclude population from CNMB.

** Average demands for 2006** represent 12 months preceeding 4/1/2006.

a. Average demands from 2000 - 2005 represent actual usage taken from raw and finished water historical data. Average demands for 2006** represent the 12 months preceeding 4/1/2006.

b. Finished Projections between 2010 and 2030 assume 155 gpcd total water system demand. North Miami Beach drops out in 2008. North Miami is included through 2030.

c. Not used.

d. WASD will be undertaking the 20-year water conservation plan and expects reductions in unaccounted for water (UFW). Water Conservation projections were taken from a Water Conservation Best Management Practices (BMP) *Planning Spreadsheet* prepared by Malcolm Pirnie, Inc. dated 1/23/2007. Values reflect projections as of 2/2/2007. Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. and currently under review by MDWASD.

e. New Upper Floridan Aquifer Reverse Osmosis (RO) Water Treatment Plant (WTP) (10.0 mgd Phase I by 2011); (5.0 MGD Phase II by 2018); (2.5 MGD Phase III by 2026).

f. Floridan Aquifer Blending at Alexander Orr Water Treatment Plant (assuming 4% of *Finished Water Demand*) (7.4 mgd) by 2007 including ASR (wet season). Hialeah/Preston Aquifer Blending Wellfield or equal (assumes 3% of Finished Water Demand) at Hialeah-Preston (4.8 mgd) by 2009.

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects (exclusive of any BBCW rehydration AWS credits) by 2015 to replace existing finished water demand (gallon for gallon credit).

1. Biscayne Landings/ North Miami Stadium/ North District WWTP and vicinity	2.0 mgd +/-
2. Key Biscayne/ Crandon Park/Virginia Key Redevelopments/Central District WWTP and vicinity	1.0 mgd +/-
3. SDWWTP Coastal Demonstration Plant Conversion to reuse/reclaimed water by 2015.	1.0 mgd +/-
	4.0 mgd +/-

h. Groundwater Replenishment (GWR) from South District (Phase I=18.0 mgd by 2014; Phase II = 20.0 mgd by 2021; Phase III = 15.0 mgd by 2026)

i. Exclusive of Coastal Wetland Rehydration AWS Credits.

TABLE B (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Actual Finished Water "GPCD" Projection

1	2	3	4	5	6	7	8	9
Year	Population Served*	Finished Water (gpcd)	AADD Finished Water(a),(b) (MGD)	Water Conservation(d)	Finished Water Gap (MGD)	Reuse/ Reclaimed Water(g) (MGD)	Finished Water Gap (MGD)	Actual Finished Water GPCD
TOTAL MDWASD WATER SYSTEM SERVICE AREA								
2007	2,250,944	155	348.90	1.11	347.78	0.00	347.78	155
2008	2,230,895	155	345.79	2.22	343.57	0.00	343.57	154
2009	2,260,476	155	350.37	3.45	346.93	0.00	346.93	153
2010	2,290,058	155	354.96	4.67	350.29	3.00	347.29	152
2011	2,319,639	155	359.54	5.90	353.64	3.00	350.64	151
2012	2,349,221	155	364.13	6.30	357.83	3.00	354.83	151
2013	2,378,803	155	368.71	6.69	362.02	3.00	359.02	151
2014	2,408,385	155	373.30	7.11	366.19	3.00	363.19	151
2015	2,438,819	155	378.02	7.50	370.52	4.00	366.52	150
2016	2,463,169	155	381.79	7.90	373.89	4.00	369.89	150
2017	2,487,519	155	385.57	8.27	377.30	4.00	373.30	150
2018	2,511,869	155	389.34	8.63	380.71	4.00	376.71	150
2019	2,536,219	155	393.11	9.01	384.10	4.00	380.10	150
2020	2,560,569	155	396.89	9.37	387.52	4.00	383.52	150
2021	2,584,918	155	400.66	9.74	390.92	4.00	386.92	150
2022	2,609,268	155	404.44	10.11	394.33	4.00	390.33	150
2023	2,633,618	155	408.21	10.48	397.73	4.00	393.73	150
2024	2,657,968	155	411.99	10.84	401.15	4.00	397.15	149
2025	2,682,318	155	415.76	11.21	404.55	4.00	400.55	149
2026	2,706,668	155	419.53	11.58	407.95	4.00	403.95	149
2027	2,731,018	155	423.31	11.95	411.36	4.00	407.36	149
2028	2,755,368	155	427.08	12.31	414.77	4.00	410.77	149
2029	2,779,718	155	430.86	12.68	418.17	4.00	414.17	149
2030	2,804,068	155	434.63	13.05	421.58	4.00	417.58	149

Footnotes:

* Projections beyond 2008 exclude population from City of North Miami Beach (CNMB).

a. Not used

b. Finished Projections between 2010 and 2030 assume 155 gpcd total water system demand. North Miami Beach drops out in 2008. North Miami is included through 2030.

c. Not used.

d. WASD will be undertaking the 20-year water conservation plan and look at ways for reducing unaccounted for water (ufw). Water Conservation projections were taken from a Water Conservation Best Management Practices (BMP) Planning Spreadsheet prepared by Malcolm Pirnie, Inc. dated 1/23/2007. Values reflect projections as of 2/2/2007. Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. and currently under review by MDWASD.

e. Not used.

f. Not used

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects (exclusive of any BBCW rehydration AWS credits) by 2015 to replace existing finished water demand (gallon for gallon credit)

1. Biscayne Landings/ North Miami Stadium/ North District WWTP and vicinity	2.0 mgd +/-
2. Key Biscayne/ Crandon Park/Virginia Key Redevelopments/Central District WWTP and	1.0 mgd +/-
3. SDWWTP Coastal Demonstration Plant Conversion to reuse/reclaimed water by 2015	1.0 mgd +/-
Total (est.)	4.0 mgd +/-

TABLE C (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Combined Biscayne Aquifer and AWS Finished Water Demand and Raw Water Supply Projection

1	2	3	4	5	6	7	8	9	10	11	12
PROJECTIONS				FINISHED WATER SUPPLY BY SOURCE						RAW WATER BY SOURCE	
Year	Population Served*	Actual Finished Water(a) (gpcd)	Finished Water Demand (MGD)	Biscayne Aquifer Base 2006** Finished Water Allocation(c) (MGD)	Upper Floridan Aquifer (UFA) Blending(f) (MGD)	UFA RO WTP(e) (MGD)	Groundwater Replenished Biscayne Aquifer(h) (MGD)	AADD Finished Water Supply Available	Finished Water SURPLUS(i) (MGD)	Biscayne Aquifer (MGD)	Upper Floridan Aquifer (MGD)
TOTAL MDWASD WATER SYSTEM SERVICE AREA											
2007	2,250,944	155	347.78	340.80	7.40	0.00	0.00	348.20	0.42	347.80	7.62
2008	2,230,895	154	343.57	340.80	7.40	0.00	0.00	348.20	4.63	347.80	7.62
2009	2,260,476	153	346.93	340.80	12.20	0.00	0.00	353.00	6.07	347.80	12.42
2010	2,290,058	152	347.29	340.80	12.20	0.00	0.00	353.00	5.71	347.80	12.42
2011	2,319,639	151	350.64	340.80	12.20	10.00	0.00	363.00	12.36	347.80	25.76
2012	2,349,221	151	354.83	340.80	12.20	10.00	0.00	363.00	8.17	347.80	25.76
2013	2,378,803	151	359.02	340.80	12.20	10.00	0.00	363.00	3.98	347.80	25.76
2014	2,408,385	151	363.19	340.80	12.20	10.00	18.00	381.00	17.81	370.30	25.76
2015	2,438,819	150	366.52	340.80	12.20	10.00	18.00	381.00	14.48	370.30	25.76
2016	2,463,169	150	369.89	340.80	12.20	10.00	18.00	381.00	11.11	370.30	25.76
2017	2,487,519	150	373.30	340.80	12.20	10.00	18.00	381.00	7.70	370.30	25.76
2018	2,511,869	150	376.71	340.80	12.20	15.00	18.00	386.00	9.29	370.30	32.42
2019	2,536,219	150	380.10	340.80	12.20	15.00	18.00	386.00	5.90	370.30	32.42
2020	2,560,569	150	383.52	340.80	12.20	15.00	18.00	386.00	2.48	370.30	32.42
2021	2,584,918	150	386.92	340.80	12.20	15.00	38.00	406.00	19.08	390.90	32.42
2022	2,609,268	150	390.33	340.80	12.20	15.00	38.00	406.00	15.67	390.90	32.42
2023	2,633,618	150	393.73	340.80	12.20	15.00	38.00	406.00	12.27	390.90	32.42
2024	2,657,968	149	396.04	340.80	12.20	15.00	38.00	406.00	9.96	406.35	32.42
2025	2,682,318	149	400.55	340.80	12.20	15.00	38.00	406.00	5.45	390.90	32.42
2026	2,706,668	149	403.95	340.80	12.20	15.00	53.00	421.00	17.05	406.35	32.42
2027	2,731,018	149	407.36	340.80	12.20	15.00	53.00	421.00	13.64	406.35	32.42
2028	2,755,368	149	410.77	340.80	12.20	17.50	53.00	423.50	12.73	406.35	35.76
2029	2,779,718	149	414.17	340.80	12.20	17.50	53.00	423.50	9.33	406.35	35.76
2030	2,804,068	149	417.58	340.80	12.20	17.50	53.00	423.50	5.92	406.35	35.76

Footnotes:

* Projections beyond 2008 exclude population from City of North Miami Beach (CNMB).

** Average demands for 2006** represent 12 months preceeding 4/1/2006.

a. As projected in Table Five .

b. Not used

c. The 340.8 MGD of finished water base allocation equates to 347.3 MGD of Biscayne Aquifer raw water withdrawal for the 12 months prior to April 1, 2006.

d. Not used

e. UFA Raw Water = Finished Water/0.75

f. UFA Blending

1. Hialeah - Preston: 1:1 Raw Water:Finished Water
2. Alex - Orr: 1.03:1 Raw Water: Finished Water

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects to replace existing finished water demand (gallon for gallon credit).

h. South Miami Heights: Biscayne Aquifer Raw Water = Finished Water/0.80
Alex - Orr: Biscayne Aquifer Raw Water = Finished Water x 1.03

i. Exclusive of Coastal Wetlands Rehydration AWS Credit

TABLE D (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Combined Biscayne Aquifer and AWS Water Demand Projection

1	2	3	4	5	6	7	8	9
Year	AADD Finished Water(a),(b) (MGD)	Biscayne Aquifer Base Finished Water Allocation (c) (MGD)	Water Conservation(d)	Upper Floridan Aquifer RO WTP (e) (MGD)	UFA Blending (f) (MGD)	Reuse/ Reclaimed Water(g) (MGD)	Totals	Contingency/ Surplus(h)
TOTAL MDWASD WATER SYSTEM SERVICE AREA								
2006**	*340.80*	340.80						
2007	348.90	340.80	1.11	0.0	7.4	0.0	349.31	0.42
2008	345.79	340.80	2.22	0.0	7.4	0.0	350.42	4.63
2009	350.37	340.80	3.45	0.0	12.2	0.0	356.45	6.07
2010	354.96	340.80	4.87	0.0	12.2	3.0	360.67	5.71
2011	359.54	340.80	5.90	10.0	12.2	3.0	371.90	12.36
2012	364.13	340.80	6.30	10.0	12.2	3.0	372.30	8.17
2013	368.71	340.80	6.69	10.0	12.2	3.0	372.69	3.98
2014	373.30	340.80	7.11	10.0	12.2	21.0	391.11	17.81
2015	378.02	340.80	7.50	10.0	12.2	22.0	392.50	14.48
2016	381.79	340.80	7.90	10.0	12.2	22.0	392.90	11.11
2017	385.57	340.80	8.27	10.0	12.2	22.0	393.27	7.70
2018	389.34	340.80	8.63	15.0	12.2	22.0	398.63	9.29
2019	393.11	340.80	9.01	15.0	12.2	22.0	399.01	5.90
2020	396.89	340.80	9.37	15.0	12.2	22.0	399.37	2.48
2021	400.66	340.80	9.74	15.0	12.2	42.0	419.74	19.08
2022	404.44	340.80	10.11	15.0	12.2	42.0	420.11	15.67
2023	408.21	340.80	10.48	15.0	12.2	42.0	420.48	12.27
2024	411.99	340.80	10.84	15.0	12.2	42.0	420.84	8.85
2025	415.76	340.80	11.21	15.0	12.2	42.0	421.21	5.45
2026	419.53	340.80	11.58	15.0	12.2	57.0	436.58	17.05
2027	423.31	340.80	11.95	15.0	12.2	57.0	436.95	13.64
2028	427.08	340.80	12.31	17.5	12.2	57.0	439.81	12.73
2029	430.86	340.80	12.68	17.5	12.2	57.0	440.18	9.33
2030	434.63	340.80	13.05	17.5	12.2	57.0	440.55	5.92

Footnotes:

a. Average annual daily demands of finished water for 2006** represent the 12 months preceeding 4/1/2006 per proposed SFWMD Rule and equate to 347.8 MGD of Biscayne Aquifer raw water withdrawal.

b. Finished AADD Projections between 2010 and 2030 assume 155 gpcd total water system demand. North Miami Beach drops out in 2008. Hialeah and North Miami are included through 2030.

c. Finished water base allocation of 340.8 MGD equates to 347.3 MGD of Biscayne Aquifer raw water withdrawal.

d. WASD will be undertaking the 20-year water conservation plan and expects reductions in unaccounted for water (UFW). Water Conservation projections were taken from a Water Conservation Best Management Practices (BMP) Planning Spreadsheet prepared by Malcolm Pirnie, Inc. dated 1/23/2007. Values reflect projections as of 2/2/2007. Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. and currently under review by MDWASD.

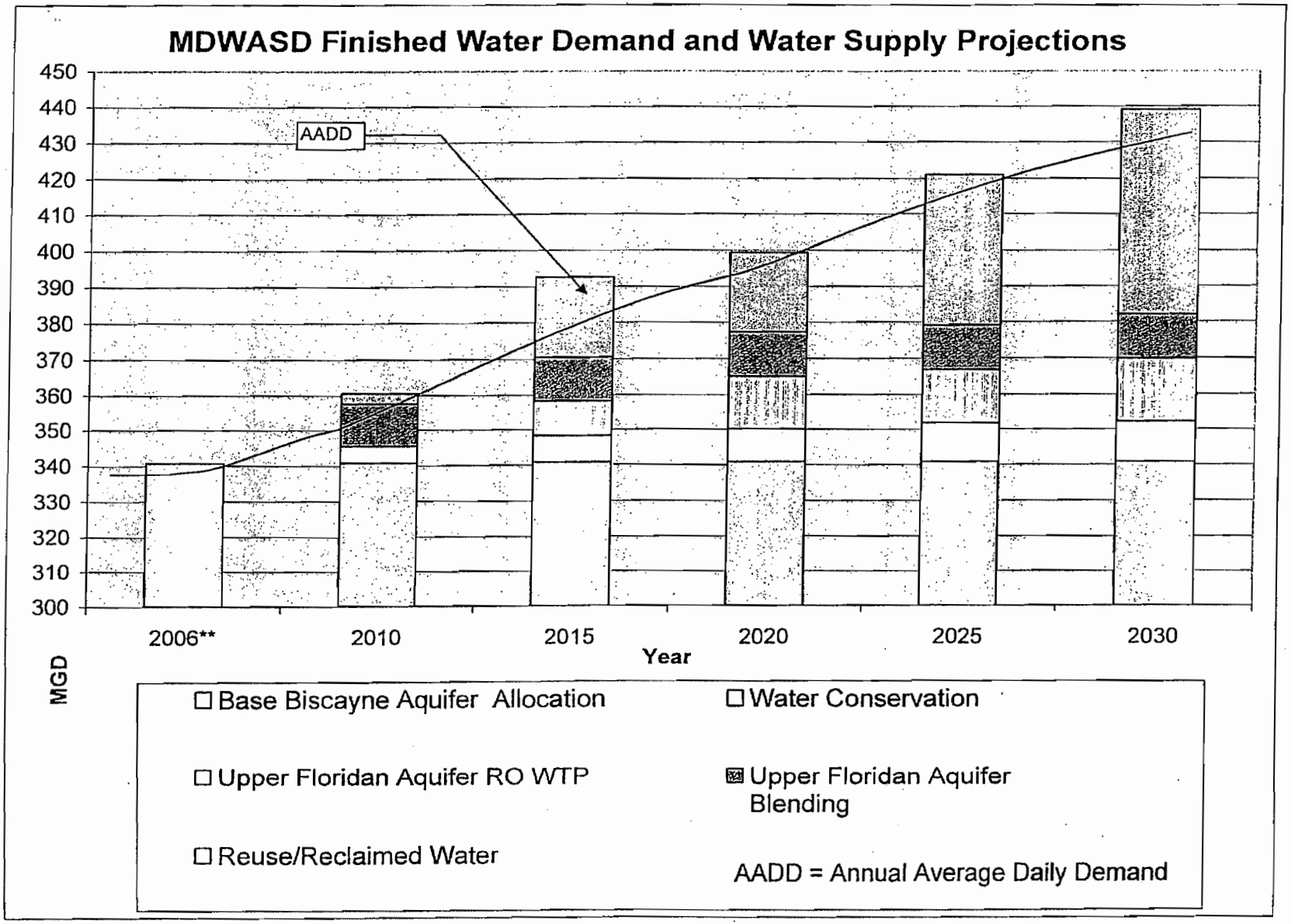
e. New Upper Floridan Aquifer RO WTP (10.0 mgd Phase I by 2011); (5.0 MGD Phase II by 2018); (2.5 MGD Phase III by 2028).

f. Floridan Aquifer Blending at Alexander Orr Water Treatment Plant (assuming 4% of Finished Water Demand) (7.4 mgd) by 2007 including ASR (wet season). Hialeah/Preston Floridan Aquifer Blending Wellfield (or equal) (assumes 3% of Finished Water Demand) (4.8 mgd) by 2009.

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects (exclusive of any BBCW rehydration AWS credits) by 2015 to replace existing finished water demand (gallon for gallon credit).

1. Biscayne Landings/ North Miami Stadium/ North District WWTP and vicinity	2.0 mgd +/-
2. Key Biscayne/ Crandon Park/Virginia Key Redevelopments/Central District WWTP and vicinity	1.0 mgd +/-
3. SDWWTP Coastal Demonstration Plant Conversion to Reuse/Reclaimed Water by 2015	1.0 mgd +/-
4. Groundwater Replenishment (GWR) from South District (Phase I=18.0 mgd by 2014; Phase II = 20.0 mgd by 2021; Phase III = 15.0 mgd by 2026)	53.0 mgd +/-
Total (est.)	57.0 mgd +/-

h. Exclusive of Coastal Wetland Rehydration AWS Credits.


MDWASD Finished Water Demand and Water Supply Projections
450
440
430
420
410
400
390
380
370
360
350
340
330
320
310
300
AADD
2006**
2010
2015
2020
2025
2030
Year
MGD
Base Biscayne Aquifer Allocation
Water Conservation
Upper Floridan Aquifer RO WTP
Upper Floridan Aquifer Blending
Reuse/Reclaimed Water
AADD = Annual Average Daily Demand

ADDITIONAL INFORMATION

Application No. 14

- Declaration of Restrictions
- Maps showing adjacent properties

PAB CDMP
3-12-07

Holland & Knight

Tel 305 374 8500
Fax 305 789 7799

Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131-2847
www.hklaw.com

RECEIVED
MAR 06 2007
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION
BY_____

March 6, 2007

VIA HAND DELIVERY

Ms. Diane O'Quinn
Miami-Dade County
Department of Planning & Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

RE: Proposed Changes to Application No. 14 / April 2006 Cycle of Amendments to the Miami-Dade County Comprehensive Development Master Plan ("CDMP")

Dear Ms. O'Quinn:

Please accept this letter as the petition from Q2 Florida City I, LLC, Q2 Florida City II, LLC, Q2 Florida City III, LLC, and Q2 Florida City IV, LLC (collectively, the "Owner"), to request that the Miami-Dade Board of County Commissioners (the "Board") consider certain changes to Application No. 14 in the April 2006 Cycle of Amendments to the CDMP. As you know, Section 2-116.1(4)(B), Miami-Dade County Code of Ordinances, permits the Board to adopt a CDMP Amendment with changes so long as such changes are "within the scope of the written objections, recommendations and comments submitted by the State land planning agency pursuant to Section 163.3184(6), F.S." On February 16, 2007, the Florida Department of Community Affairs ("DCA") submitted its Objections, Recommendations and Comments Report (the "ORC Report") to Miami-Dade County. The changes requested by the Owner to Application No. 14 are intended to address each of the objections raised by DCA.

The ORC Report noted the following objections and recommendations with respect to Application No. 14:

- The County has not demonstrated that the proposed land use change to the Future Land Use Map ("FLUM") will be supported by an adequate potable water supply. As a result, DCA recommended that Miami-Dade County revise its Water, Sewer, and Solid Waste Element and the Capital Improvement Element to tie future water supply projects to specific future water demand.

- The County has not coordinated the proposed land use change to the FLUM with the Transportation Element of the CDMP. As a result, DCA recommended: (i) that the proposed Declaration of Restrictions proffered by the Owner be adopted as part of the CDMP pursuant to the mechanism adopted by Remedial Amendment 06-R1; (ii) a modification to the Declaration of Restrictions to ensure a binding commitment from the Owner to make improvements to S.W. 344th Street from S.W. 182nd Avenue to S.W. 192nd Avenue to prevent the Level of Service on the roadway from falling below the adopted Level of Service standard; and (iii) incorporation of changes to the Transportation Element of the CDMP to reflect the widening of S.W. 344th Street as a developer funded improvement from S.W. 182nd Avenue to S.W. 192nd Avenue.

In order to address the foregoing objections, the Owner proposes the following:

- A revision to the Water, Sewer, and Solid Waste Element and the Capital Improvement Element to include the text changes and data and analysis attached hereto as Exhibit 1. As we have discussed, the proposed changes to the Water, Sewer and Solid Waste Element and the Capital Improvement Element reflect capital improvement projects that Miami-Dade County has committed to constructing as part of the on-going negotiations with the South Florida Water Management District regarding future water allocations pursuant to a proposed 20-year Consumptive Use Permit. As recommended in the ORC Report, the inclusion of the referenced text changes and data and analysis will tie future population growth with capital improvements proposed by Miami-Dade County.

- A revision of the "Interpretation of the Land Use Plan Map" section entitled "Concepts and Limitations for the Land Use Plan" (Pages I-62-I-63) as follows:

> **Restrictions.** Restrictions accepted by the Board of County Commissioners in association with applications to amend the CDMP, including LUP map amendments, such as Declarations of Restrictions, shall be considered as an adopted part of the CDMP. Restrictions that have been accepted and take effect on or after July 1, 2006, are identified in the table below:

Amendment Cycle	Application No.	General Location	Township Range Section	Type of Restriction	Summary of Restrictions
April 2005-2006	14	Between SW 336th and SW 344 Streets and between SW 192 and SW 197 Avenues	57-38-23	Declaration of Restrictions	Requires provision of workforce housing units, limits density to 1000 dwelling units, commits to traffic improvements, commits to the roadway construction of SW 344th Street from SW 182nd Avenue to SW 192nd Avenue, and commits to water conservation and re-use measures.

As recommended in the ORC Report, the foregoing includes the Declaration of Restrictions proffered by the Owner into the CDMP consistent with the mechanism adopted pursuant to Remedial Amendment 06-R1.

- A revision to the Declaration of Restrictions proffered by the Owner that provides, amongst other items, for an overall cap on density at 1,000 residential dwelling units and an unequivocal commitment to undertake improvements to S.W. 344th Street (between S.W. 182nd Avenue and S.W. 192nd Avenue) prior to the issuance of certificates of occupancy that will result in unacceptable Levels of Service on the roadway. A copy of the revised Declaration of Restrictions is attached hereto as Exhibit 2. As recommended in the ORC Report, the foregoing changes will ensure that future improvements to the affected roadway segment are in place prior to a degradation of the roadway to an unacceptable Level of Service as a result of the development contemplated by Application No. 14.

- A revision to the following provisions of the Transportation Element and the Capital Improvement Element of the CDMP to reflect the widening of S.W. 344th Street (between S.W. 182nd Avenue and S.W. 192nd Avenue) as a developer funded improvement:

CDMP Element	Provision	Page	Requested Change
Transportation Element	Figure 1 Planned Year 2025 Roadway Network	II-14	Amend map to reflect that S.W. 334th Street shall be 4 lanes from S.W. 187th Avenue to S.W. 192nd Avenue. [*The map already reflects 4 lanes on S.W. 344th Street from S.W. 182nd Avenue to S.W. 187th Avenue.*]
Capital Improvement Element	Table 10 Traffic Circulation	IX-50 – IX-53	Amend table to reflect the construction of S.W. 344th Street as a 4 lane divided roadway from S.W. 182nd Avenue to S.W. 192nd Avenue (developer funded)

As recommended in the ORC Report, the foregoing changes will ensure that the Transportation Element is consistent with the densities approved in the FLUM pursuant to Application No. 14.

As always, we look forward to continue working with you regarding the proposed Amendments to the CDMP. If you have any questions or comments, please do not hesitate to call me.

Best regards,

Juan J. Mayol, Jr.

4393264_v2

Part B. Capital Improvements Element

In the CIE Schedules of Improvements, Tables of Proposed Projects, modify currently adopted Table 12, Water Facilities, as follows:

TABLE 12
WATER FACILITES

Project Number	Project Name and Location	Purpose* / Year of Completion	Expenditures / Revenues (In Millions of Dollars) Prior Years	2005/ 06	2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	Six Year Totals	Future Years	Project Totals	Funding Source
	G. ~~4.5 MGD~~ New Upper Floridan Reverse Osmosis (R.O.) WT Plant Phase I (10 mgd)	3 / 2011	0	0	2.0 ~~5.6~~	8.9 ~~22.3~~	17.1 ~~17.8~~	36.1 ~~3.48~~	28.9 ~~0.82~~	93 ~~50~~	0	93 ~~50~~	520, ~~895,~~ 998, 1135
			0	0	3.4 ~~5.6~~	19.7 ~~22.3~~	26.1 ~~17.8~~	23.3 ~~3.48~~	8.3 ~~0.82~~	80.8 ~~50~~	0	80.8 ~~50~~	
	H. North District W.W.T.P. Reuse Projects (2.0 MGD Biscayne Landings/North Miami Stadium)	3 / 2010	0	0	0	1.5	6.2	12.9	6.2	26.8	0	26.8	521, 914, 961
			0	0	0	1.5	6.2	12.9	6.2	26.8	0	26.8	
	I. Central District W.W.T.P. Reuse Projects (1.0 MGD Key Biscayne/Crandon Park/Virginia Key Redevelopments)	3 / 2010	0	0	0	0.9	3.4	7.0	4.0	15..3	0	15.3	521, 914, 961
			0	0	0	0.9	3.4	7.0	4.0	15.3	0	15.3	
	TOTALS		227.13	92.61	85.91 ~~89.51~~	121.3 ~~132.30~~	134.02 ~~125.12~~	158.02 ~~105.50~~	143.41 ~~105.13~~	735.27 ~~650.17~~	800.43	1708.5 ~~1677.7~~	
			379.57	39.91	29.14 ~~21.34~~	119.78 ~~119.98~~	134.99 ~~117.09~~	137.56 ~~97.84~~	250.65 ~~232.97~~	712.03 ~~639.13~~	659.03	1750.6 ~~1677.7~~	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

Source: Miami-Dade Water and Sewer Department and Department of Planning and Zoning.
Data provided by the Office of Management and Budget.

Underlined words are proposed additions. ~~Strikethrough~~ words are proposed deletions. Double-underline words are proposed additions, and ~~double-strikethrough~~ words are proposed deletions, to provisions adopted as part of the April 2005-06 Cycle Applications to Amend the Miami-Dade County Comprehensive Development Master Plan or the Remedial Plan Amendment adopted on August 24, 2006, by Ordinance No. 06-116.

February 2, 2007

MDWASD/SFWMD AGREEMENT - ITEM VI.a REVISED WATER DEMAND NUMBERS

Background

Effective May 10, 2006, Miami-Dade County signed and Interim Water Consumptive Use Agreement (the AGREEMENT) with the South Florida Water Management District (SFWMD), which allowed the Miami-Dade Water and Sewer Department (MDWASD) to withdraw approximately 350 million gallons per day (mgd) from the Biscayne Aquifer, over the subsequent 18 months (to November, 2007, during which time the MDWASD is to complete the task set forth in AGREEMENT Table 1 of the AGREEMENT. Table Item VI.a of the AGREEMENT requires MDWASD to identify, within 270 days from the execution of the AGREEMENT, demands for raw water as necessary to develop the well field operational program. The enclosed Tables satisfy this requirement within the 270 day time frame (by February 5, 2007).

Description

The enclosed Tables present the MDWASD projected annual water demand needs by current and proposed alternative water supply means and sources through 2030. The tables project water demands assuming that all current large users/wholesalers except the City of North Miami Beach (CNMB) remain in the MDWASD system through 2030. The tables encompass the 20 year WUP period and are described as follows:

Table	Description
A	Combined Biscayne Aquifer and AWS Water Demand Projections to meet AADD Finished Water Demand based on 155 gpcd
B	Actual Finished Water "GPCD" Projections accounting for finish water reduction due to water conservation and reuse to supplement potable irrigation
C	Combined Biscayne Aquifer and AWS Finished Water Demand and Raw Water Supply Projections using Actual projected "GPCD", the AWS supply projects and the estimated raw water to supply the various AWS projects
D	Combined Biscayne Aquifer and AWS Water Demand Projections with resulting annual contingency/surplus of AWS, exclusive of Coastal Wetland Rehydration AWS Credit (Note the data in Table D is also presented graphically).

Other

As noted above, these tables are based on premise that all current wholesalers, except CNMB, remain as large users of the MDWASD system through 2030. Over the next few weeks CDM will evaluate scenarios that exclude the City of Hialeah and perhaps other wholesalers that drop out before 2030 from the population projections and consider options available to MDWASD based on these scenarios.

File: 6430-55760-059.RPT
Enclosure

TABLE A (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Combined Biscayne Aquifer and AWS Water Demand Projection

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	Population Served*	Biscayne Aquifer Raw Water(a) (MGD)	Finished Water (gpcd)	AADD Finished Water(a),(b) (MGD)	Water Conservation(d)	Finished Water Gap (MGD)	Upper Floridan Aquifer (UFA) RO WTP(e) (MGD)	Finished Water Gap (MGD)	UFA Blending(f) (MGD)	Finished Water Gap (MGD)	Reuse/ Reclaimed Water(g) (MGD)	Finished Water Gap (MGD)	Alternative SDWWTP GWR(h) (MGD)	Finished Water SURPLUS(i) (MGD)
TOTAL MDWASD WATER SYSTEM SERVICE AREA														
2000	2,039,828	346.20	166.68	340.00										
2003	2,130,307	344.80	158.80	338.30										
2004	2,157,559	340.34	157.40	339.60										
2005	2,190,625	346.50	155.25	340.10										
2006**	2,200,000	347.30	154.91	340.80										
2007	2,250,944	0.00	155	348.90	1.11	6.98	0.0	6.98	7.4	-0.42	0.00	-0.42	0.00	0.42
2008	2,230,895	0.00	155	345.79	2.22	2.77	0.0	2.77	7.4	-4.63	0.00	-4.63	0.00	4.63
2009	2,260,476	0.00	155	350.37	3.45	6.13	0.0	6.13	12.2	-6.07	0.00	-6.07	0.00	6.07
2010	2,290,058	0.00	155	354.96	4.67	9.49	0.0	9.49	12.2	-2.71	3.00	-5.71	0.00	5.71
2011	2,319,639	0.00	155	359.54	5.90	12.84	10.0	2.84	12.2	-9.36	3.00	-12.36	0.00	12.36
2012	2,349,221	0.00	155	364.13	6.30	17.03	10.0	7.03	12.2	-5.17	3.00	-8.17	0.00	8.17
2013	2,378,803	0.00	155	368.71	6.69	21.22	10.0	11.22	12.2	-0.98	3.00	-3.98	0.00	3.98
2014	2,408,385	0.00	155	373.30	7.11	25.39	10.0	15.39	12.2	3.19	3.00	0.19	18.00	17.81
2015	2,438,819	0.00	155	378.02	7.50	29.72	10.0	19.72	12.2	7.52	4.00	3.52	18.00	14.48
2016	2,463,169	0.00	155	381.79	7.90	33.09	10.0	23.09	12.2	10.89	4.00	6.89	18.00	11.11
2017	2,487,519	0.00	155	385.57	8.27	36.50	10.0	26.50	12.2	14.30	4.00	10.30	18.00	7.70
2018	2,511,869	0.00	155	389.34	8.63	39.91	15.0	24.91	12.2	12.71	4.00	8.71	18.00	9.29
2019	2,536,219	0.00	155	393.11	9.01	43.30	15.0	28.30	12.2	16.10	4.00	12.10	18.00	5.90
2020	2,560,569	0.00	155	396.89	9.37	46.72	15.0	31.72	12.2	19.52	4.00	15.52	18.00	2.48
2021	2,584,918	0.00	155	400.66	9.74	50.12	15.0	35.12	12.2	22.92	4.00	18.92	38.00	19.08
2022	2,609,268	0.00	155	404.44	10.11	53.53	15.0	38.53	12.2	26.33	4.00	22.33	38.00	15.67
2023	2,633,618	0.00	155	408.21	10.48	56.93	15.0	41.93	12.2	29.73	4.00	25.73	38.00	12.27
2024	2,657,968	0.00	155	411.99	10.84	60.35	15.0	45.35	12.2	33.15	4.00	29.15	38.00	8.85
2025	2,682,318	0.00	155	415.76	11.21	63.75	15.0	48.75	12.2	36.55	4.00	32.55	38.00	5.45
2026	2,706,668	0.00	155	419.53	11.58	67.15	15.0	52.15	12.2	39.95	4.00	35.95	53.00	17.05
2027	2,731,018	0.00	155	423.31	11.95	70.56	15.0	55.56	12.2	43.36	4.00	39.36	53.00	13.64
2028	2,755,368	0.00	155	427.08	12.31	73.97	17.5	56.47	12.2	44.27	4.00	40.27	53.00	12.73
2029	2,779,718	0.00	155	430.86	12.68	77.37	17.5	59.87	12.2	47.67	4.00	43.67	53.00	9.33
2030	2,804,068	0.00	155	434.63	13.05	80.78	17.5	63.28	12.2	51.08	4.00	47.08	53.00	5.92

Footnotes:

* Population projection associated with City of North Miami Beach (CNMB) extracted from 2006** historical projections. Projections beyond 2008 exclude population from CNMB.

** Average demands for 2006** represent 12 months preceeding 4/1/2006.

a. Average demands from 2000 - 2005 represent actual usage taken from raw and finished water historical data. Average demands for 2006** represent the 12 months preceeding 4/1/2006.

b. Finished Projections between 2010 and 2030 assume 155 gpcd total water system demand. North Miami Beach drops out in 2008. North Miami is included through 2030.

c. Not used.

d. WASD will be undertaking the 20-year water conservation plan and expects reductions in unaccounted for water (UFW). Water Conservation projections were taken from a Water Conservation Best Management Practices (BMP) Planning Spreadsheet prepared by Malcolm Pirnie, Inc. dated 1/23/2007. Values reflect projections as of 2/2/2007. Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. and currently under review by MDWASD.

e. New Upper Floridan Aquifer Reverse Osmosis (RO) Water Treatment Plant (WTP) (10.0 mgd Phase I by 2011); (5.0 MGD Phase II by 2018); (2.5 MGD Phase III by 2028).

f. Floridan Aquifer Blending at Alexander Orr Water Treatment Plant (assuming 4% of Finished Water Demand) (7.4 mgd) by 2007 including ASR (wet season). Hialeah/Preston Aquifer Blending Wellfield or equal (assumes 3% of Finished Water Demand) at Hialeah-Preston (4.8 mgd) by 2009.

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects (exclusive of any BBCW rehydration AWS credits) by 2015 to replace existing finished water demand (gallon for gallon credit).

1. Biscayne Landings/ North Miami Stadium/ North District WWTP and vicinity	2.0 mgd +/-
2. Key Biscayne/ Crandon Park/Virginia Key Redevelopments/Central District WWTP and vicinity	1.0 mgd +/-
3. SDWWTP Coastal Demonstration Plant Conversion to reuse/reclaimed water by 2015.	1.0 mgd +/-
	4.0 mgd +/-

h. Groundwater Replenishment (GWR) from South District (Phase I=18.0 mgd by 2014; Phase II = 20.0 mgd by 2021; Phase III = 15.0 mgd by 2026)

i. Exclusive of Coastal Wetland Rehydration AWS Credits.

TABLE B (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Actual Finished Water "GPCD" Projection

1	2	3	4	5	6	7	8	9
Year	Population Served*	Finished Water (gpcd)	AADD Finished Water(a),(b) (MGD)	Water Conservation(d)	Finished Water Gap (MGD)	Reuse/ Reclaimed Water(g) (MGD)	Finished Water Gap (MGD)	Actual Finished Water GPCD
TOTAL MDWASD WATER SYSTEM SERVICE AREA								
2007	2,250,944	155	348.90	1.11	347.78	0.00	347.78	155
2008	2,230,895	155	345.79	2.22	343.57	0.00	343.57	154
2009	2,260,476	155	350.37	3.45	346.93	0.00	346.93	153
2010	2,290,058	155	354.96	4.67	350.29	3.00	347.29	152
2011	2,319,639	155	359.54	5.90	353.64	3.00	350.64	151
2012	2,349,221	155	364.13	6.30	357.83	3.00	354.83	151
2013	2,378,803	155	368.71	6.69	362.02	3.00	359.02	151
2014	2,408,385	155	373.30	7.11	366.19	3.00	363.19	151
2015	2,438,819	155	378.02	7.50	370.52	4.00	366.52	150
2016	2,463,169	155	381.79	7.90	373.89	4.00	369.89	150
2017	2,487,519	155	385.57	8.27	377.30	4.00	373.30	150
2018	2,511,869	155	389.34	8.63	380.71	4.00	376.71	150
2019	2,536,219	155	393.11	9.01	384.10	4.00	380.10	150
2020	2,560,569	155	396.89	9.37	387.52	4.00	383.52	150
2021	2,584,918	155	400.66	9.74	390.92	4.00	386.92	150
2022	2,609,268	155	404.44	10.11	394.33	4.00	390.33	150
2023	2,633,618	155	408.21	10.48	397.73	4.00	393.73	150
2024	2,657,968	155	411.99	10.84	401.15	4.00	397.15	149
2025	2,682,318	155	415.76	11.21	404.55	4.00	400.55	149
2026	2,706,668	155	419.53	11.58	407.95	4.00	403.95	149
2027	2,731,018	155	423.31	11.95	411.36	4.00	407.36	149
2028	2,755,368	155	427.08	12.31	414.77	4.00	410.77	149
2029	2,779,718	155	430.86	12.68	418.17	4.00	414.17	149
2030	2,804,068	155	434.63	13.05	421.58	4.00	417.58	149

Footnotes:

* Projections beyond 2008 exclude population from City of North Miami Beach (CNMB).

a. Not used

b. Finished Projections between 2010 and 2030 assume 155 gpcd total water system demand.North Miami Beach drops out in 2008. North Miami is included through 2030.

c. Not used.

d. WASD will be undertaking the 20-year water conservation plan and look at ways for reducing unaccounted for water (ufw). Water Conservation projections were taken from a Water Conservation Best Management Practices (BMP) Planning Spreadsheet prepared by Malcolm Pirnie, Inc. dated 1/23/2007. Values reflect projections as of 2/2/2007. Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. and currently under review by MDWASD.

e. Not used.

f. Not used

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects (exclusive of any BBCW rehydration AWS credits) by 2015 to replace existing finished water demand (gallon for gallon credit)

1. Biscayne Landings/ North Miami Stadium/ North District WWTP and vicinity	2.0 mgd +/-
2. Key Biscayne/ Crandon Park/Virginia Key Redevelopments/Central District WWTP and	1.0 mgd +/-
3. SDWWTP Coastal Demonstration Plant Conversion to reuse/reclaimed water by 2015	1.0 mgd +/-
Total (est.)	4.0 mgd +/-

TABLE C (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Combined Biscayne Aquifer and AWS Finished Water Demand and Raw Water Supply Projection

1	2	3	4	5	6	7	8	9	10	11	12
PROJECTIONS				FINISHED WATER SUPPLY BY SOURCE						RAW WATER BY SOURCE	
Year	Population Served*	Actual Finished Water(a) (gpcd)	Finished Water Demand (MGD)	Biscayne Aquifer Base 2006** Finished Water Allocation(c) (MGD)	Upper Floridan Aquifer (UFA) Blending(f) (MGD)	UFA RO WTP(e) (MGD)	Groundwater Replenished Biscayne Aquifer(h) (MGD)	AADD Finished Water Supply Available	Finished Water SURPLUS(i) (MGD)	Biscayne Aquifer (MGD)	Upper Floridan Aquifer (MGD)
TOTAL MDWASD WATER SYSTEM SERVICE AREA											
2007	2,250,944	155	347.78	340.80	7.40	0.00	0.00	348.20	0.42	347.80	7.62
2008	2,230,895	154	343.57	340.80	7.40	0.00	0.00	348.20	4.63	347.80	7.62
2009	2,260,476	153	346.93	340.80	12.20	0.00	0.00	353.00	6.07	347.80	12.42
2010	2,290,058	152	347.29	340.80	12.20	0.00	0.00	353.00	5.71	347.80	12.42
2011	2,319,639	151	350.64	340.80	12.20	10.00	0.00	363.00	12.36	347.80	25.76
2012	2,349,221	151	354.83	340.80	12.20	10.00	0.00	363.00	8.17	347.80	25.76
2013	2,378,803	151	359.02	340.80	12.20	10.00	0.00	363.00	3.98	347.80	25.76
2014	2,408,385	151	363.19	340.80	12.20	10.00	18.00	381.00	17.81	370.30	25.76
2015	2,438,819	150	366.52	340.80	12.20	10.00	18.00	381.00	14.48	370.30	25.76
2016	2,463,169	150	369.89	340.80	12.20	10.00	18.00	381.00	11.11	370.30	25.76
2017	2,487,519	150	373.30	340.80	12.20	10.00	18.00	381.00	7.70	370.30	25.76
2018	2,511,869	150	376.71	340.80	12.20	15.00	18.00	386.00	9.29	370.30	32.42
2019	2,536,219	150	380.10	340.80	12.20	15.00	18.00	386.00	5.90	370.30	32.42
2020	2,560,569	150	383.52	340.80	12.20	15.00	18.00	386.00	2.48	370.30	32.42
2021	2,584,918	150	386.92	340.80	12.20	15.00	38.00	406.00	19.08	390.90	32.42
2022	2,609,268	150	390.33	340.80	12.20	15.00	38.00	406.00	15.67	390.90	32.42
2023	2,633,618	150	393.73	340.80	12.20	15.00	38.00	406.00	12.27	390.90	32.42
2024	2,657,968	149	396.04	340.80	12.20	15.00	38.00	406.00	9.96	406.35	32.42
2025	2,682,318	149	400.55	340.80	12.20	15.00	38.00	406.00	5.45	390.90	32.42
2026	2,706,668	149	403.95	340.80	12.20	15.00	53.00	421.00	17.05	406.35	32.42
2027	2,731,018	149	407.36	340.80	12.20	15.00	53.00	421.00	13.64	406.35	32.42
2028	2,755,368	149	410.77	340.80	12.20	17.50	53.00	423.50	12.73	406.35	35.76
2029	2,779,718	149	414.17	340.80	12.20	17.50	53.00	423.50	9.33	406.35	35.76
2030	2,804,068	149	417.58	340.80	12.20	17.50	53.00	423.50	5.92	406.35	35.76

Footnotes:

* Projections beyond 2008 exclude population from City of North Miami Beach (CNMB).

** Average demands for 2006** represent 12 months preceeding 4/1/2006.

a. As projected in Table Five

b. Not used

c. The 340.8 MGD of finished water base allocation equates to 347.3 MGD of Biscayne Aquifer raw water withdrawal for the 12 months prior to April 1, 2006.

d. Not used

e. UFA Raw Water = Finished Water/0.75

f. UFA Blending

1. Hialeah - Preston: 1:1 Raw Water:Finished Water
2. Alex - Orr: 1.03:1 Raw Water: Finished Water

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects to replace existing finished water demand (gallon for gallon credit).

h. South Miami Heights: Biscayne Aquifer Raw Water = Finished Water/0.80
Alex - Orr: Biscayne Aquifer Raw Water = Finished Water x 1.03

i. Exclusive of Coastal Wetlands Rehydration AWS Credit

TABLE D (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Combined Biscayne Aquifer and AWS Water Demand Projection

1	2	3	4	5	6	7	8	9
Year	AADD Finished Water(a),(b) (MGD)	Biscayne Aquifer Base Finished Water Allocation (c) (MGD)	Water Conservation(d)	Upper Floridan Aquifer RO WTP (e) (MGD)	UFA Blending(f) (MGD)	Reuse/ Reclaimed Water(g) (MGD)	Totals	Contingency/ Surplus(h)
TOTAL MDWASD WATER SYSTEM SERVICE AREA								
2006**	*340.80*	340.80						
2007	348.90	340.80	1.11	0.0	7.4	0.0	349.31	0.42
2008	345.79	340.80	2.22	0.0	7.4	0.0	350.42	4.63
2009	350.37	340.80	3.45	0.0	12.2	0.0	356.45	6.07
2010	354.96	340.80	4.67	0.0	12.2	3.0	360.67	5.71
2011	359.54	340.80	5.90	10.0	12.2	3.0	371.90	12.36
2012	364.13	340.80	6.30	10.0	12.2	3.0	372.30	8.17
2013	368.71	340.80	6.69	10.0	12.2	3.0	372.69	3.98
2014	373.30	340.80	7.11	10.0	12.2	21.0	391.11	17.81
2015	378.02	340.80	7.50	10.0	12.2	22.0	392.50	14.48
2016	381.79	340.80	7.90	10.0	12.2	22.0	392.90	11.11
2017	385.57	340.80	8.27	10.0	12.2	22.0	393.27	7.70
2018	389.34	340.80	8.63	15.0	12.2	22.0	398.63	9.29
2019	393.11	340.80	9.01	15.0	12.2	22.0	399.01	5.90
2020	396.89	340.80	9.37	15.0	12.2	22.0	399.37	2.48
2021	400.66	340.80	9.74	15.0	12.2	42.0	419.74	19.08
2022	404.44	340.80	10.11	15.0	12.2	42.0	420.11	15.67
2023	408.21	340.80	10.48	15.0	12.2	42.0	420.48	12.27
2024	411.99	340.80	10.84	15.0	12.2	42.0	420.84	8.85
2025	415.76	340.80	11.21	15.0	12.2	42.0	421.21	5.45
2026	419.53	340.80	11.58	15.0	12.2	57.0	436.58	17.05
2027	423.31	340.80	11.95	15.0	12.2	57.0	436.95	13.64
2028	427.08	340.80	12.31	17.5	12.2	57.0	439.81	12.73
2029	430.86	340.80	12.68	17.5	12.2	57.0	440.18	9.33
2030	434.63	340.80	13.05	17.5	12.2	57.0	440.55	5.92

Footnotes:

a. Average annual daily demands of finished water for 2006** represent the 12 months preceeding 4/1/2006 per proposed SFWMD Rule and equate to 347.8 MGD of Biscayne Aquifer raw water withdrawal.

b. Finished AADD Projections between 2010 and 2030 assume 155 gpcd total water system demand. North Miami Beach drops out in 2008. Hialeah and North Miami are included through 2030.

c. Finished water base allocation of 340.8 MGD equates to 347.3 MGD of Biscayne Aquifer raw water withdrawal.

d. WASD will be undertaking the 20-year water conservation plan and expects reductions in unaccounted for water (UFW). Water Conservation projections were taken from a Water Conservation Best Management Practices (BMP) Planning Spreadsheet prepared by Malcolm Pirnie, Inc. dated 1/23/2007. Values reflect projections as of 2/2/2007. Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. and currently under review by MDWASD.

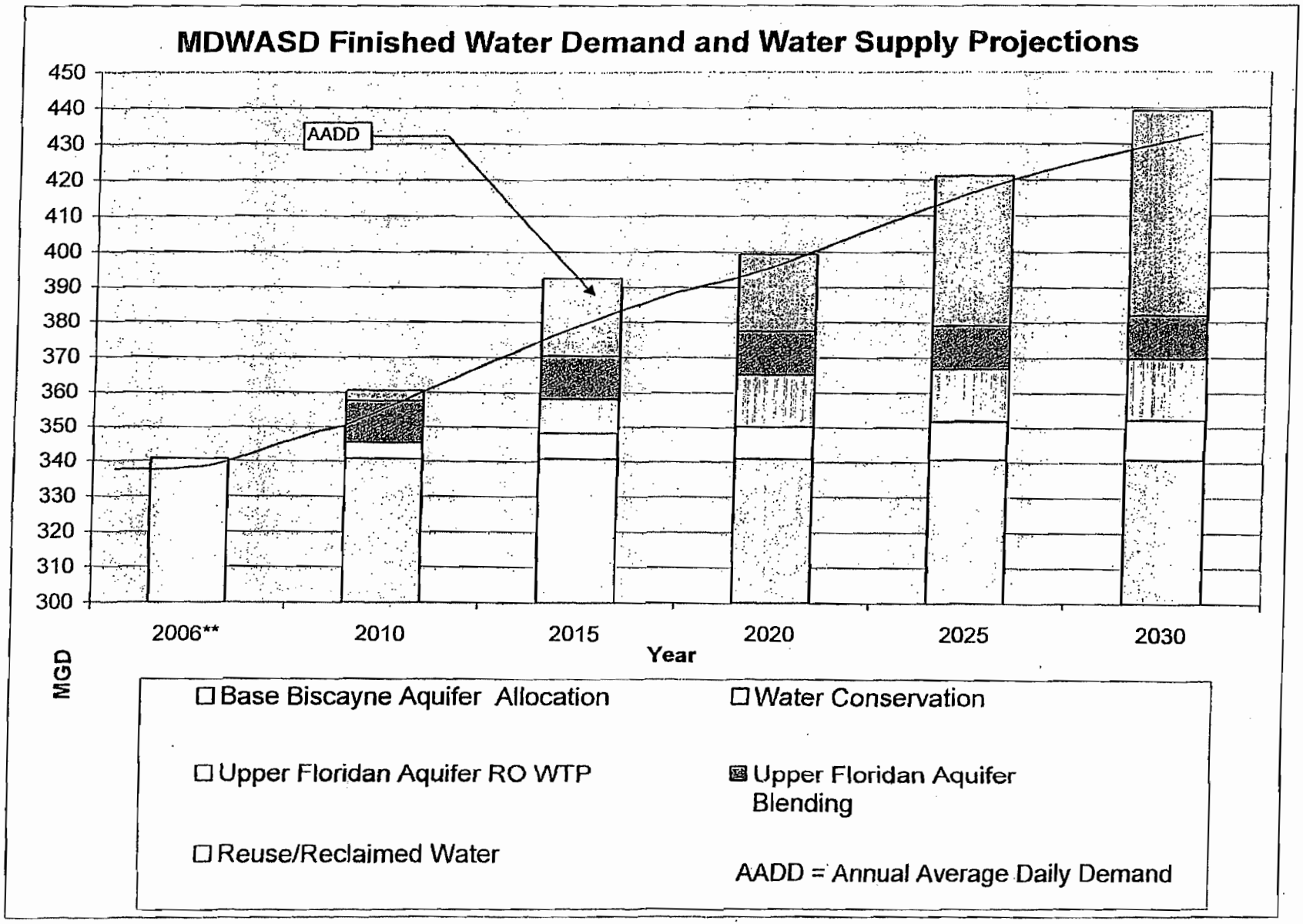
e. New Upper Floridan Aquifer RO WTP (10.0 mgd Phase I by 2011); (5.0 MGD Phase II by 2018); (2.5 MGD Phase III by 2028).

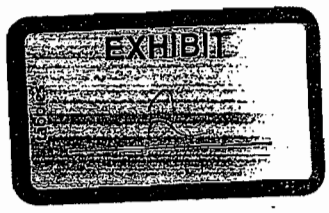
f. Floridan Aquifer Blending at Alexander Orr Water Treatment Plant (assuming 4% of Finished Water Demand) (7.4 mgd) by 2007 including ASR (wet season). Hialeah/Preston Floridan Aquifer Blending Wellfield (or equal) (assumes 3% of Finished Water Demand) (4.8 mgd) by 2009.

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects (exclusive of any BBCW rehydration AWS credits) by 2015 to replace existing finished water demand (gallon for gallon credit).

1. Biscayne Landings/ North Miami Stadium/ North District WWTP and vicinity	2.0 mgd +/-
2. Key Biscayne/ Crandon Park/Virginia Key Redevelopments/Central District WWTP and vicinity	1.0 mgd +/-
3. SDWWTP Coastal Demonstration Plant Conversion to Reuse/Reclaimed Water by 2015	1.0 mgd +/-
4. Groundwater Replenishment (GWR) from South District (Phase I=18.0 mgd by 2014; Phase II = 20.0 mgd by 2021; Phase III = 15.0 mgd by 2026)	53.0 mgd +/-
Total (est.)	57.0 mgd +/-

h. Exclusive of Coastal Wetland Rehydration AWS Credits.


MDWASD Finished Water Demand and Water Supply Projections
450
440
430
420
410
400
390
380
370
360
350
340
330
320
310
300
AADD
2006**
2010
2015
2020
2025
2030
Year
MGD
Base Biscayne Aquifer Allocation
Water Conservation
Upper Floridan Aquifer RO WTP
Upper Floridan Aquifer Blending
Reuse/Reclaimed Water
AADD = Annual Average Daily Demand



This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Q2 Florida City I, L.L.C., Q2 Florida City II, L.L.C., Q2 Florida City III, L.L.C., and Q2 Florida City IV, L.L.C., Florida limited liability companies (collectively referred to as the "Owner"), hold fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 14 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Estate Density Residential" to "Low-Medium Density Residential" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing.** A minimum of ten percent (10%), if the Property is designated Low Density Residential, and twenty percent (20%), if the Property is designated Low-Medium Density Residential, of the proposed residential dwelling units on the Property

shall be set aside for sale or rent as Workforce Housing Units ("WHU"). A "Workforce Housing Unit" shall consist of residential dwelling units that are made available for sale or rent by the Owner to persons with a median family income that is 65% to 140% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development. Prior to obtaining the initial building permit for the construction of any residential dwelling unit (other than model homes) for the Property, the Owner shall submit a declaration of restrictions, in a form acceptable to the County, setting forth restrictions on the re-sale of such residential dwelling units consistent with the intent of maintaining such residential dwelling units as Workforce Housing Units for a period of twenty (20) years from the date of its initial sale. The Owner further agrees to grant to the County the right of first refusal to purchase any WHU in which a qualified purchaser cannot be located within one hundred and eighty (180) days from the date the WHU is offered for sale. In the event a qualified purchaser cannot be located and the County does not exercise its right of first refusal, then the Owner may sell the WHU at market rate.

2. **Maximum Density**. Notwithstanding the approval of the Application, the density of any residential development on the Property shall not exceed one thousand (1,000) residential dwelling units.

3. **Transit Improvements.** In an effort to accommodate public transportation in the area, the Owner shall coordinate with Miami-Dade Transit and allow encroachments onto the Property, as necessary, to provide for a bus pull-out bay and bus shelter. The Owner's obligation under this Paragraph shall expire upon the approval of a final plat for the Property. Notwithstanding the approval of a final plat, the Owner shall cooperate with the County to allow

the installation of a bus pull-out bay and/or shelter if said installation can be accomplished without altering the approved final plat for the Property.

4. **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed residential dwelling units so as to satisfy the requirements necessary to achieve (but shall not be required to obtain certification as) a "Florida Water Star" rating in accordance with the "Florida Water Star Basic Qualification Checklist", a copy of which is attached to this Declaration as Exhibit "B".

The Owner hereby further agrees not to seek a building permit for the construction of more than two hundred ninety nine (299) residential dwelling units on the Property until the earlier of either: (i) the execution of a Consumptive Use Permit, apart from the current interim water use agreement, between Miami-Dade County and the South Florida Water Management District, or (ii) the execution of an agreement with an entity other than Miami-Dade County, including, but not limited to, the City of Florida City, to supply water to the Property, subject to the approval, if necessary, of the Miami-Dade Water and Sewer Department or the Board of County Commissioners to extend the water service area of the municipality.

5. **Improvement of S.W. 344th Street.** The Owner shall not seek a certificate of use and occupancy for any residential dwelling units that are in excess of the number of the residential dwelling units set forth in attached Exhibit "C-1" and Exhibit "C-2" until such time as the Owner, at its own expense, designs or causes the design of S.W. 344th Street as a four (4) lane, divided arterial roadway from S.W. 182nd Avenue to S.W. 192nd Avenue (the "Roadway Improvements") in accordance with specifications approved by the Florida Department of Transportation, consistent with applicable design standards, and constructs or causes the construction of the Roadway Improvements. Nothing herein shall prohibit the Owner from

submitting an application for road impact fee credits if the Roadway Improvements were to be deemed eligible for road impact fee credits.

6. **Miscellaneous.**

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

B. Term. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. 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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Signature Pages Follow]

DRAFT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Q2 Florida City I, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of **Q2 Florida City I, L.L.C.**, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

DRAFT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Q2 Florida City II, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of **Q2 Florida City II, L.L.C.**, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

DRAFT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Q2 Florida City III, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of **Q2 Florida City III, L.L.C.**, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

DRAFT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Q2 Florida City IV, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of **Q2 Florida City IV, L.L.C.**, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

DRAFT

Exhibit "A"

Legal Description

DRAFT

Exhibit "B"

Florida Water Star Basic Qualification Checklist

Exhibit "C-1"

Permitted Number of Residential Dwelling Units Assuming An adopted LOS C (S.W. 344th Street)*

If the Miami-Dade Board of County Commissioners approves only Application No. 14 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than 890 residential dwelling units until the completion of the design and construction of the Roadway Improvements.**
If the Miami-Dade Board of County Commissioners approves only Application No. 13 (April 2006 Amendment Cycle) and Application No. 14 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than 670 residential dwelling units until the completion of the design and construction of the Roadway Improvements.**
If the Miami-Dade Board of County Commissioners approves only Application No. 14 (April 2006 Amendment Cycle) and Application No. 15 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than 445 residential dwelling units until the completion of the design and construction of the Roadway Improvements.**
If the Miami-Dade Board of County Commissioners approves Applications No. 13, No. 14 and No. 15, then the Owner will not be entitled to receive certificates of occupancy for more than 255 residential dwelling units until the completion of the design and construction of the Roadway Improvements.**

* Florida City has an adopted "Level of Service C" standard in its Comprehensive Plan for S.W. 344th Street (between S.W. 182nd Avenue and S.W. 192nd Avenue). Florida City has transmitted to the Florida Department of Community Affairs an Evaluation and Appraisal Report that, among other matters, seeks to amend the Florida City Comprehensive Plan to adopt a "Level of Service D" standard for the referenced roadway segment. If Florida City amends its Comprehensive Plan to adopt a "Level of Service D" standard for the referenced roadway segment, then the commitments set forth in Exhibit C-2 shall replace, for all purposes, the commitment set forth in this Exhibit C-1.

** The data and analysis supporting the conclusions set forth above that a certain number of residential dwelling units may be constructed prior to exceeding the adopted level of service may be found in that certain Traffic Study prepared by Cathy Sweetapple and Associates, Inc., dated _____, which was submitted as part of the public record in consideration of Application No. 14. A summary of the data and analysis is attached herein.

DRAFT

Exhibit C-1
Status of SW 344 Street in the Year 2015 under the Adopted LOS C Standards

Application No. 13
If only Application 13 is approved, no roadway expansion to SW 344 Street is needed under the current adopted LOS C standard.

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 13 - 128 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 74			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	56.19%	42	1,084	D	0.78
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	74.23%	55	1,097	C	0.84
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	56.19%	42	1,084	C	0.83
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	C	56.19%	42	1,084	B	0.33
SW 177 Avenue to US-1	4LD	C	3,300	2,014	C	46.57%	34	2,048	B	0.62
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	14.00%	10	1,760	C	0.87

Application No. 14
If only Application 14 is approved, 890 du can be built without the need to expand SW 344 Street under the current adopted LOS C standard.

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 14 - 890 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 361			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	56.19%	203	1,245	D	0.90
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	74.23%	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	56.19%	203	1,245	C	0.95
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	C	56.19%	203	1,245	B	0.38
SW 177 Avenue to US-1	4LD	C	3,300	2,014	C	46.57%	168	2,182	B	0.66
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	14.00%	51	1,800	C	0.89

Application No. 15
If only Application 15 is approved, no roadway expansion to SW 344 Street is needed under the current adopted LOS C standard.

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 15 - 269 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 135			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	2.00%	3	1,045	D	0.75
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	86.09%	116	1,158	C	0.88
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	45.60%	62	1,104	C	0.84
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	C	45.60%	62	1,104	B	0.33
SW 177 Avenue to US-1	4LD	C	3,300	2,014	C	31.69%	43	2,056	B	0.62
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	10.69%	14	1,764	C	0.87

Exhibit C-3

Status of SW 344 Street in the Year 2015 under the Adopted LOS C Standards with the Cumulative Impact of Applications 13, 14 and 15

Applications 13 and 14

All of Application 13 and 670 DU for Application 14 can be built without the need to expand SW 344 Street under the current adopted LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 670 DU External Trips 286	No. 15 0 DU External Trips 0	Total 798 DU External Trips 360	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	161	0	202	1,244	D	0.90
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	55	212	0	267	1,309	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	42	161	0	202	1,244	C	0.95
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	42	161	0	202	1,244	B	0.38
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	34	133	0	168	2,181	B	0.66
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	10	40	0	50	1,800	C	0.89

Applications 14 and 15

All of Application 15 and 445 DU for Application 14 can be built without the need to expand SW 344 Street under the current adopted LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 445 DU External Trips 204	No. 15 269 DU External Trips 135	Total 714 DU External Trips 339	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	115	3	117	1,159	D	0.83
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	0	151	116	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	0	115	62	176	1,218	C	0.93
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	0	115	62	176	1,218	B	0.37
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	0	95	43	138	2,151	B	0.65
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	0	29	14	43	1,792	C	0.88

Applications 13, 14 and 15

All of Applications 13 and 15 and 255 DU for Application 14 can be built without the need to expand SW 344 Street under the current adopted LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 255 DU External Trips 130	No. 15 269 DU External Trips 135	Total 652 DU External Trips 339	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	73	3	117	1,159	D	0.83
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	55	96	116	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	42	73	62	176	1,218	C	0.93
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	42	73	62	176	1,218	B	0.37
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	34	61	43	138	2,151	B	0.65
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	10	18	14	43	1,792	C	0.88

Application 14

890 DU for Application 14 can be built without the need to expand SW 344 Street under the current LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 890 DU External Trips 361	No. 15 0 DU External Trips 0	Total 890 DU External Trips 361	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	203	0	203	1,245	D	0.90
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	0	268	0	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	0	203	0	203	1,245	C	0.95
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	0	203	0	203	1,245	B	0.38
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	0	168	0	168	2,182	B	0.66
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	0	51	0	51	1,800	C	0.89

Exhibit "C-2"
Permitted Number of Residential Dwelling Units Assuming An adopted LOS D (S.W. 344th Street)

If the Miami-Dade Board of County Commissioners approves Application No. 14 (April 2006 Amendment Cycle) and Florida City amends its Comprehensive Plan to adopt a Level of Service D for SW 344th Street between SW 182nd Avenue and SW 192nd Avenue, then the Owner shall not be required to design or construct the Roadway Improvement. The development contemplated by Application No. 14, including the development contemplated by Applications No. 13 and No. 15 (April 2006 Amendment Cycle), will not result in traffic levels in excess of the adopted level of service for the referenced roadway segment.*

* The data and analysis supporting the conclusions set forth above that the traffic generated by Applications No. 13, 14, and 15 (April 2006 Amendment Cycle) will not exceed the adopted level of service on the referenced roadway segment may be found in that certain Traffic Study prepared by Cathy Sweetapple and Associates, Inc., dated _____ which was submitted as part of the public record in consideration of Application No. 14. A summary of the data and analysis is attached herein.

4038176_v9

DRAFT

Exhibit C-2

Status of SW 344 Street in the Year 2015 under the Pending LOS D Standards from the City of Florida City EAR Amendments

Application No. 13

If only Application 13 is approved, no roadway expansion to SW 344 Street is needed under the pending LOS D standard.

ROADWAY SEGMENTS	2015 LANES	PENDING LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 13 - 128 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 74			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	56.19%	42	1,084	D	0.78
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	74.23%	55	1,097	C	0.70
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	56.19%	42	1,084	C	0.69
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	C	56.19%	42	1,084	B	0.32
SW 177 Avenue to US-1	4LD	D	3,390	2,014	C	46.57%	34	2,048	B	0.60
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	14.00%	10	1,760	C	0.60

Application No. 14

If only Application 14 is approved, no roadway expansion to SW 344 Street is needed under the pending LOS D standard.

ROADWAY SEGMENTS	2015 LANES	PENDING LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 14 - 1000 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 397			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	56.19%	223	1,265	D	0.91
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	74.23%	295	1,337	D	0.86
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	56.19%	223	1,265	C	0.81
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	C	56.19%	223	1,265	B	0.37
SW 177 Avenue to US-1	4LD	D	3,390	2,014	C	46.57%	185	2,198	B	0.65
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	14.00%	56	1,805	C	0.61

Application No. 15

If only Application 15 is approved, no roadway expansion to SW 344 Street is needed under the pending LOS D standard.

ROADWAY SEGMENTS	2015 LANES	PENDING LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 15 - 269 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 135			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	2.00%	3	1,045	D	0.75
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	86.09%	116	1,158	C	0.74
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	45.60%	62	1,104	C	0.71
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	C	45.60%	62	1,104	B	0.33
SW 177 Avenue to US-1	4LD	D	3,390	2,014	C	31.69%	43	2,056	B	0.61
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	10.69%	14	1,764	C	0.60

Exhibit C-4

Status of SW 344 Street in the Year 2015 under the Pending LOS D Standards *from* the Florida City EAR with the Cumulative Impact of *Applications* 13, 14 and 15

Applications 13 and 14

All of Application 13 and 1000 *DU for* Application 14 can be built without the need to expand SW 344 Street *under* the pending LOS D standard from the Florida City EAR

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 1000 DU External Trips 397	No. 15 0 DU External Trips 0	Total 1128 DU External Trips 471	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	223	0	265	1,307	D	0.94
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	55	295	0	350	1,392	D	0.89
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	42	223	0	265	1,307	C	0.84
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	B	42	223	0	265	1,307	B	0.39
SW 177 Avenue to US-1	4LD	D	3,390	2,014	B	34	185	0	219	2,233	B	0.66
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	10	56	0	66	1,815	C	0.62

Applications 14 and 15

All of Application 15 and 1000 DU for Application 14 can be built without the need to expand SW 344 Street under the pending LOS D standard from the Florida City EAR

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 1000 DU External Trips 397	No. 15 269 DU External Trips 135	Total 1269 DU External Trips 532	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	223	3	226	1,268	D	0.91
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	0	295	116	411	1,453	D	0.93
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	0	223	62	285	1,327	D	0.85
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	B	0	223	62	285	1,327	B	0.39
SW 177 Avenue to US-1	4LD	D	3,390	2,014	B	0	185	43	228	2,241	B	0.66
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	0	56	14	70	1,819	C	0.62

Applications 13, 14 and 15

All of Applications 13 and 15 and 1000 DU for Application 14 can be built without the need to expand SW 344 Street under the pending LOS D standard from the Florida City EAR

ROADWAY SEGMENTS	2015 LANES	PENDING LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 1000 DU External Trips 397	No. 15 269 DU External Trips 135	Total 1397 DU External Trips 606	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	223	3	267	1,310	D	0.94
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	55	295	116	466	1,508	D	0.97
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	42	223	62	326	1,368	D	0.88
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	B	42	223	62	326	1,368	B	0.40
SW 177 Avenue to US-1	4LD	D	3,390	2,014	B	34	185	43	262	2,276	B	0.67
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	10	56	14	80	1,830	C	0.62

Application 14

All of Application 14 (without 13 and 15) can be built without the need to expand SW 344 Street under the pending LOS D standard from the Florida City EAR

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 1000 DU External Trips 397	No. 15 0 DU External Trips 0	Total 1000 DU External Trips 397	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	223	0	223	1,265	D	0.91
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	0	295	0	295	1,337	D	0.86
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	0	223	0	223	1,265	C	0.81
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	B	0	223	0	223	1,265	B	0.37
SW 177 Avenue to US-1	4LD	D	3,390	2,014	B	0	185	0	185	2,198	B	0.65
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	0	56	0	56	1,805	C	0.61

Exhibit C-5

Trip Generation for Application 14

Under Different Dwelling Unit Thresholds to Correspond to Exhibits C-1, C-2, C-3 and C-4

For Exhibits C-1and C-3 - 890 DU

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	890	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	4,116	50%	2,058	50%	2,058
Single Family Attached	AM Peak Hour	890	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	297	17%	50	83%	247
Single Family Attached	PM Peak Hour	890	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	361	67%	242	33%	119

For Exhibits C-2 and C-4 - 1000 DU - Covenant Restriction for Application No. 14

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	1,000	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	4,644	50%	2,272	50%	2,272
Single Family Attached	AM Peak Hour	1,000	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	326	17%	55	83%	271
Single Family Attached	PM Peak Hour	1,000	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	397	67%	266	33%	131

For Exhibit C-3 - 670 DU

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	670	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	3,233	50%	1,617	50%	1,616
Single Family Attached	AM Peak Hour	670	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	236	17%	40	83%	196
Single Family Attached	PM Peak Hour	670	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	286	67%	192	33%	94

For Exhibit C-3 - 445 DU

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	445	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	2,283	50%	1,142	50%	1,141
Single Family Attached	AM Peak Hour	445	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	170	17%	29	83%	141
Single Family Attached	PM Peak Hour	445	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	204	67%	137	33%	67

For Exhibit C-3 - 255 DU

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	255	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	1,422	50%	711	50%	711
Single Family Attached	AM Peak Hour	255	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	109	17%	19	83%	90
Single Family Attached	PM Peak Hour	255	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	130	67%	87	33%	43

ADDITIONAL INFORMATION

Application No. 15

- Declaration of Restrictions

YAB CDMP
3-12-07
App 15

This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 300
Miami, Florida 33131

DRAFT

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Palm & Tower Investors, L.L.C., a Florida limited liability company (the "Owner"), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 15 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Low Density Residential" to "Low-Medium Density Residential" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing.** A minimum of twenty percent (20%) of the proposed residential dwelling units on the Property shall be set aside for sale or rent as Workforce Housing Units ("WHU"). A "Workforce Housing Unit" shall consist of residential dwelling units that are

made available for sale or rent by the Owner to persons with a median family income that is 65% to 140% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development. Prior to obtaining the initial building permit for the construction of any dwelling unit (other than model homes) for the Property, the Owner shall submit a declaration of restrictions, in a form acceptable to the County, setting forth restrictions on the re-sale of such residential dwelling units consistent with the intent of maintaining such residential dwelling units as Workforce Housing Units for a period of twenty (20) years from the date of its initial sale. The Owner further agrees to grant to the County the right of first refusal to purchase any WHU in which a qualified purchaser cannot be located within one hundred and eighty (180) days from the date the WHU is offered for sale. In the event a qualified purchaser cannot be located and the County does not exercise its right of first refusal, then the Owner may sell the WHU at market rate.

2. **Transit Improvements.** In an effort to accommodate public transportation in the area, the Owner shall coordinate with Miami-Dade Transit and allow encroachments onto the Property, as necessary, to provide for a bus pull-out bay and bus shelter. The Owner's obligation under this Paragraph shall expire upon the approval of a final plat for the Property. Notwithstanding the approval of a final plat, the Owner shall cooperate with the County to allow the installation of a bus pull-out bay and/or shelter if said installation can be accomplished without altering the approved final plat for the Property.

3. **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed residential dwelling units so as to satisfy the requirements necessary to achieve (but shall not be required to obtain certification as)

a "Florida Water Star" rating in accordance with the "Florida Water Star Basic Qualification Checklist", a copy of which is attached to this Declaration as Exhibit "B".

The Owner hereby further agrees not to seek a building permit for the construction of more than one hundred and twenty-four (124) residential dwelling units on the Property until the earlier of either: (i) the execution of a Consumptive Use Permit, apart from the current interim water use agreement, between Miami-Dade County and the South Florida Water Management District, or (ii) the execution of an agreement with an entity other than Miami-Dade County, including, but not limited to, the City of Florida City, to supply water to the Property, subject to the approval, if necessary, of the Miami-Dade Water and Sewer Department or the Board of County Commissioners to extend the water service area of the municipality.

4. **Dedication of Right-of-Way along S.W. 344th Street**. Following receipt of a request by the appropriate governmental entity, the Owner shall promptly dedicate, at no cost to said governmental entity, the additional zoned right-of-way along the Property's frontage as may be required to allow the improvement of S.W. 344th Street as a four (4) lane divided arterial roadway.

5. **Miscellaneous.**

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

B. **Term**. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Palm & Tower Investors, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of Palm & Tower Investors, L.L.C., a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

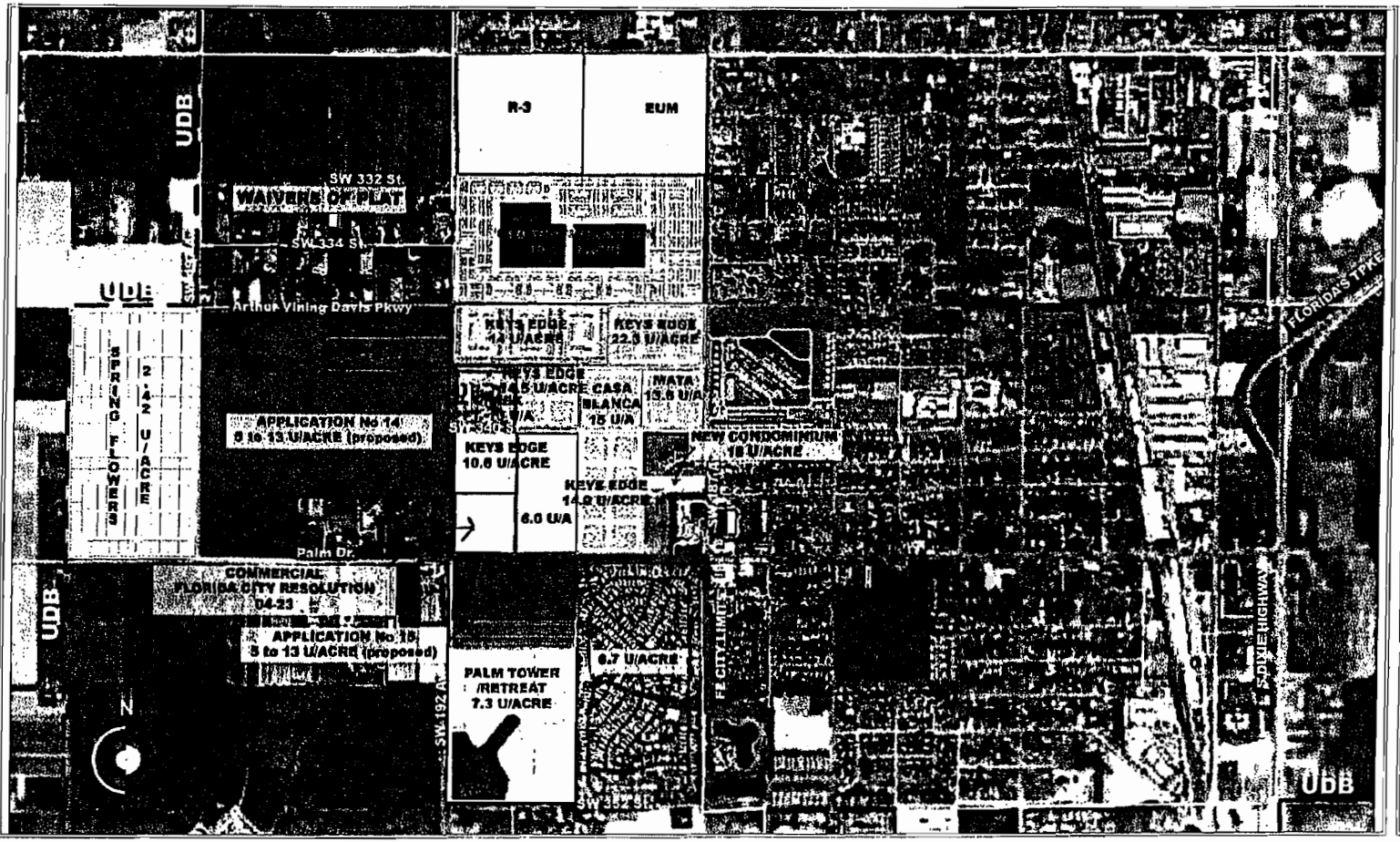
4038215_v9

PAB CDMP
3-12-07

CDMP APPLICATIONS No 14 & 15

Miami - Dade County, Florida

ADJACENCY MAP - B



Revisions

MARTIN A. D. YABOR AIA, NCARB

Schematic Design

MARTIN A.D. YABOR & ASSOC., INC.
AA 0002791

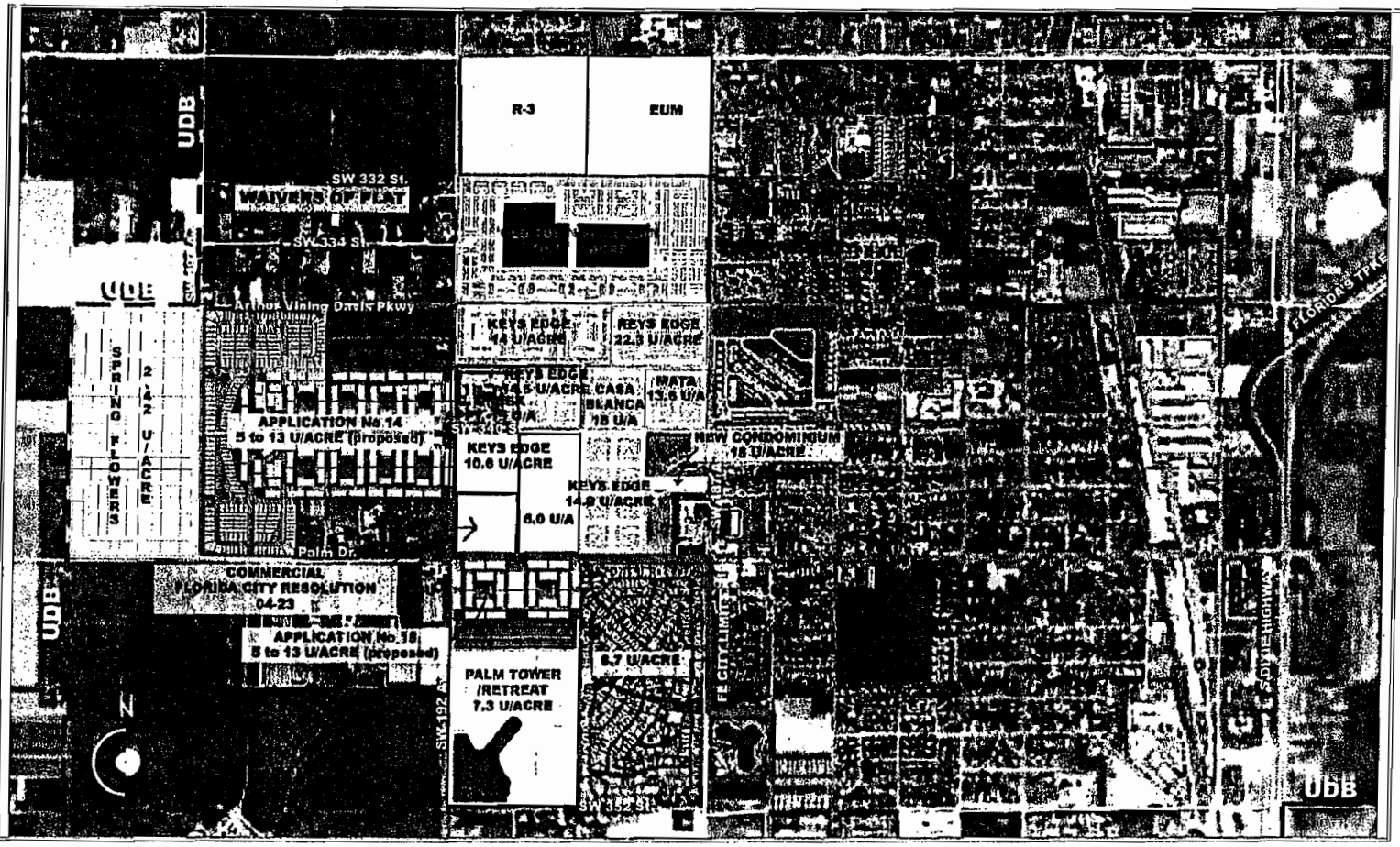
ARCHITECTS
PLANNERS
INTERIORS

12124 S.W. 131 AVENUE MIAMI, FLORIDA 33186

CDMP APPLICATIONS No 14 & 15

Miami - Dade County, Florida

ADJACENCY MAP



Revisions

MARTIN A. D. YABOR AIA, NCARB

Schematic Design

MARTIN A.D. YABOR & ASSOC., INC.
AA 0002791

ARCHITECTS
PLANNERS
INTERIORS

12124 S.W. 131 AVENUE MIAMI, FLORIDA 33186

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

REVISED RECOMMENDATIONS

APRIL 2006 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA

Carlos Alvarez
Mayor

BOARD OF COUNTY COMMISSIONERS

Bruno A. Barreiro
Chairman

Barbara J. Jordan
Vice Chairwoman

Barbara J. Jordan
District 1
Dorrin D. Rolle
District 2
Audrey Edmonson
District 3
Sally A. Heyman
District 4
Bruno A. Barreiro
District 5
Rebeca Sosa
District 6
Carlos A. Gimenez
District 7
Katy Sorenson
District 8
Dennis C. Moss
District 9
Senator Javier D. Souto
District 10
Joe A. Martinez
District 11
José "Pepe" Diaz
District 12
Natacha Seijas
District 13

George M. Burgess
County Manager

Murray Greenberg
County Attorney

Harvey Ruvin
Clerk of the Courts

PLANNING ADVISORY BOARD

Wayne Rinehart
Chair

Georgina Santiago
Vice Chair

Reginald J. Clyne
Antonio Fraga
Horacio Carlos Huembes
Rod Jude
Daniel Kaplan
Douglas A. Krueger
Serafin Leal
Al Maloof
William W. Riley
Gonzalo Sanabria
Christi Sherouse
Jay Sosna

Diane O'Quinn Williams
Executive Secretary

Miami-Dade County provides equal access and equal opportunity in employment and services and does not discriminate on the basis of disability. "It is the policy of Miami-Dade County to comply with all of the requirements of the Americans with Disabilities Act."

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

REVISED RECOMMENDATIONS

APRIL 2006 CYCLE
APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

March 5, 2007

Miami-Dade County
Department of Planning and Zoning
1210 Stephen P. Clark Center
111 NW 1 Street
Miami, Florida 33128-1972

INTRODUCTION

This document contains the revised recommendations of the Miami-Dade County Department of Planning and Zoning (DP&Z) on the seven pending April 2006-cycle applications requesting amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Previous Actions

The table entitled "April 2006 Applications Matrix" presented on the following pages summarizes the recommendations from the DP&Z, Community Councils and Planning Advisory Board (PAB) as well as the previous actions taken by the Board of County Commissioners on all the April 2006-cycle applications. Following this summary table, the report contains the revised recommendations of the DP&Z that provides additional relevant information.

SCHEDULE OF ACTIVITIES
APRIL 2006-2007 CDMP AMENDMENT CYCLE

Application Filing Period	April 1-May 1, 2006
Deadline to withdraw Application and obtain Return of Full Fee	May 8, 2006
Applications Report published by DP&Z	June 5, 2006
Deadline for submitting Covenants to be considered in the Initial Recommendations Report	July 28, 2006
Initial Recommendations Report released by DP&Z	Friday, August 25, 2006
Westchester Community Council (10) Application No. 5	7:00 pm, Wednesday, September 6, 2006 West Dade Regional Library, 9445 Coral Way
West Kendall Community Council (11) Application Nos. 8, 9 and 10	6:30 p.m. Wednesday, September 20, 2006 Arvida Middle School, 10900 SW 127 Avenue
South Bay Community Council (15) Application No. 15	7:00 p.m. Thursday, September 21, 2006 South Dade Government Center 10710 SW 211 Street
North Central Council (8) Application Nos. 1, 2 and 3	6:30 p.m. Tuesday, September 26, 2006 Martin Luther King, Jr. Office Building 2525 NW 62 Street
Kendall Community Council (12) Application No. 6	6:30 p.m. Wednesday, September 27, 2006 Team Metro Kendall Regional Office 11609 N. Kendall Drive
Redland Community Council (14) Application Nos. 7, 11, 12, 13 and 14	6:00 p.m. Friday, September 29, 2006 South Dade Government Center 10710 SW 211 Street
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to Florida Department of Community Affairs (DCA)	Monday, October 16, 2006* County Commission Chamber 111 NW 1st Street
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to DCA	November 20, 2006* County Commission Chamber 111 NW 1 Street
Transmittal to DCA for comment	December, 2006**
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Comments	February, 2007** (Approximately 75 days after transmittal)
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	March 12, 2007 (Within 30 days after DCA comments received)
Public Hearing and Final Action on Applications: Board of County Commissioners	March 28, 2007 * (No later than 60 days after receipt of DCA comments)

TABLE OF CONTENTS

	INTRODUCTION ----------	i
	SCHEDULE OF ACTIVITIES ----------	ii
	April 2006 Applications Matrix ----------	iii
No.	Applicant /Applicant's Representative	
6	Blue Cloisters, Inc., Red Rainbow Corporation and The Cloisters Investments, Inc./ Guillermo Olmedillo ----------	6-1
7	Coral Reef Drive Land Development, LLC /Juan J. Mayol, Jr., Esq. ----------	7-1
8	Vanguardian Village LLP/Felix M. Lasarte, Esq. ----------	8-1
13	Tagoror Investments, LLC, A Florida limited liability company /Juan J. Mayol, Jr., Esq. ----------	13-1
14	Q2 Florida City I, LLC, Q2 Florida City II, LLC, Q2 Florida City III, LLC and Q2 Florida City IV, LLC /Juan J. Mayol, Jr., Esq. ----------	14-1
15	Q2 Kings Mountain 485 LLC/Juan J. Mayol, Jr., Esq. ----------	15-1
16	Miami-Dade County Department of Planning and Zoning / Diane O'Quinn Williams, Director ----------	16-1
Appendix A	Text Amendment Providing for the Use of Declaration of Restrictions in the CDMP ----------	A-1
Appendix B	DCA Objections, Recommendations and Comments (ORC) Report ----------	B-1
Appendix C	DP&Z Response to ORC Report ----------	C-1

Application No. 6
Commission District 7 Community Council 12

APPLICATION SUMMARY

Applicant/Representative:	Blue Cloisters, Inc., Red Rainbow Corporation and The Cloisters Investments, Inc./ Guillermo Olmedillo
Location:	The area bounded by SW 57th Avenue on the east; SW 60th Street on the south; SW 58th Avenue on the west and SW 58th Terrace on the north
Total Acreage:	7.8 Gross Acres: 6.6 Net Acres
Current Land Use Plan Map Designation:	Low-Medium Density Residential Communities (6 to 13 DU/Ac)
Requested Land Use Plan Map Designation:	Office/Residential
Amendment Type:	Standard
Existing Zoning/Site Condition:	RU-2 (2-family Resid.), RU-4 (Apt. 50 u/a) and RU-5A (Offices)/Museum, 9 duplexes and an 81-unit apt.

RECOMMENDATIONS

Initial Staff:	**DENY** (August 25, 2006)
Kendall Community Council:	**NO RECOMMENDATION** (September 26, 2006)
Planning Advisory Board (PAB) acting as Local Planning Agency:	**DENY** (October 16, 2006)
Board of County Commissioners:	**DENIED AS SMALL-SCALE AMENDMENT AND TRANSMIT WITH NO RECOMMENDATION** (November 20, 2006)
Revised Staff Recommendation	**DENY** (March 5, 2007)
Final Recommendation of PAB acting as a Local Planning Agency:	**ADOPT WITH CHANGE** to include the small parcel that was purchased after the last hearing and to accept the proffered covenant with changes (March 12, 2007)
Final Action of Board of County Commissioners:	**TO BE DETERMINED**

Initial Recommendation

The staff recommended: **DENIAL** of the proposed Land Use Plan Map amendment in August 25, 2006 to change the land use designation on the 7.8-acre subject property from "Low-Medium Density Residential Communities" (6 to 13 DU/Ac) to "Office/Residential" based on the Staff Conclusions located at the end of the Initial Recommendations report and summarized below:

- A change to the Office/Residential land use designation on the Land Use Plan (LUP) map would generally allow a residential density of up to 34 units per gross acre based on the provisions in the CDMP text for this category that may allow a one-category increase in density over adjacent residential designations or up to the density of the existing adjoining or adjacent residential development on the same side of the abutting principal roadway. An existing 12-unit multi-family structure on the southeast corner of SW 60 Street and the Red Road has gross density of 34 dwelling unit per acre.

  A density of up to 34 units per gross acre on the western portion of the application site would not be compatible to the adjacent single-family residential area to the west, which is designated Low Density Residential Communities (2.5 to 6 dwelling units per gross acre) on the LUP map. The current designation, Low-Medium Density Residential Communities (6 to 13 dwelling units per gross acre), provides a buffer between the single-family area to the west and the Cloisters apartments building on the eastern portion of the application site.

- The application states that a purpose for changing the land use designation is to facilitate the expansion of the Miami Art Central museum on the application site. However, museums are classified by the County's land use code as an institutional use. The text of the CDMP states that community-serving institutional uses may be approved where compatible in every urban land use category on the Land Use Plan map. The existing designation, Low-Medium Density Residential Communities, is an urban category. Thus, a change in land use designation is not necessary to expand the museum.

- The segment of Red Road between SW 8 and SW 72 Streets, which provides the access to the application site, was declared in 1989 by the Florida Legislature (89-383 Laws of Florida) as a State Historic Highway which requires that no funds shall be expended by any public agency for any purpose that would change or impact the historic character of the road, including changes to the location or physical dimensions of the existing roadway, median strip or adjacent lands.

New Information

Since August 25, 2006, the Department of Planning and Zoning has received information from the applicant and Florida Department of Community Affairs (DCA) concerning the application site. The applicant proffered a declaration of restrictions on November 16, 2006 prior to the transmittal hearing of the Board of County Commissioners (BCC) on November 20, 2006 that divided the application site into four portions consisting of the Single-Family Residential Property, Cloisters Property, Parking Garage Property, and Museum Property. Development in the Single-Family Residential Property would consist of detached and/or attached single-family dwelling units with a maximum height of 35 feet. The Cloisters Property would be limited to a total of 80 units. The Parking Garage Property would be limited to single-family dwelling units and parking facilities for employees, visitors and residents of the application site. A maximum total of 42 dwelling units would be allowed on the Single-Family Residential and Parking Garage properties. The only commitment made regarding the Museum Property was that the Owners would make their best efforts to keep guests from parking on neighboring properties.

The Declaration of Restrictions or covenant does cover the 7.8-acre application site and an additional adjacent parcel of land at 5783 SW 60 Street (Lot 18 of University Groves Subdivision). According to Section 2-116.1(3)(a) of the Miami-Dade County Code, each application may be deemed by the Board of County Commissioners to include similarly situated or adjoining property which could be affected by adoption of the request in whole or in part, except that no such determination by the BCC shall cause a requested small-scale amendment to exceed the conditions for such amendments enumerated in Section 163.3187(1)(c), F. S. The BCC did not make such a determination at the transmittal public hearing on November 20, 2006 for Lot 18 of University Groves Subdivision. Thus, this parcel was not included in the application that was transmitted to DCA for review and comment by the BCC.

DCA in the Objections, Comments and Recommendations (ORC) Report for the April 2006-07 Cycle CDMP applications has objected to this application based on the water supply issue and commented on the transportation issue. The water supply issue is addressed in the Department's Response to the ORC.

DCA based its comment regarding this application from material provided by the Florida Department of Transportation (FDOT). These state agencies recognize that traffic congestion is an issue for SW 57 Avenue and that it is a historic roadway that cannot be widened. However, these agencies also recognize that the application site is located in the Traffic Concurrency Exception Area, which would permit the development to occur. These agencies suggest that the County require the proposed development to support and fund mobility within the designated exception area, including alternative modes of transportation, and to demonstrate how they will provide mobility other than the traditional addition of

lane capacity. Furthermore, the state suggests that the County should collect proportionate fair-share payments for this purpose. The BCC adopted an amendment on October 4, 2006 to the Capital Improvements Element of the CDMP that allows a proportionate fair-share mitigation procedure for transportation facilities, however, the implementing ordinance, which provides a methodology for assessing proportionate fair-share mitigation options, is currently being developed by County staff.

Revised Recommendation

The Department of Planning and Zoning is recommending that this application to change the land use designation of the 7.8–acre subject property from "Low-Medium Density Residential Communities" (6 to 13 DU/Ac) to "Office/Residential" be **denied**. When adjacent to lower density property, the Department does not support density increases of more than one category to insure compatibility. The current designation of "Low-Medium Density Residential Communities" (6 to 13 DU/Ac) is already a one-density category increase over the "Low Density Residential Communities" (2.5 to 6 DU/Ac) area to the west of the application site along SW 58 Avenue. Any increase over the current maximum of 101 dwelling units allowed for this 7.8–acre site would be too great. Thus, the total of 122 dwelling units identified in the covenant or the 115 units being discussed with the Department will still be excessive. Changing the land use designation to facilitate the expansion of the Miami Art Central museum on the application site is not needed since institutional uses are allowed in all urban land use categories.

If this application is adopted with acceptance of a proffered Declaration of Restrictions, the text amendment to the Land Use Element as presented in Appendix A needs to be also adopted to provide internal consistency and to address concerns that DCA has with covenants tied to LUP map amendments.

Application No. 7

Commission District 9 Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	Coral Reef Drive Land Development L.L.C./Juan J. Mayol, Jr., Esq.
Location:	North side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue
Total Acreage:	*Originally ±8.9 gross acres (±7.83 net acres) but reduced to 7.98 gross acres (6.95 net acres) by applicant's letter dated February 28, 2007, withdrawing ±0.92 gross acres (±0.88 net acres)*
Current Land Use Plan Map Designation:	Low Density Residential (2.5 to 6 dwelling units per gross acre)
Requested Land Use Plan Map Designation:	Business and Office
Amendment Type:	Standard
Existing Zoning/Site Condition:	AU, EU-1 & EU-M/northern portion - vacant, southern portion – Small Fry Nursery School

RECOMMENDATIONS

Staff:	**ADOPT WITH CHANGE** to Office/Residential (August 25, 2006)
Redland Community Council:	**DENY** (September 29, 2006)
Planning Advisory Board (PAB) acting as Local Planning Agency:	**ADOPT** with condition limiting commercial use to pharmacy, cafeteria, or medically related offices (October 16, 2006)
Board of County Commissioners:	**DENIED AS SMALL-SCALE AMENDMENT AND TRANSMIT AS STANDARD AMENDMENT WITH A RECOMMENDATION TO DENY** (November 20, 2006)

Revised Staff Recommendation	**ADOPT WITH CHANGE** to Office/Residential (March 5, 2007)
Final Recommendation of PAB acting as Local Planning Agency	**ADOPT** with acceptance of proffered covenant (March 12, 2007)
Final Action of Board of County Commissioners:	**TO BE DETERMINED**

Initial Recommendation:

The staff recommended **ADOPTION WITH CHANGE** in the Initial Recommendations Report on August 25, 2006 for the proposed Land Use Plan Map amendment to change the land use designation of the 8.9-acre subject property from "Low Density Residential" (2.5 to 6 dwelling units per gross acre) to "Business and Office." The change recommended by staff was to "Office/Residential" based on the Staff Conclusions located at the end of the report and summarized below:

- The proposed amendment does not conform to Guideline Nos. 1 and 4 of the "Guidelines for Urban Form".
- Requested designation would not be compatible with the surrounding areas. The recommended Office/Residential designation would be compatible with the designations of the surrounding properties and their land uses.
- No need exists for additional commercial in the application area and site has limited access due its location.
- The proposed redesignation of "Business and Office" or the Department's recommendation of "Office/Residential" are more supportive of transit ridership than the current designation of "Low Density Residential".

New Information

Since August 25, 2006, the Department of Planning and Zoning has received information from the applicant and Florida Department of Community Affairs (DCA) concerning the application site. In addition, the Department has taken another look at the traffic impact of developing the property using several scenarios.

The applicant has withdrawn the northeastern leg of this "T" shaped application site. The applicant's representative submitted a partial withdrawal letter dated February 28, 2007, withdrawing approximately 0.92-acre portion that is bounded by the C-100 Canal, theoretical SW 97 Avenue and SW 147 Street (Harris Road). Thus, the total acreage of the application site is now 7.98 gross acres.

This withdrawal is associated with the proposed rezoning of an adjacent 5.96-acre parcel that is also owned by the applicant on the northeast corner of theoretical SW 97 Avenue and SW 152 Street. According to a proffered declaration of restrictions related to rezoning the adjacent 5.96-acre parcel from Estate–Modified (EU-M) to Office Park District (OPD), the parcel being withdrawn from the CDMP application site will serve as a landscaped open space to provide a buffer between the development, known as "The Medical Office Plaza at Coral Reef", and the residential properties on the north side of the C-100 Canal. This rezoning application on the parcel adjacent to the CDMP application site is scheduled to be heard on March 22, 2007.

Declarations of Restrictions or covenants have also been prepared for the CDMP application site. A Declaration of Restrictions dated November 14, 2006 was presented at the November 20, 2006 transmittal hearing that restricted permitted uses on the application site to "those uses supportive of the adjacent medical offices, hospital, their employees and patrons such as, but not limited to, restaurants, offices, stores and educational facilities whether free-standing or part of a mixed–use structure" and included some water conservation and re-use measures. The Miami-Dade Water and Sewer Department is concerned about a proposal in the covenant regarding water re-use piping.

The applicant has proffered a revised Declaration of Restrictions that was received late on February 28, 2007, that adds the following to the list of permitted uses "In addition, no residential dwelling units may be developed on the Property. Nothing in this Declaration shall prohibit the development of a nursing home, home for aged or similar facilities." The language in the covenant on residential development still leaves the possibility of developing some residential dwelling units on the property. If the applicant intends to prohibit residential development, the word "may' should be replaced with the word "shall". The revised covenant also clarifies the list of uses to include "retail" instead of "stores." Either of these words is very broad in meaning and will still allow a wide range of commercial activities beyond those needed by patrons or employees of the medical offices and hospital.

DCA in the Objections, Comments and Recommendations (ORC) Report for the April 2006-07 Cycle of CDMP applications objected to this application due to the insufficient availability of potable water supply. The applicant has submitted a declaration of restrictions (covenant) with the intent to prohibit residential development on the site. If residential development were prohibited on the application site, the impact on potable water facility and service would be lower than was originally projected. However, the covenant does not clearly exclude residential use as intended by the applicant. In addition, the covenant does specifically allow limited residential development such as nursing homes and homes for the aged. The water supply issue is collectively addressed for all the affected applications in the Department's response to the ORC report.

The Department has recalculated the traffic impact based on the reduced size of the application site resulting from the partial withdrawal of land. The withdrawal of approximately 0.92 gross acres from the application site would likely result in lower impacts on the public facilities and services, in relation to the previously assessed potential development impacts. As a result of the reduction, the potential development of the site could result in 121,096 square feet of commercial retail or 103 residential dwelling units (single family attached homes) if the site is developed at the residential density allowed under either the applicants proposed redesignation of "Business and Office" or the staff's recommended redesignation of "Office/Residential."

Four development scenarios were analyzed for traffic impact that could occur if the application site is redesignated. Scenario 1 assumes the application site developed with commercial use (121,096 sq. ft. retail). Scenario 2 assumes the application site developed with residential use (103 single-family attached dwelling units). Scenario 3 assumes the application site developed with general office use (151,371 sq. ft. office). Scenario 4 assumes the application site developed with medical-dental office use (151,371 sq. ft. office).

The table below identifies the estimated PM peak-hour trips expected to be generated for the reduced application site under the various development scenarios and compares it to the development that could occur under the existing CDMP land use designation of Low Density Residential (2.5 to 6 DUs/Acre). The estimated trip difference between the current and revised requested land use designations is an additional 388 PM peak-hour trips if the application site is developed with commercial use (scenario 1), 49 additional PM peak-hour trips if developed with residential use (scenario 2), 165 additional PM peak-hour trips (scenario 3) and 502 additional PM peak-hour trips (scenario 4).

Estimated PM Peak Hour Trip Generation
April 2006 CDMP Application No. 7
By Current, Requested and Recommended CDMP Land Use Designations

Application Number	Assumed Use For Current CDMP Designation/ Estimated No. Of Trips	Assumed Use For Requested and Recommended CDMP Designation/ Estimated No. Of Trips	Estimated Trip Difference Between Current and Requested CDMP Land Use Designation
7 (Scenario 1)	Low Density Residential - (2.5 to 6 DUs/Acre) 53 Single Family Units/ 54	Business & Office Shopping Center 121, 096 sq. ft. 449[1]	+395
7 (Scenario 2)	Low Density Residential - (2.5 to 6 DUs/Acre) 53 Single Family Units 54	Business & Office - Residential Use Low-Medium Density Resid. (6 to 13 DUS/Acre) 103 Single Family Attached 110	+56
7 (Scenario 3)	Low Density Residential - (2.5 to 6 DUs/Acre) 53 Single Family Units 54	Office/Residential - General Office 151,378 sq. ft. 226	+172
7 (Scenario 4)	Low Density Residential - (2.5 to 6 DUs/Acre) 53 Single Family Units 54	Office/Residential- Medical-Dental Office 151,378 sq. ft. 563	+529

Source: Institute of Transportation Engineers, Trip Generation, 7th Edition, 2003; Miami-Dade Public Works Department, Revised March 1, 2007.

Notes: Table was revised as a result of the applicant's request to withdraw 0.92 gross acres (0.88 net acres) from the original parcel consisting of 7.98 gross acres (6.95 net acres) and the provision of a Declaration of Restriction limiting development to those uses supportive of the adjacent medical offices, hospital, their employees and patrons, such as restaurants, offices and educational facilities.
Scenario 1 assumes application site developed with commercial use (121,096 sq ft.) under requested land use designation (Business and Office).
Scenario 2 assumes application site developed with residential development (103 Single Family Homes) under either the requested (Business and Office) or the DP&Z recommended (Office/Residential) land use designation.
Scenario 3 assumes application site developed with general office use (151,378 sq. ft.) under either the requested or the DP&Z recommended land use designation.
Scenario 4 assumes the application site developed with medical office use (151,378 sq. ft.) under either the requested or the DP&Z recommended land use designation.

[1] Includes pass-by trips adjustment factor, ITE Trip Generation, 7th Edition, 2003.

The concurrency evaluation with the application's impact, under the worst-case scenario (scenario 4), indicates that the concurrency LOS of SW 152 Street, between US 1 and the HEFT, will further deteriorate to LOS E+19%, but still above the adopted LOS E+20% standard applicable to this roadway segment. The other roadways in the vicinity of the application site are predicted to operate at acceptable concurrency levels of service.

Revised Recommendation

Staff still recommends **ADOPTION WITH CHANGE to Office/Residential** of the pending application based on the reasoning above in the Initial Recommendation. The staff-recommended "Office/Residential" designation could yield the same results as the requested category except the extent of commercial development. The uses that the applicant's representative has suggested at public hearings and in the covenant such as eating establishments and pharmacies may occur in an area designated as 'Office/Residential" under certain limitations. Within the Office/Residential category, business uses ancillary and to serve the on-site use(s) may be integrated in an amount not to exceed 15 percent of the total floor area. In addition, the new mixed-use provisions of the CDMP can also allow such commercial uses in area designated as "Office/Residential" if they are located in a vertical mixed-use structure that is located within 660 feet of a major roadway such as Coral Reef Drive.

This staff-recommended designation would not only be compatible with surrounding LUP map designations and potential land development but would provide for a more reasonable use of the application site considering the future development trends of the surrounding areas, especially along SW 152 Street. Approval of the application with the change recommended by staff would provide the applicant the opportunity to develop the site more compatibly with the surrounding areas, and be consistent with the CDMP goals, objectives and policies.

APPENDICES

Appendix 1 Partial Withdrawal Letter and Revised Map Series

Appendix 2 Revised Declaration of Restrictions

Intentionally left blank

Appendix 1 Partial Withdrawal Letter and Revised Map Series

- Applicant's Partial Withdrawal Letter dated February 28, 2007
- Application No. 7 Current Zoning Map
- Application No. 7 Existing Land Use
- Application No. 7 Aerial Photo
- Application No. 7 CDMP Land Use Plan

Intentionally left blank

Holland+Knight

Tel 305 374 8500
Fax 305 789 7799

Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131-2847
www.hklaw.com

Juan J. Mayol, Jr.
305 789 7787
juan.mayol@hklaw.com

February 28, 2007

RECEIVED
FEB 28 2007 4:30 pm
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION
BY

Diane O'Quinn-Williams
Director, Miami-Dade County
Department of Planning and Zoning
Stephen P. Clark Center
111 NW 1st Street, 11th Floor
Miami, Florida 33128

Re: Coral Reef Drive Land Development, LLC / CDMP Application No. 7 (April 2006 Cycle) / Withdrawal of Portion of Subject Property and Revised Declaration of Restrictions

Dear Diane:

As a follow up to our recent discussions, please accept this letter as the Applicant's request to withdraw that portion of the subject property that is more particularly described in Exhibit A to this letter (the "Cut Out Parcel"). The Cut Out Parcel consists of .92 gross acres (.88 net acres). As you are aware, under the terms of a proposed Declaration of Restrictions proffered in connection with Public Hearing No. 04-255, the Applicant has agreed to maintain the Cut Out Parcel as open space in perpetuity.

In addition, enclosed is a revised draft of the previously proposed CDMP Declaration of Restrictions, which has been revised to clarify the scope of the permitted uses.

Please let me know if you have any questions or comments regarding this letter or the revised Declaration.

Sincerely,

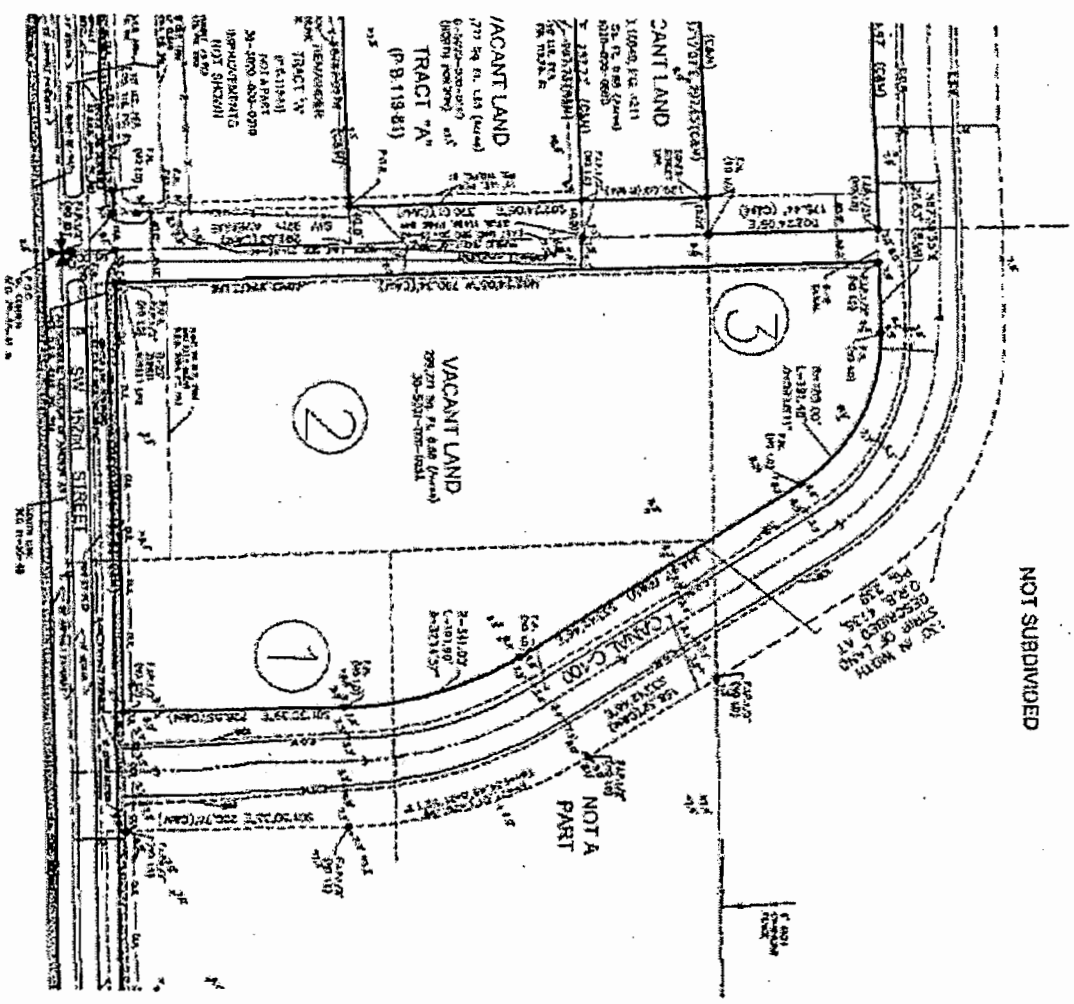
Juan J. Mayol, Jr.

JJM/ma
Enclosure
cc: Mr. Dickson I. Ezeala, Principal Planner
Mr. Doug Landsea

Exhibit A

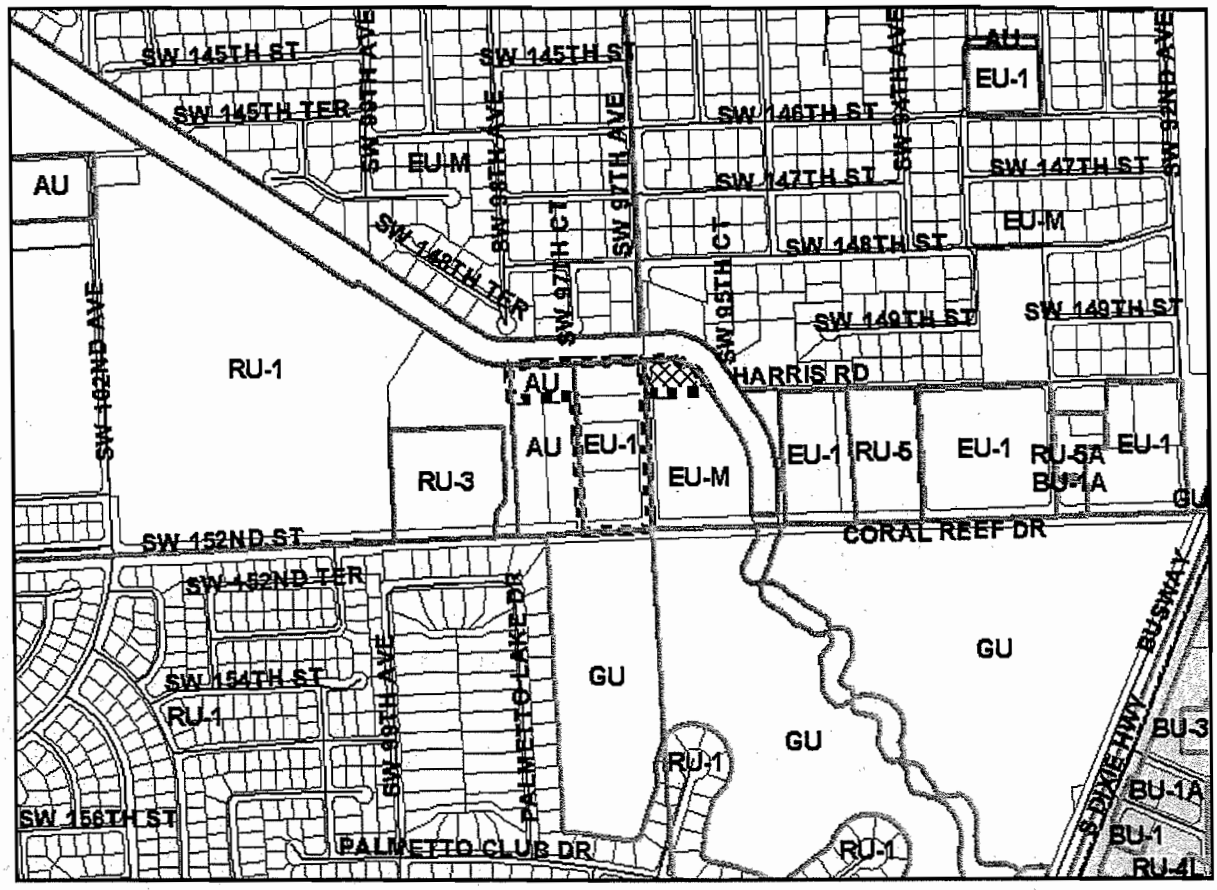
Cut Out Parcel

That Portion of the SW 1/4 of the NW 1/4 of the SW 1/4 of the SW 1/4 of Section 21, Township 55 South, Range 40 East, Miami-Dade County, Florida; lying South and West of Canal C-100.



4392229_v1

APPLICATION NO. 7
CURRENT ZONING MAP



APPLICATION AREA

AREA REMOVED FROM APPLICATION [0.92 GROSS ACRES (0.88 NET ACRES)]

UNINCORPORATED MIAMI-DADE

PALMETTO BAY

MIAMI-DADE ZONING DISTRICTS

GU	INTERIM - USES DEPEND ON CHARACTER OF NEIGHBORHOOD, OTHERWISE EU-2 STANDARDS APPLY
AU	AGRICULTURE - RESIDENTIAL 5 ACRES GROSS
RU-1	SINGLE FAMILY RESIDENTIAL 7,500 SQ. FT. NET
RU-3	FOUR UNIT APARTMENT 7,500 SQ. FT.NET
RU-4L	LIMITED APARTMENTS HOUSE 23 UNITS / NET ACRE
RU-5	SEMI-PROFESSIONAL OFFICES & APARTMENTS
RU-5A	SEMI-PROFESSIONAL OFFICE 10,000 SQ. FT. NET
BU-1	BUSINESS - NEIGHBORHOOD

MIAMI-DADE ZONING DISTRICTS (Cont'd)

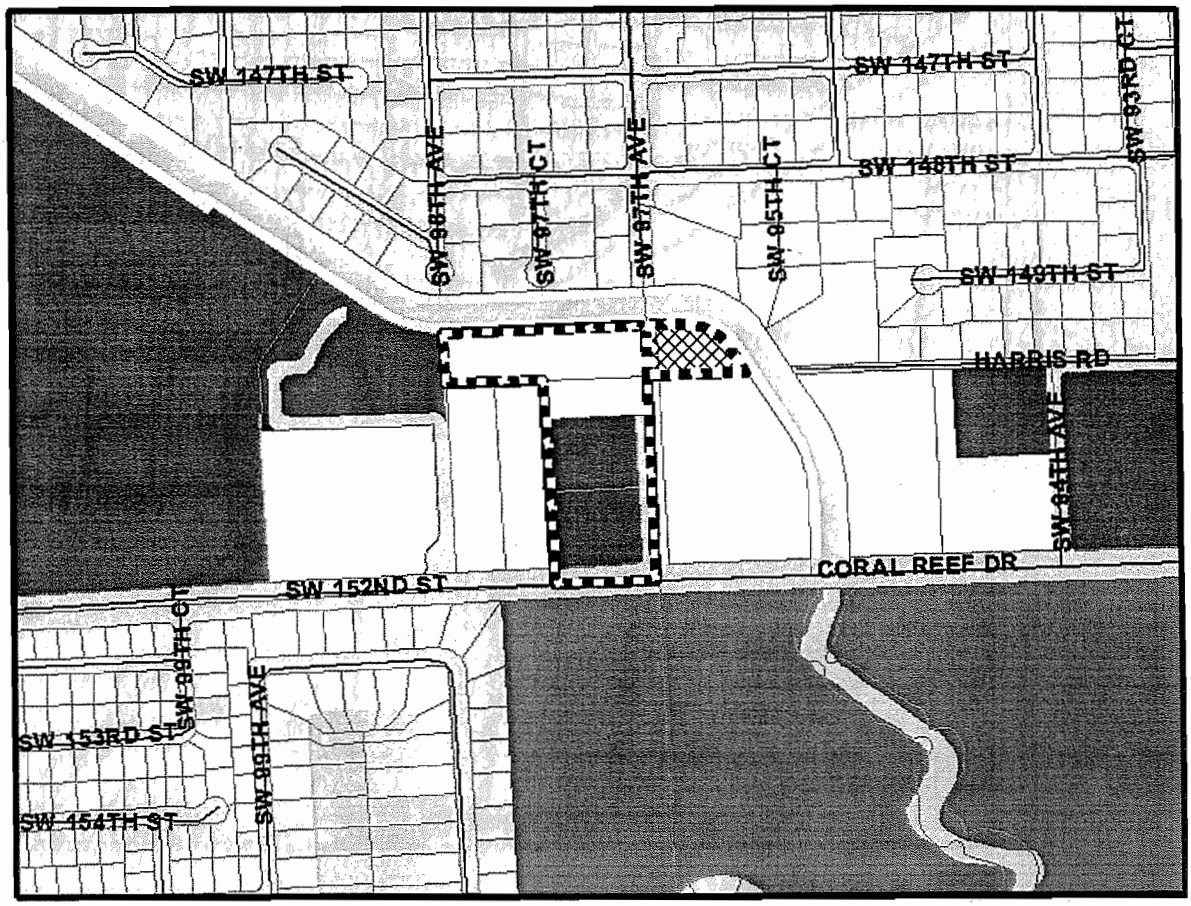
BU-1A	BUSINESS - LIMITED
BU-3	BUSINESS - LIBERAL (WHOLESALE) INCLUDES MECHANIC GARAGE AND USED CAR LOTS
EU-1	ESTATES 1 FAMILY 1 ACRE GROSS
EU-M	ESTATES MOD.1 FAMILY 15,000 SQ.FT. NET

0 0.05 0.1 0.2
Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, MARCH 2007

N

APPLICATION NO. 7
EXISTING LAND USE



LEGEND

APPLICATION AREA

AREA REMOVED FROM APPLICATION [0.92 GROSS ACRES (0.88 NET ACRES)]

EXISTING LAND USE

- SINGLE-FAMILY
- INSTITUTIONAL
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT, GOVERNMENT OWNED
- VACANT UNPROTECTED
- CANAL RIGHT-OF-WAY
- INLAND WATERS

0 0.045 0.09 0.18

Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, MARCH 2007

N

AERIAL PHOTO: APPLICATION NO. 7

APPLICATION AREA

AREA REMOVED FROM APPLICATION [0.92 GROSS ACRES (0.88 NET ACRES)]

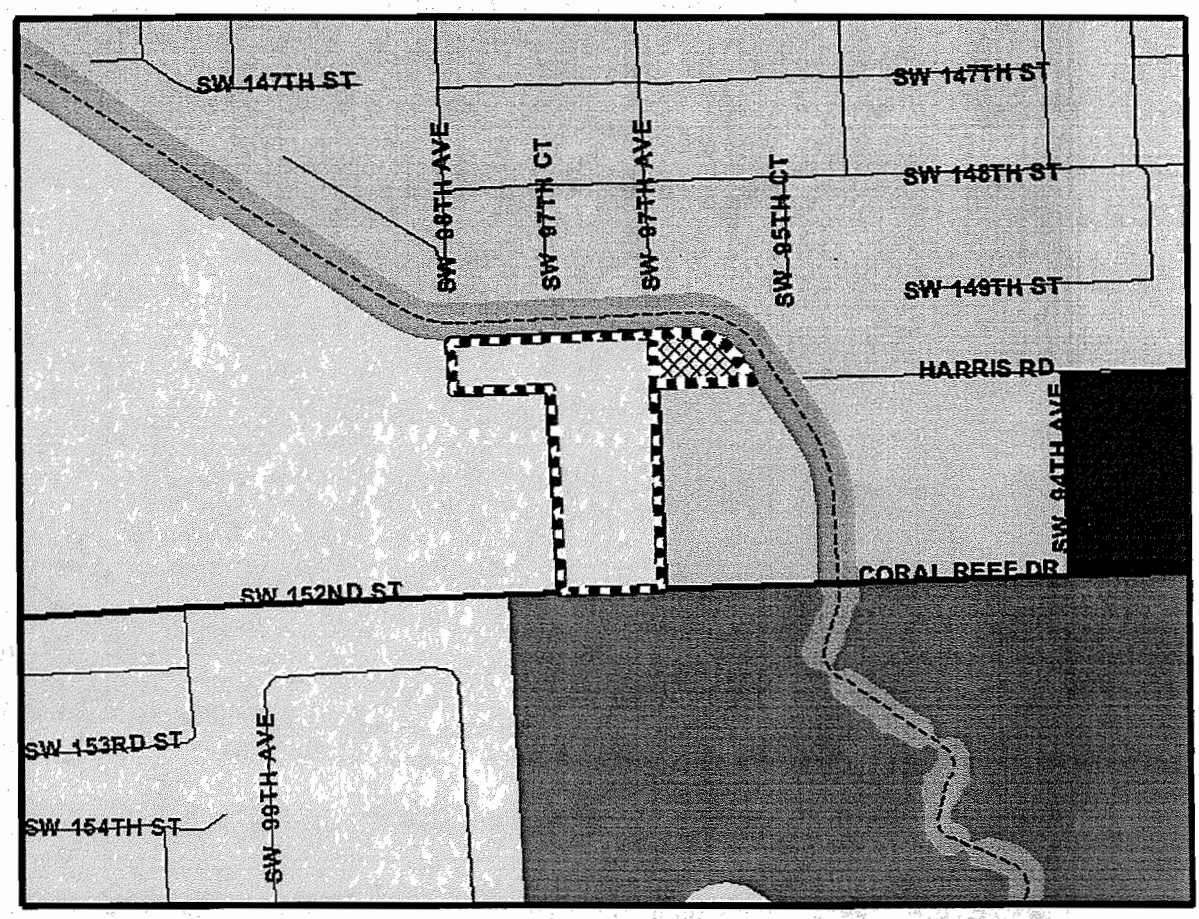
0 0.025 0.05 0.1

Miles

N

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, MARCH 2007

APPLICATION NO. 7
CDMP LAND USE PLAN



LEGEND

APPLICATION AREA

AREA REMOVED FROM APPLICATION [0.92 GROSS ACRES (0.88 NET ACRES)]

NOTE: This figure is a graphic representation drawn at a different scale than the Official Adopted 2015 and 2025 Land Use Plan (LUP) map, which was adopted at a scale of one inch to a mile. The LUP map with subsequent adopted amendments, governs where this figure differs.

CDMP LAND USE

RESIDENTIAL COMMUNITIES

ESTATE DENSITY RESIDENTIAL (EDR) 1 TO 2.5 DU/AC

LOW DENSITY RESIDENTIAL (LDR) 2.5 TO 6 DU/AC

OFFICE/RESIDENTIAL

INSTITUTIONS, UTILITIES AND COMMUNICATIONS

PARKS AND RECREATION

WATER

MAJOR ROADWAYS (3 OR MORE LANES)

CANAL

0 0.05 0.1 0.2

Miles

SOURCE: MIAMI-DADE COUNTY, DEPARTMENT OF PLANNING AND ZONING, MARCH 2007

N

Appendix 2 Revised Declaration of Restrictions

(Received February 28, 2007)

Intentionally left blank

RECEIVED
FEB 28 2007
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION
BY
4:30 PM

This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Coral Reef Drive Land Development, L.L.C., a Florida limited liability company (the "Owner"), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 7 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Low Density Residential" to "Business and Office" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Permitted Uses.** Notwithstanding the re-designation of the Property to "Business and Office" on the County's LUP map, the permitted uses on the Property shall be limited to those uses supportive of the adjacent medical offices, hospital, their employees and patrons, such as, but not limited to, restaurants, offices, retail, and educational facilities, whether

free-standing or part of a mixed-use structure. In addition, no residential dwelling units may be developed on the Property. Nothing in this Declaration shall prohibit the development of a nursing home, home for the aged or similar facilitites.

2. Water Conservation and Re-Use. The Owner hereby agrees to implement the following water conservation and re-use standards for the development of the Property:

(i) Subject to all applicable rules and regulation, all bathrooms within any building structure constructed on the Property shall include only fixtures designed to reduce the water being consumed by the users thereof (low flow fixtures), which may include the use of compressed air assist, chemical neutralization or any other similar technology; and

(ii) The development of the Property shall include appropriate pipes to permit the future connection of the Property into any regional wastewater re-use system that may be constructed by the County for irrigation purposes; and

(iii) Upon the construction of a regional wastewater re-use system by Miami-Dade County that includes a connection point abutting the Property, the Owner (or its successors or assigns) shall connect the water re-use pipes in the Property to such regional wastewater re-use system; and

(iv) The Owner agrees that all landscape area on the Property will be planted and improved with xeriscape materials.

[Continues on Next Page]

3. **Miscellaneous.**

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

B. **Term.** This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which may, from time to time, govern amendments to comprchensive plans (hereinafter "Chapter 163"). Such

modification, amendment or release shall also be subject to the provisions governing amendments to comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2006.

WITNESSES:

Coral Reef Drive Land Development, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of Coral Reef Drive Land Development, L.L.C., a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

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

My Commission Expires:

_____
Notary Public

_____
Printed Name

4124625_v4

Application No 7.

This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, Florida 33131

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Coral Reef Drive Land Development, L.L.C., a Florida limited liability company and ***Shay of Miami, Inc.***, a Florida corporation (collectively the "Owner"), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 7 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Low Density Residential" to "Business and Office" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Permitted Uses**. Notwithstanding the re-designation of the Property to "Business and Office" on the County's LUP map, the permitted uses on the Property shall be limited to those uses supportive of the adjacent medical offices, hospital, their employees and

patrons, such as, but not limited to, restaurants, offices, retail, and educational facilities, whether free-standing or part of a mixed-use structure. In addition, no residential dwelling units shall be developed on the Property. Nothing in this Declaration shall prohibit the development of a nursing home, home for the aged or similar facilitites.

2. **Water Conservation and Re-Use.** The Owner hereby agrees to implement the following water conservation and re-use standards for the development of the Property:

(i) Subject to all applicable rules and regulation, all bathrooms within any building structure constructed on the Property shall include only fixtures designed to reduce the water being consumed by the users thereof (low flow fixtures), which may include the use of compressed air assist, chemical neutralization or any other similar technology; and

(ii) The development of the Property shall include appropriate pipes to permit the future connection of the Property into any regional wastewater re-use system that may be constructed by the County for irrigation purposes; and

(iii) Upon the construction of a regional wastewater re-use system by Miami-Dade County that includes a connection point abutting the Property, the Owner (or its successors or assigns) shall connect the water re-use pipes in the Property to such regional wastewater re-use system; and

(iv) The Owner agrees that all landscape area on the Property will be planted and improved with xeriscape materials.

3. **Miscellaneous.**

A. **Covenant Running with the Land**. This Declaration of Restrictions on the part of Owner shall constitute a covenant running with the land and shall be recorded by the Owner, at Owner's expense, in the public records of Miami-Dade County, Florida, and shall remain in full force and effect and be binding upon Owner and their heirs, successors, and

assigns until such time as the same is modified or released with the approval of the County. These restrictions, during their lifetime, shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the public welfare.

B. Term. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. 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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this

Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 14 day of MARCH, 2007.

WITNESSES:

Coral Reef Drive Land Development, L.L.C.,
a Florida limited liability company

Cynthia M. Gray
Signature
CYNTHIA M. GRAY
Printed Name

By: _____
Name: DOUGLAS E. LANDSEA
Title: MGR.

Mark Milisits
Signature
MARK MILISITS
Printed Name

STATE OF Florida)
) SS
COUNTY OF Miami-Dade)

The foregoing instrument was acknowledged before me by Doug Landsea, as Manager of Coral Reef Drive Land Development, L.L.C., a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 14TH day of MARCH, 2007, in the County and State aforesaid.

My Commission Expires: 3-24-2011

NOTARY PUBLIC-STATE OF FLORIDA
JUANITA ARIAS
Commission #DD635377
Expires: MAR. 24, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

Juanita Arias
Notary Public

JUANITA ARIAS
Printed Name

4124625_v5

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27 day of March, 2007.

WITNESSES:

Shay of Miami, Inc.,
a Florida corporation

Misty Green
Signature
Misty Green
Printed Name

By: Naomi Lewin
Name: Naomi Lewin
Title: President

Gail Farkas
Signature
GAIL Farkas
Printed Name

STATE OF Florida)
) SS
COUNTY OF Broward)

The foregoing instrument was acknowledged before me by Naomi Lewin as Pres. of Shay of Miami, Inc., a Florida corporation, and for the purposes stated herein on behalf of the company. She is personally known to me or has produced D/L as identification.

Witness my signature and official seal this 27 day of March 2007, in the County and State aforesaid.

My Commission Expires:

Notary Public
Greg Ross
Printed Name

4124625_v6

Greg Ross
Commission #DD208027
Expires: May 01, 2007
Bonded Thru
Atlantic Bonding Co., Inc.

JOINDER BY MORTGAGEE
CORPORATION

The undersigned, Duke Realty Limited ~~Partners~~ Partnership, an Indiana Limited Partnership and Mortgagee under that certain Mortgage from Coral Reef Drive Land Development, LLC, a Florida limited liability company and recorded in Official Records Book 24073, Page 2795, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration of Restrictions, does hereby consent to the execution of this Declaration of Restrictions by Coral Reef Drive Land Development, LLC, a Florida limited liability company, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 15th day of March, 2007.

WITNESSES:

David R. Dunbar
Print or Type Name

Darlene Rowland
Darlene Rowland
Print or Type Name

Duke Realty Limited ~~Partners~~ Partnership,
an Indiana limited partnership

By: _____
Title: Authorized Representative
Print name: Donald R. Dunbar
Address: 510 E. 96th St. Suite 250
P.O. Box 40509
Indianapolis, IN 46240

(Corporate Seal)

STATE OF Indiana)
) SS
COUNTY OF Hamilton)

The foregoing instrument was acknowledged before me this 15th day of March, 2007 by Donald R. Dunbar, of Duke Realty Limited ~~Partners~~ Partnership, an Indiana limited partnership, on behalf of the partnership. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.

Darlene Rowland
Notary Public -State of Indiana
Print Name Darlene Rowland
My Commission Expires: 11/17/2012

DARLENE ROWLAND
Johnson County
My Commission Expires
November 17, 2012

4404684_v1

EXHIBIT "A"

Legal Description:

The NE. 1/4, of the SE. 1/4, of the SE. 1/4 lying South of Canal C-100 R/W, Section 20, Township 55 South, Range 40 East, Dade County, Florida.

The North 129 feet, of the East 1/2, of the SE. 1/4, of the SE. 1/4, of the SE. 1/4 of Section 20, Township 55 South, Range 40 East subject to dedication of the East 40 feet thereof. (O.R.B. 16849, Pg. 4211)

And;

Tract "A", of "JACADAMA TRACT", according to the Plat thereof, as Recorded in plat Book 119, at Page 81, of the Public Records of Miami Dade County, Florida.
Said lands lying and being in Miami-Dade County, Florida.
Containing 302,966 square feet, 2.96 Acres more or less.

Application No. 8
Commission District 10 Community Council 11

APPLICATION SUMMARY

Applicant/Representative:	Vanguardian Village L.L.P./Felix M. Lasarte, Esq.
Location:	Northeast corner of SW 127 Avenue and SW 104 Street
Total Acreage:	±5.37 Gross (± 4.0 Net Acres)
Current Land Use Plan Map Designation:	Estate Density Residential (1 to 2.5 DU/Ac)
Requested Land Use Plan Map Designation:	Medium-High Density Residential (25 to 60 DU/Ac)
Amendment Type:	Standard
Existing Zoning/Site Condition:	GU – Interim

RECOMMENDATIONS

Staff:	**DENY, DO NOT TRANSMIT** (August 25, 2006)
West Kendall Community Council:	**TRANSMIT WITH NO RECOMMENDATION** (September 22, 2006)
Planning Advisory Board (PAB) acting as Local Planning Agency:	**ADOPT WITH CONDITION** Limiting the number of dwelling units to a maximum of 150 units, plus other conditions proffered in the covenant and **TRANSMIT** (October 16, 2006)
Board of County Commissioners:	**TRANSMIT WITH NO RECOMMENDATION** (November 20, 2006)
Revised Staff Recommendation:	**DENY** (March 5, 2007)
Final Recommendation of PAB acting as Local Planning Agency:	**ADOPT WITH CHANGE** and with cceptance of proffered covenant (March 12, 2007)
Final Action of Board of County Commissioners:	**TO BE DETERMINED**

Initial Recommendation

The staff recommended: **DENIAL** of the proposed Land Use Plan Map amendment on August 25, 2006 to change the land use designation of the 5.37-acre subject property from "Estate Density Residential" (1 to 2.5 DU/Ac) to "Medium-High Density Residential" (25 to 60 DU/Ac) based on the Staff Conclusions located at the end of the Initial Recommendations report and summarized below:

- The proposed Land Use Plan (LUP) map designation, Medium-High Density, allowing a development structure of up to 4 stories in height based on a submitted covenant, is incompatible and not in scale or character with the surrounding neighborhood, which consists of estate homes on one-acre lots, two churches to the east and the single-family subdivisions of Calusa Club Estates, Calusa Club Manor and Devon-Aire Estates to the west, southwest and southeast.

- An FP&L corridor for electrical transmission lines that runs in a north-south direction covers the western 175 feet of the ±296-foot wide subject property. The FP&L customer guidelines for the use of right of way prevents the building of structures or permanent parking under the transmission lines, limiting buildable area and construction of permanent parking to the eastern 120 feet of the property. A warranty deed (Official Records Book 13490 at Pages 3291 through 3294) executed on November 19, 1987, restricts development within the easement to private driveways and sidewalks running in a general east-west direction and that are located at least 40 feet away from all FPL structures and facilities that may be present. Furthermore, the deed states that no portion of the right-of-way shall be excavated, altered, obstructed, improved, surfaced or paved without the written permission of FPL. Thus, development activity is limited to the eastern 120 feet of the property, which is adjacent to three one-acre estate lots with homes in good condition.

- The proposed land use does not satisfy any deficiency in projected multi-family units in the area. Instead it reduces the demand of single family residential, which is projected to be fully absorbed by 2007.

New Information

Since August 25, 2006, the Department of Planning and Zoning has received information from the applicant, Public Works Department, Florida Power and Light Company (FPL), and Florida Department of Community Affairs (DCA) concerning the application site.

The applicant proffered a declaration of restrictions at the transmittal hearing of the Board of County Commissioners (BCC) on November 20, 2006 limiting the use and development of the property with the following criteria: restrict the use of the property to the sole purpose of providing a senior residential building with affordable housing units,

along with associated and ancillary uses including, but not limited to, counseling and physical therapy; restrict the density to 200 studio suites; limit the height of the building to 35 feet with no more than three stories; design and construct the structures in a manner whereby those portions of the units within 50 feet of the east property line shall have no windows on walls which face directly to the east; provide a 20-foot wide landscape buffer along the eastern property line which will contain a minimum three-foot high berm with a minimum three inch caliper / 12 foot high trees at planting, planted at a minimum of 35 feet on center for the length of the berm and buffer; and provide on site professional management.

The applicant proffered a declaration of restrictions on February 27, 2007 that differs from the prior covenant in several ways regarding development restrictions. The density of the proposed senior residential building was reduced by 20 units to 180 studio suites. The maximum height was reduced by 5 feet to 30 feet with no more than two stories. The provision of the prior covenant that prohibited windows in the units facing east within 50 feet of the eastern property boundary was deleted. However, a provision was added requiring a six-foot high fence around the perimeter of the property that shall be landscaped with a ficus hedge. Another new provision was that the proposed senior building should have commercial grade backup generators in the event of a storm.

The Department of Planning and Zoning has contacted the Public Works Department regarding the capacity improvement project for SW 127 Avenue, which now consists of widening the road to four lanes with a median from SW 88 Street to SW 120 Street. However, the bikeway originally planned for this roadway would not be included. This project is currently being finalized with bidding to begin in March 2007 and construction proposed to begin in August of 2007.

A representative of FPL was contacted concerning parking for the proposed development. He stated that overflow parking could occur in the easement area, however, the company would not permit the parking spaces in the easement area that are needed to meet the parking requirements of the development. His statement reflects the FP&L customer guidelines for the use of right of way that prohibits the building of structures or permanent parking under the transmission lines. He also informed County staff that the company does not specifically comment on amendment applications.

DCA in the Objections, Comments and Recommendations (ORC) Report for the April 2006-07 Cycle CDMP applications has objected to this application based on the water supply issue. The water supply issue is addressed in the Department's Response to the ORC. In addition, the applicant has submitted a letter dated February 27, 2007 and associated document addressing the water consumption issue in the ORC report. (See Appendix 2).

Revised Recommendation

The Department of Planning and Zoning is recommending that this application to change the land use designation of the 5.37-acre subject property from "Estate Density Residential" (1 to 2.5 DU/Ac) to "Medium-High Density Residential" (25 to 60 DU/Ac) be **denied**. This proposal is not consistent with the provisions of the CDMP.

When adjacent to property with lower density residential development, the Department does not usually support density increases of more than one category to insure compatibility. The only provision in the CDMP for even a two-density category increase is associated with the overlay designation of D-2 which, if approved by the BCC, overlays underlying residential density land use designations. For example, the D-2 overlay designation on a property with an underlying future land use classification of Estate Density Residential could result in low-medium density (6 to 13 DU) development if urban design requirements are met.

Approval of this project as proposed would actually be an increase of four density categories (low, low-medium, medium and medium-high) above the estate density designation of adjacent properties. A senior facility with 180 dwelling units is excessive and out of character with the surrounding single family residential uses.

If this application is adopted with acceptance of a proffered Declaration of Restrictions, the text amendment to the Land Use Element as presented in Appendix A needs to be also adopted to provide internal consistency and to address concerns that DCA has with covenants tied to LUP map amendments.

APPENDICES

1. Declaration of Restrictions received on February 27, 2007.
2. Applicant's letter dated February 27, 2007 and associated document.

Intentionally left blank

APPENDIX 1

- Declaration of Restrictions received on February 27, 2007.

Intentionally left blank

This instrument was prepared by:
Name: Felix M. Lasarte, Esq.
Address: Holland & Knight, LLP.
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

2/27

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Fermin and Marisela Amaro (the "Owners"), hold the fee simple title to that certain parcel of land (hereinafter the "Property") located in Miami-Dade County, which is legally described as follows:

See Exhibit "A"

WHEREAS, the Owners have applied for an Amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 8 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Estate Density Residential" to "Medium High Density Residential" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owners during its consideration of the Application will be abided by, the Owners freely, voluntarily, and without duress, make the following Declaration of Restrictions covering and running with the Property:

(1) **Use and Development Limitations & Criteria**:

(a) The Owners agree to restrict the use of the Property for the sole purpose of providing a senior residential building, along with associated and ancillary uses including, but

not limited to, counseling and physical therapy. The proposed senior residential building shall be limited to housing for older/elderly persons, as that term may be construed pursuant to Section 202 of the Housing Act of 1959 (12 USC 1701) and Chapter 11A of the Miami-Dade County Code.

(b) The Owners agree to restrict the density of the proposed senior residential building to 180 studio suites.

(c) The Owners agree to limit the height of the building to no more than two (2) stories and thirty (30) feet in height.

(d) The Owners agree to provide a 20 foot wide landscaped buffer ("Buffer") along the eastern property line which will contain a minimum three (3) foot high berm with a minimum three inch caliper / twelve (12) foot high trees at planting, planted at a minimum of thirty-five (35) feet on center for the length of the berm and Buffer. The owner shall provide a six foot high fence around the Perimeter of the Property , said fence shall be landscaped with a ficus hedge.

(e) The Property will be developed, sold and operated solely with affordable housing units with associated and ancillary uses thereto. For the purposes of this paragraph, "affordable housing" shall be defined in Florida Affordable Housing Act of 1986, Section 420.602 of Florida Statutes.

(f) Owner shall provide on site professional management and the proposed senior residential building shall have a commercial grade backup generator/s in the event that there is a storm .

(2) **Site Plan:** At the time of the initial rezoning of all or part of the Property from GU to any other zoning district, the Owners shall proffer a site plan ("Site Plan") for the entire Property which complies with developmental restrictions provided herein, together with a recordable declaration of restrictive covenants in legally sufficient form acceptable to the Department requiring that development of the Property shall be substantially in accordance with said Site Plan.

(3) **Miscellaneous:**

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

B. **Term**. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Execution Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seal this ___ day of _____, 2007.

FERMIN AMARO &
MARISELA AMARO, a married couple

Witnesses:

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

_____
FERMIN AMARO

_____
Signature

_____
Print Name

_____
Signature

_____
Print Name

_____
MARISELA AMARO

STATE OF FLORIDA)
) **ss:**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this ____ day of November, 2007, by FERMIN AMARO and MARISELA AMARO. They are personally known to me or produced_____
_____ (type of identification) as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTY

The West 1/2 of SW 1/4 of SW 1/4 of SW 1/4 less North 165 ft. and less South 55 ft. and less West 35 ft. East less beginning 55 ft. North and 35 ft. East of SW corner, thence North 02 Deg. West 454.65 ft. North 87 Deg. East 3 ft. South 03 Deg. East 429.47 ft., Section 1, Township 55 South, Range 39 East, of the Public Records of Miami-Dade County, Florida, said lands situate lying and being in Miami-Dade County, Florida.

4111847_v4

APPENDIX 2

- Applicant's letter dated February 27, 2007 and associated document.

Holland+Knight

Tel 305 374 8500
Fax 305 789 7799

Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131-2847
www.hklaw.com

RECEIVED
MAR 05 2007
MIAMI-DADE COUNTY
DEPT. OF PLANNING & ZONING
METROPOLITAN PLANNING SECTION
BY_____

VIA HAND DELIVERY

Felix M. Lasarte, Esq.
305 789 7580
felix.lasarte@hklaw.com

February 27, 2007

RECEIVED
FEB 28 2007
MIAMI-DADE COUNTY
DIRECTOR'S OFFICE
DEPT. OF PLANNING & ZONING

Diane O'Quinn Williams
Director
Department of Planning and Zoning
111 N.W. 1st Street, Suite 1110
Miami, Florida 33128-1974

Re: Application No. 8 / Water Consumption / DCA - ORC Report

Dear Ms. O'Quinn Williams:

This letter is in response to the Objections, Recommendations, and Comments Report ("ORC Report") for Miami-Dade County issued by the Department of Community Affairs ("DCA"). The ORC Report objects to Application No. 8 because of the resulting increase in water consumption.

Based on DCA's ORC Report, we hired the engineering firm of Milian, Swain & Associates ("MSA"). MSA is engaged by Miami-Dade County as a consultant on water re-use issues. The property which is the subject of Application No. 8 is a nursery and has an allocation of 32,566 gallons of water per day ("GPD"). Miami-Dade Water and Sewer has a gallonage requirement for elderly living facilities of 100 GPD per person. The development will house 176 people in the 176 suites. The GPD usage will decrease from 32,566 GPD to 17,600 GPD under the proposed new use.

Attached please find MSA's analysis of the subject site. We feel that DCA's ORC Report is without merit regarding Application No. 8. We look forward to your favorable recommendation.

Sincerely,

HOLLAND & KNIGHT, LLP

FELIX M. LASARTE

FML:sf
Encs.

cc: Mark R. Woerner
4387761_v1

MSA *Milian, Swain & Associates, Inc.*
2025 S.W. 32nd Avenue, Miami, Florida 33145
(305) 441-0123 Fax (305) 441-0688

February 21, 2007

Mr. Felix Lasarte
Holland and Knight
701 Brickell Ave., 30th Floor
Miami, Fl 33131

Re: ***Amaro Nursery Development Application***

Dear Felix,

Regarding your question of the water consumption for the development of (305) 724-3854175 senior affordable living units and the potential water supply availability issue that may be raised; I would suggest the following response:

Amaro Nursery, Inc. presently has a South Florida Water Management District (SFWMD) Water Use Permit for agriculture with an annual allocation from the Biscayne Aquifer of 11,866,700 gallons/year, which represents a daily allocation of 32,566 GPD (See attached permit copy).

Miami-Dade Water and Sewer Department (MDWASD) has a requirement for daily rated gallonage for "Adult aggregate living units / Residential Type institution or Facility" for a 100 GPD/person. If you were to assume 1 person/unit, you would have a capacity with sufficient water allocation for more than 325 units (see enclosed MDWASD exhibit B).

Therefore, the anticipated demands by the development as described to us will be less than the already approved consumption impact to the Biscayne Aquifer.

Please advise if you have any other questions or comments.

Sincerely,

Arsenio Milian

Arsenio Milian
President
AM/sc

RECEIVED
FEB 26 2007
HOLLAND & KNIGHT

EXHIBIT "B"

SCHEDULE OF DAILY RATED GALLONAGE FOR VARIOUS OCCUPANCY

TYPES OF LAND USES	GALLONS PER DAY
Adult Congregate Living Unit / Residential Type Institution or Facility	100 gpd/person
Airport	5 gpd/passenger plus 10 gpd/employee
Apartment	200 gpd/unit
Banquet Hall	25 gpd/seat
Barber Shop	10 gpd/100 sq. ft.
Bar and Cocktail Lounge	15 gpd/seat (stool)
Beauty Shop	75 gpd/chair
Bowling Alley	100 gpd/lane
Camper or R.V. Trailer Park	150 gpd/space
Car Wash	
a) Recycling-Type	750 gpd/bay
b) Hand-Type	3,500 gpd/bay
Coin Laundry	225 gpd/washer
Country Club	25 gpd/member
Dental Office	250 gpd/dentist plus 200 gpd/wet chair
Duplex or Twin Home Residence	250 gpd/unit
Factory	
a) with showers	20 gpd/100 sq. ft.
b) without showers	10 gpd/100 sq. ft.
Food Preparation Outlet (Bakeries, Meat Markets, Commissaries)	50 gpd/100 sq. ft. (350 gpd minimum)
Funeral Home	10 gpd/100 sq. ft.
Gas Station/Mini-Mart	450 gpd/unit
Health Spa and Gym	35 gpd/100 sq. ft.
Hospital	250 gpd/bed
Hotel and Motel	100 gpd/room
House of Worship	3 gpd/seat
Kennel	30 gpd/cage
Marina	40 gpd/boat slip
Mobile Home Residence/Park	300 gpd/unit
Motor Vehicle Service Station	10 gpd/100 sq. ft.
Nursing/Convalescent Home	150 gpd/bed
Office Building	10 gpd/100 sq. ft.
Pet Grooming	10 gpd/100 sq. ft. plus 75 gpd/tub

TYPES OF LAND USES (continued)	GALLONS PER DAY
Physician Office	250 gpd/physician
a) with toilets	5 gpd/person
b) with showers and toilets	20 gpd/person
Public Swimming Pool Facility	10 gpd/person
Restaurant (Full-Service)	50 gpd/seat (350 gpd minimum)
Restaurant (Fast-Food)	35 gpd/seat (350 gpd minimum)
Restaurant (Take-Out)	50 gpd/100 sq. ft (350 gpd minimum)
School	
a) Day care/Nursery	5 gpd/student
b) Regular School	10 gpd/student
c) with cafeteria, add	5 gpd/student
d) with showers, add	5 gpd/student
e) Teachers and Staff	15 gpd/person
Shopping Center (dry uses)	5 gpd/100 sq. ft.
Single Family Residence	350 gpd/unit
Speculation Building/Industrial warehouse	20 gpd/1,000 sq. ft.
Stadium, Racetrack, Ballpark, Fronton, Auditorium, etc.	3 gpd/seat
Storage or Mini-Warehouse	5 gpd/1,000 sq. ft.
Store without food service	5 gpd/100 sq. ft.
Theater	
a) Indoor Auditorium	3 gpd/seat
b) Outdoor Drive-in	5 gpd/space
Townhouse Residence	250 gpd/unit
Veterinarian Office	250 gpd/veterinarian plus
a) with kennels	30 gpd/cage
Warehouse	20 gpd/1,000 sq. ft.

LEGEND:

gpd - gallons per day
sq. ft. - square feet

NOTES:

1) Sewage gallonage refers to sanitary sewage flow on unit basis for daily flow in gallons per day.
2) Condominiums shall be rated in accordance with the type of use. (i.e. apartment, townhouse, etc.)

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

CON 24-06

Application No.: 040824-12
General Permit No.: 13-02577-W

June 10, 2005

AMARO NURSERY INC
12691 SW 104TH ST
MIAMI-DADE, FL 33186

Dear Permittee:

SUBJECT: **General Water Use Permit No.:** 13-02577-W
Project: 13204 SW 122 AVE
Location: MIAMI-DADE COUNTY, S13/T55S/R39E
Permittee: AMARO NURSERY INC

This letter is to notify you of the District's agency action concerning your Notice of Intent to Use Water. This action is taken pursuant to Chapter 40E-20, Florida Administrative Code (F.A.C.). Based on the information provided, District rules have been adhered to and a General Water Use Permit is in effect for this project subject to:

1. Not receiving a filed request for Chapter 120, Florida Statutes, administrative hearing and
2. The attached Limiting Conditions.

The purpose of this application is to obtain a Water Use Permit for agriculture irrigation of 9 acres of palm trees using a sprinkler irrigation system. Withdrawals are from the Biscayne Aquifer via three existing withdrawal facilities.

GOVERNING BOARD

Nicolás J. Gutiérrez, Jr., Esq., *Chair*
Pamela Brooks-Thomas, *Vice-Chair*
Irela M. Bagué
Michael Collins
Hugh M. English
Lennart E. Lindahl, P.E.
Kevin McCarty
Harkley R. Thornton
Trudi K. Williams, P.E.

EXECUTIVE OFFICE

Henry Dean, *Executive Director*

Date Of Issuance: June 10, 2005

Expiration Date: June 1, 2011

Water Use Classification: Agricultural

Total Serviced Acreage: 9 (9 acres of palm trees)

Water Use Permit Status: Existing/Unpermitted

Environmental Resource Permit Status: Not Applicable

Right Of Way Permit Status: Not Applicable

Ground Water From: Biscayne Aquifer

Permitted Allocation(s):

Annual Allocation: 11,886,700 Gallons ≈ 32566 GPD.
Maximum Monthly Allocation: 1,724,900 Gallons

Existing Withdrawal Facilities - Ground Water

Source: Biscayne Aquifer
1 - 10" X 50' X 2500 GPM Well With Unknown Cased Depth
1 - 8" X 50' X 1500 GPM Well With Unknown Cased Depth
1 - 8" X 50' X 550 GPM Well With Unknown Cased Depth

Rated Capacity

Source(s)	Status Code	GPM	MGD	MGM	MGY
Biscayne Aquifer	E	4,550	6.55	199.2	2,391
Totals:		**4,550**	**6.55**	**199.2**	**2,391**

Should you object to the Limiting Conditions, please refer to the attached Notice of Rights which addresses the procedures to be followed if you desire a public hearing or other review of the proposed agency action. Please contact this office if you have questions concerning this matter. If we do not hear from you prior to the time frame specified in the Notice of Rights, we will assume that you concur with the District's recommendations.

Certificate Of Service

I HEREBY CERTIFY that a Notice of Rights has been mailed to the addressee not later than 5:00 p.m. this 10th day of June, 2005, in accordance with Section 120.60(3), Florida Statutes.

Sincerely,

Thomas Colios
Sr Supv Hydrogeologist
Water Use Regulation Division

TDC /nc

Certified Mail No.: 7005 0390 0005 9814 7563

Enclosure

c: City of Homestead
Florida Fish & Wildlife Conservation Commission
Miami-Dade County Engineer
Renate H. Skinner, Ph.D

Limiting Conditions

1. This permit shall expire on June 1, 2011.

2. Application for a permit modification may be made at any time.

3. Water use classification:

   Agricultural Irrigation

4. Source classification is:

   Ground Water from:
   Biscayne Aquifer

5. Total annual allocation is 11.8867 MG.

   Total maximum monthly allocation is 1.7249 MG.

   These allocations represent the amount of water required to meet the water demands as a result of rainfall deficit during a drought with the probability of recurring one year in ten. The Permittee shall not exceed these allocations in hydrologic conditions less than a 1 in 10 year drought event. If the rainfall deficit is more severe than that expected to recur once every ten years, the withdrawals shall not exceed that amount necessary to continue to meet the reasonable-beneficial demands under such conditions, provided no harm to the water resources occur and:
   (a) All other conditions of the permit are met; and
   (b) The withdrawal is otherwise consistent with applicable declared Water Shortage Orders in effect pursuant to Chapter 40E-21, F.A.C.

6. Pursuant to Rule 40E-1.6105, F.A.C., Notification of Transfer of Interest in Real Property, within 30 days of any transfer of interest or control of the real property at which any permitted facility, system, consumptive use, or activity is located, the permittee must notify the District, in writing, of the transfer giving the name and address of the new owner or person in control and providing a copy of the instrument effectuating the transfer, as set forth in Rule 40E-1.6107, F.A.C.

   Pursuant to Rule 40E-1.6107 (4), until transfer is approved by the District, the permittee shall be liable for compliance with the permit. The permittee transferring the permit shall remain liable for all actions that are required as well as all violations of the permit which occurred prior to the transfer of the permit.

   Failure to comply with this or any other condition of this permit constitutes a violation and pursuant to Rule 40E-1.609, Suspension, Revocation and Modification of Permits, the District may suspend or revoke the permit.

   This Permit is issued to:
   Amaro Nursery Inc.
   12691 SW 104th St.
   Miami, FL 33186

Limiting Conditions

7. Withdrawal Facilities:

   Ground Water - Existing:

   1 - 10" X 50' X 2500 GPM Well With Unknown Cased Depth
   1 - 8" X 50' X 1500 GPM Well With Unknown Cased Depth
   1 - 8" X 50' X 550 GPM Well With Unknown Cased Depth

8. Permittee shall mitigate interference with existing legal uses that was caused in whole or in part by the permittee's withdrawals, consistent with the approved mitigation plan. As necessary to offset the interference, mitigation will include pumpage reduction, replacement of the impacted individual's equipment, relocation of wells, change in withdrawal source, or other means.

   Interference to an existing legal use is defined as an impact that occurs under hydrologic conditions equal to or less severe than a 1 in 10 year drought event that results in the:

   (1) Inability to withdraw water consistent with provisions of the permit, such as when remedial structural or operational actions not materially authorized by existing permits must be taken to address the interference; or

   (2) Change in the quality of water pursuant to primary State Drinking Water Standards to the extent that the water can no longer be used for its authorized purpose, or such change is imminent.

9. Permittee shall mitigate harm to existing off-site land uses caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm as determined through reference to the conditions for permit issuance, includes:

   (1) Significant reduction in water levels on the property to the extent that the designed function of the water body and related surface water management improvements are damaged, not including aesthetic values. The designed function of a water body is identified in the original permit or other governmental authorization issued for the construction of the water body. In cases where a permit was not required, the designed function shall be determined based on the purpose for the original construction of the water body (e.g. fill for construction, mining, drainage canal, etc.)

   (2) Damage to agriculture, including damage resulting from reduction in soil moisture resulting from consumptive use; or

   (3) Land collapse or subsidence caused by reduction in water levels associated with consumptive use.

Limiting Conditions

10. Permittee shall mitigate harm to the natural resources caused by the permittee's withdrawals, as determined through reference to the conditions for permit issuance. When harm occurs, or is imminent, the District will require the permittee to modify withdrawal rates or mitigate the harm. Harm, as determined through reference to the conditions for permit issuance includes:

    (1) Reduction in ground or surface water levels that results in harmful lateral movement of the fresh water/salt water interface,

    (2) Reduction in water levels that harm the hydroperiod of wetlands,

    (3) Significant reduction in water levels or hydroperiod in a naturally occurring water body such as a lake or pond,

    (4) Harmful movement of contaminants in violation of state water quality standards, or

    (5) Harm to the natural system including damage to habitat for rare or endangered species.

11. If any condition of the permit is violated, the permit shall be subject to review and possible modification, enforcement action, or revocation.

12. Authorized representatives of the District shall be permitted to enter, inspect, and observe the permitted system to determine compliance with special conditions.

13. The Permittee is advised that this permit does not relieve any person from the requirement to obtain all necessary federal, state, local and special district authorizations.

14. The permit does not convey any property right to the Permittee, nor any rights and privileges other than those specified in the Permit and Chapter 40E-2, Florida Administrative Code.

15. Permittee shall submit all data as required by the implementation schedule for each of the limiting conditions to: S.F.W.M.D., Supervising Hydrogeologist - Post-Permit Compliance, Water Use Regulation Dept. (4320), P.O. Box 24680, West Palm Beach, FL 33416-4680.

16. In the event of a declared water shortage, water withdrawal reductions will be ordered by the District in accordance with the Water Shortage Plan, Chapter 40E-21, F.A.C. The Permittee is advised that during a water shortage, pumpage reports shall be submitted as required by Chapter 40E-21, F.A.C.

17. Permittee shall secure a well construction permit prior to construction, repair, or abandonment of all wells, as described in Chapters 40E-3 and 40E-30, Florida Administrative Code.

18. Prior to lease expiration for all leased parcels covered by this permit, the Permittee shall submit to the District documentation of lease renewal. If lease renewal documentation is not provided, the Permit is subject to modification or revocation.

NOTICE OF RIGHTS

Section 120.569(1), Fla. Stat. (1997), requires that "each notice shall inform the recipient of any administrative hearing or judicial review that is available under this section, s. 120.57, or s. 120.68; shall indicate the procedure which must be followed to obtain the hearing or judicial review, and shall state the time limits which apply." Please note that this Notice of Rights is not intended to provide legal advice. Not all the legal proceedings detailed below may be an applicable or appropriate remedy. You may wish to consult an attorney regarding your legal rights.

PETITION FOR ADMINISTRATIVE PROCEEDINGS

1. A person whose substantial interests are affected by the South Florida Water Management District's (SFWMD) action has the right to request an administrative hearing on that action. The affected person may request either a formal or an informal hearing, as set forth below. A point of entry into administrative proceedings is governed by Rules 28-106.111 and 40E-1.511, Fla. Admin. Code, (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109), as set forth below. Petitions are deemed filed upon receipt of the original documents by the SFWMD Clerk.

a. Formal Administrative Hearing:

If a genuine issue(s) of material fact is in dispute, the affected person seeking a formal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(1), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.201(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

b. Informal Administrative Hearing:

If there are no issues of material fact in dispute, the affected person seeking an informal hearing on a SFWMD decision which does or may determine their substantial interests shall file a petition for hearing pursuant to Sections 120.569 and 120.57(2), Fla. Stat. or for mediation pursuant to Section 120.573, Fla. Stat. within 21 days, except as provided in subsections c. and d. below, of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-106.301(2), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

c. Administrative Complaint and Order:

If a Respondent(s) objects to a SFWMD Administrative Complaint and Order, pursuant to Section 373.119, Fla. Stat. (1997), the person named in the Administrative Complaint and Order may file a petition for a hearing no later than 14 days after the date such order is served. Petitions must substantially comply with the requirements of either subsection a. or b. above.

d. State Lands Environmental Resource Permit:

Pursuant to Section 373.427, Fla. Stat., and Rule 40E-1.511(3), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), a petition objecting to the SFWMD's agency action regarding consolidated applications for Environmental Resource Permits and Use of Sovereign Submerged Lands (SLERPs), must be filed within 14 days of the notice of consolidated intent to grant or deny the SLERP. Petitions must substantially comply with the requirements of either subsection a. or b. above.

e. Emergency Authorization and Order:

A person whose substantial interests are affected by a SFWMD Emergency Authorization and Order, has a right to file a petition under Sections 120.569, 120.57(1), and 120.57(2), Fla. Stat., as provided in subsections a. and b. above. However, the person, or the agent of the person responsible for causing or contributing to the emergency conditions shall take whatever action necessary to cause immediate compliance with the terms of the Emergency Authorization and Order.

f. Order for Emergency Action:

A person whose substantial interests are affected by a SFWMD Order for Emergency Action has a right to file a petition pursuant to Rules 28-107.005 and 40E-1.611, Fla. Admin. Code, copies of which are attached to this Notice of Rights, and Section 373.119(3), Fla. Stat., for a hearing on the Order. Any subsequent agency action or proposed agency action to initiate a formal revocation proceeding shall be separately noticed pursuant to section g. below.

g. Permit Suspension, Revocation, Annulment, and Withdrawal:

If the SFWMD issues an administrative complaint to suspend, revoke, annul, or withdraw a permit, the permittee may request a hearing to be conducted in accordance with Sections 120.569 and 120.57, Fla. Stat., within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Petitions must substantially comply with the requirements of Rule 28-107.004(3), Fla. Admin. Code, a copy of the which is attached to this Notice of Rights.

2. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the SFWMD's final action may be different from the position taken by it previously. Persons whose substantial interests may be affected by any such final decision of the SFWMD shall have, pursuant to Rule 40E-1.511(2), Fla. Admin. Code (also published as an exception to the Uniform Rules of Procedure as Rule 40E-0.109(2)(c)), an additional 21 days from the date of receipt of notice of said decision to request an administrative hearing. However, the scope of the administrative hearing shall be limited to the substantial deviation.

3. Pursuant to Rule 40E-1.511(4), Fla. Admin. Code, substantially affected persons entitled to a hearing pursuant to Section 120.57(1), Fla. Stat., may waive their right to such a hearing and request an informal hearing before the Governing Board pursuant to Section 120.57(2), Fla. Stat., which may be granted at the option of the Governing Board.

4. Pursuant to Rule 28-106.111(3), Fla. Admin. Code, persons may file with the SFWMD a request for extension of time for filing a petition. The SFWMD, for good cause shown, may grant the extension. The request for extension must contain a certificate that the petitioner has consulted with all other parties, if any, concerning the extension and that the SFWMD and all other parties agree to the extension.

CIRCUIT COURT

5. Pursuant to Section 373.617, Fla. Stat., any substantially affected person who claims that final agency action of the SFWMD relating to permit decisions constitutes an unconstitutional taking of property without just compensation may seek judicial review of the action in circuit court by filing a civil action in the circuit court in the judicial circuit in which the affected property is located within 90 days of the rendering of the SFWMD's final agency action.

6. Pursuant to Section 403.412, Fla. Stat., any citizen of Florida may bring an action for injunctive relief against the SFWMD to compel the SFWMD to enforce the laws of Chapter 373, Fla. Stat., and Title 40E, Fla. Admin. Code. The complaining party must file with the SFWMD Clerk a verified complaint setting forth the facts upon which the complaint is based and the manner in which the complaining party is affected. If the SFWMD does not take appropriate action on the complaint within 30 days of receipt, the complaining party may then file a civil suit for injunctive relief in the 15th Judicial Circuit in and for Palm Beach County or circuit court in the county where the cause of action allegedly occurred.

7. Pursuant to Section 373.433, Fla. Stat., a private citizen of Florida may file suit in circuit court to require the abatement of any stormwater management system, dam, impoundment, reservoir, appurtenant work or works that violate the provisions of Chapter 373, Fla. Stat.

DISTRICT COURT OF APPEAL

8. Pursuant to Section 120.68, Fla. Stat., a party who is adversely affected by final SFWMD action may seek judicial review of the SFWMD's final decision by filing a notice of appeal pursuant to Florida Rule of Appellate Procedure 9.110 in the Fourth District Court of Appeal or in the appellate district where a party resides and filing a second copy of the notice with the SFWMD Clerk within 30 days of rendering of the final SFWMD action.

LAND AND WATER ADJUDICATORY COMMISSION

9. A party to a "proceeding below" may seek review by the Land and Water Adjudicatory Commission (LAWAC) of SFWMD's final agency action to determine if such action is consistent with the provisions and purposes of Chapter 373, Fla. Stat. Pursuant to Section 373.114, Fla. Stat., and Rules 42-2.013 and 42-2.0132, Fla. Admin. Code, a request for review of (a) an order or rule of the SFWMD must be filed with LAWAC within 20 days after rendition of the order or adoption of the rule sought to be reviewed; (b) an order of the Department of Environmental Protection (DEP) requiring amendment or repeal of a SFWMD rule must be filed with LAWAC within 30 days of rendition of the DEP's order, and (c) a SFWMD order entered pursuant to a formal administrative hearing under Section 120.57(1), Fla. Stat., must be filed no later than 20 days after rendition of the SFWMD's final order. Simultaneous with filing, a copy of the request for review must be served on the DEP Secretary, any person named in the SFWMD or DEP final order, and all parties to the proceeding below. A copy of Rule 42-2.013, Fla. Admin. Code is attached to this Notice of Rights.

PRIVATE PROPERTY RIGHTS PROTECTION ACT

10. A property owner who alleges a specific action of the SFWMD has inordinately burdened an existing use of the real property, or a vested right to a specific use of the real property, may file a claim in the circuit court where the real property is located within 1 year of the SFWMD action pursuant to the procedures set forth in Subsection 70.001(4)(a), Fla. Stat.

LAND USE AND ENVIRONMENTAL DISPUTE RESOLUTION

11. A property owner who alleges that a SFWMD development order (as that term is defined in Section 70.51(2)(a), Fla. Stat. to include permits) or SFWMD enforcement action is unreasonable, or unfairly burdens the use of the real property, may file a request for relief with the SFWMD within 30 days of receipt of the SFWMD's order or notice of agency action pursuant to the procedures set forth in Subsections 70.51(4) and (6), Fla. Stat.

MEDIATION

12. A person whose substantial interests are, or may be, affected by the SFWMD's action may choose mediation as an alternative remedy under Section 120.573, Fla. Stat. Pursuant to Rule 28-106.111(2), Fla. Admin. Code, the petition for mediation shall be filed within 21 days of either written notice through mail or posting or publication of notice that the SFWMD has or intends to take final agency action. Choosing mediation will not adversely affect the right to an administrative hearing if mediation does not result in settlement.

Pursuant to Rule 28-106.402, Fla. Admin. Code, the contents of the petition for mediation shall contain the following information:

(1) the name, address, and telephone number of the person requesting mediation and that person's representative, if any;
(2) a statement of the preliminary agency action;
(3) an explanation of how the person's substantial interests will be affected by the agency determination; and
(4) a statement of relief sought.

As provided in Section 120.573, Fla. Stat. (1997), the timely agreement of all the parties to mediate will toll the time limitations imposed by Sections 120.569 and 120.57, Fla. Stat., for requesting and holding an administrative hearing. Unless otherwise agreed by the parties, the mediation must be concluded within 60 days of the execution of the agreement. If mediation results in settlement of the dispute, the SFWMD must enter a final order incorporating the agreement of the parties. Persons whose substantial interest will be affected by such a modified agency decision have a right to petition for hearing within 21 days of receipt of the final order in accordance with the requirements of Sections 120.569 and 120.57, Fla. Stat., and SFWMD Rule 28-106.201(2), Fla. Admin. Code. If mediation terminates without settlement of the dispute, the SFWMD shall notify all parties in writing that the administrative hearing process under Sections 120.569 and 120.57, Fla. Stat., remain available for disposition of the dispute, and the notice will specify the deadlines that then will apply for challenging the agency action.

VARIANCES AND WAIVERS

13. A person who is subject to regulation pursuant to a SFWMD rule and believes the application of that rule will create a substantial hardship or will violate principles of fairness (as those terms are defined in Subsection 120.542(2), Fla. Stat.) and can demonstrate that the purpose of the underlying statute will be or has been achieved by other means, may file a petition with the SFWMD Clerk requesting a variance from or waiver of the SFWMD rule. Applying for a variance or waiver does not substitute or extend the time for filing a petition for an administrative hearing or exercising any other right that a person may have concerning the SFWMD's action. Pursuant to Rule 28-104.002(2), Fla. Admin. Code, the petition must include the following information:

(a) the caption shall read:
Petition for (Variance from) or (Waiver of) Rule (Citation)
(b) The name, address, telephone number and any facsimile number of the petitioner;
(c) The name, address telephone number and any facsimile number of the attorney or qualified representative of the petitioner,;
(d) the applicable rule or portion of the rule;
(e) the citation to the statue the rule is implementing;
(f) the type of action requested;
(g) the specific facts that demonstrate a substantial hardship or violation of principals of fairness that would justify a waiver or variance for the petitioner;
(h) the reason why the variance or the waiver requested would serve the purposes of the underlying statute; and
(i) a statement of whether the variance or waiver is permanent or temporary, If the variance or waiver is temporary, the petition shall include the dates indicating the duration of the requested variance or waiver.

A person requesting an emergency variance from or waiver of a SFWMD rule must clearly so state in the caption of the petition. In addition to the requirements of Section 120.542(5), Fla. Stat. pursuant to Rule 28-104.004(2), Fla. Admin. Code, the petition must also include:

a) the specific facts that make the situation an emergency; and
b) the specific facts to show that the petitioner will suffer immediate adverse effect unless the variance or waiver is issued by the SFWMD more expeditiously than the applicable timeframes set forth in Section 120.542, Fla. Stat.

WAIVER OF RIGHTS

14. Failure to observe the relevant time frames prescribed above will constitute a waiver of such right.

28-106.201 INITIATION OF PROCEEDINGS (INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

(2) All petitions filed under these rules shall contain:
(a) The name and address of each agency affected and each agency's file or identification number, if known;

(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
(e) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
(f) A demand for relief.

28-106.301.1 INITIATION OF PROCEEDINGS (NOT INVOLVING DISPUTED ISSUES OF MATERIAL FACT)

(2) All petitions filed under these rules shall contain:
(a) The name and address of each agency affected and each agency's file or identification number, if known;
(b) The name, address, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding, and an explanation of how the petitioner's substantial interests will be affected by the agency determination;
(c) A statement of when and how the petitioner received notice of the agency decision;
(d) A concise statement of the ultimate facts alleged, as well as the rules and statutes which entitle the petitioner to relief; and
(e) A demand for relief.

28-107.004 SUSPENSION, REVOCATION, ANNULMENT, OR WITHDRAWAL

(3) Requests for hearing filed in accordance with this rule shall include:
(a) The name and address of the party making the request, for purposes of service;
(b) A statement that the party is requesting a hearing involving disputed issues of material fact, or a hearing not involving disputed issues of material fact; and
(c) A reference to the notice, order to show cause, administrative complaint, or other communication that the party has received from the agency.

42-2.013 REQUEST FOR REVIEW PURSUANT TO SECTION 373.114 OR 373.217

(1) In any proceeding arising under Chapter 373, F.S., review by the Florida Land and Water Adjudicatory Commission may be initiated by the Department or a party by filing a request for such review with the Secretary of the Commission and serving a copy on any person named in the rule or order, and on all parties to the proceeding which resulted in the order sought to be reviewed. A certificate of service showing completion of service as required by this subsection shall be a requirement for a determination of sufficiency under Rule 42-2.0132. Failure to file the request with the Commission within the time period provided in Rule 42-2.0132 shall result in dismissal of the request for review.

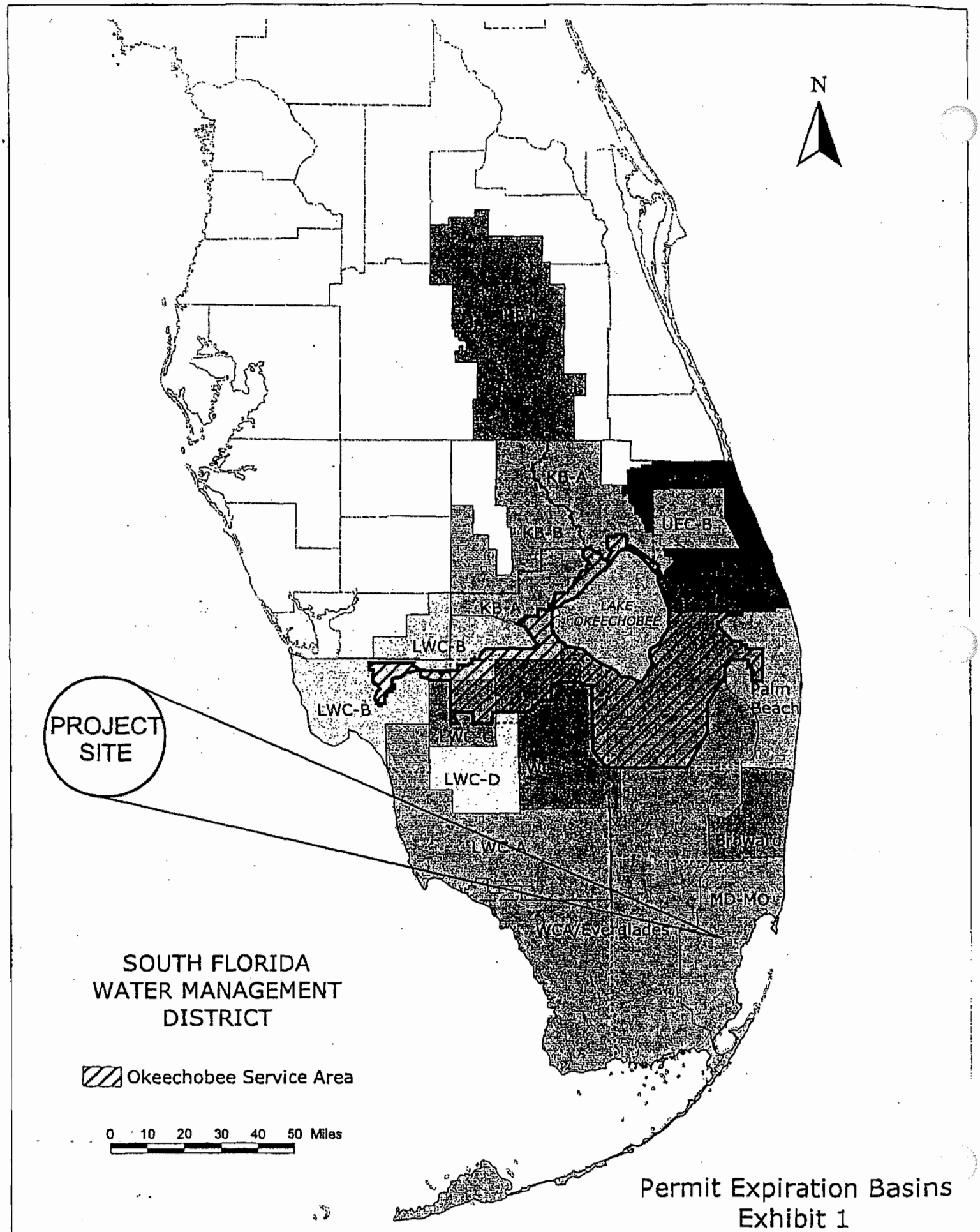
(2) The request for review shall identify the rule or order requested to be reviewed, the proceeding in which the rule or order was entered and the nature of the rule or order. A copy of the rule or order sought to be reviewed shall be attached. The request for review shall state with particularity:
(a) How the order or rule conflicts with the requirements, provisions and purposes of Chapter 373, F.S., or rules duly adopted thereunder;
(b) How the rule or order sought to be reviewed affects the interests of the party seeking review;
(c) The oral or written statement, sworn or unsworn, which was submitted to the agency concerning the matter to be reviewed and the date and location of the statement, if the individual or entity requesting the review has not participated in a proceeding previously instituted pursuant to Chapter 120, F.S., on the order for which review is sought;
(d) If review of an order is being sought, whether and how the activity authorized by the order would substantially affect natural resources of statewide or regional significance, or whether the order raises issues of policy, statutory interpretation, or rule interpretation that have regional or statewide significance from a standpoint of agency precedent, and all the factual bases in the record which the petitioner claims support such determination(s); and
(e) The action requested to be taken by the Commission as a result of the review, whether to rescind or modify the order, or remand the proceeding to the water management district for further action, or to require the water management district to initiate rulemaking to adopt, amend or repeal a rule.

28-107.005 EMERGENCY ACTION

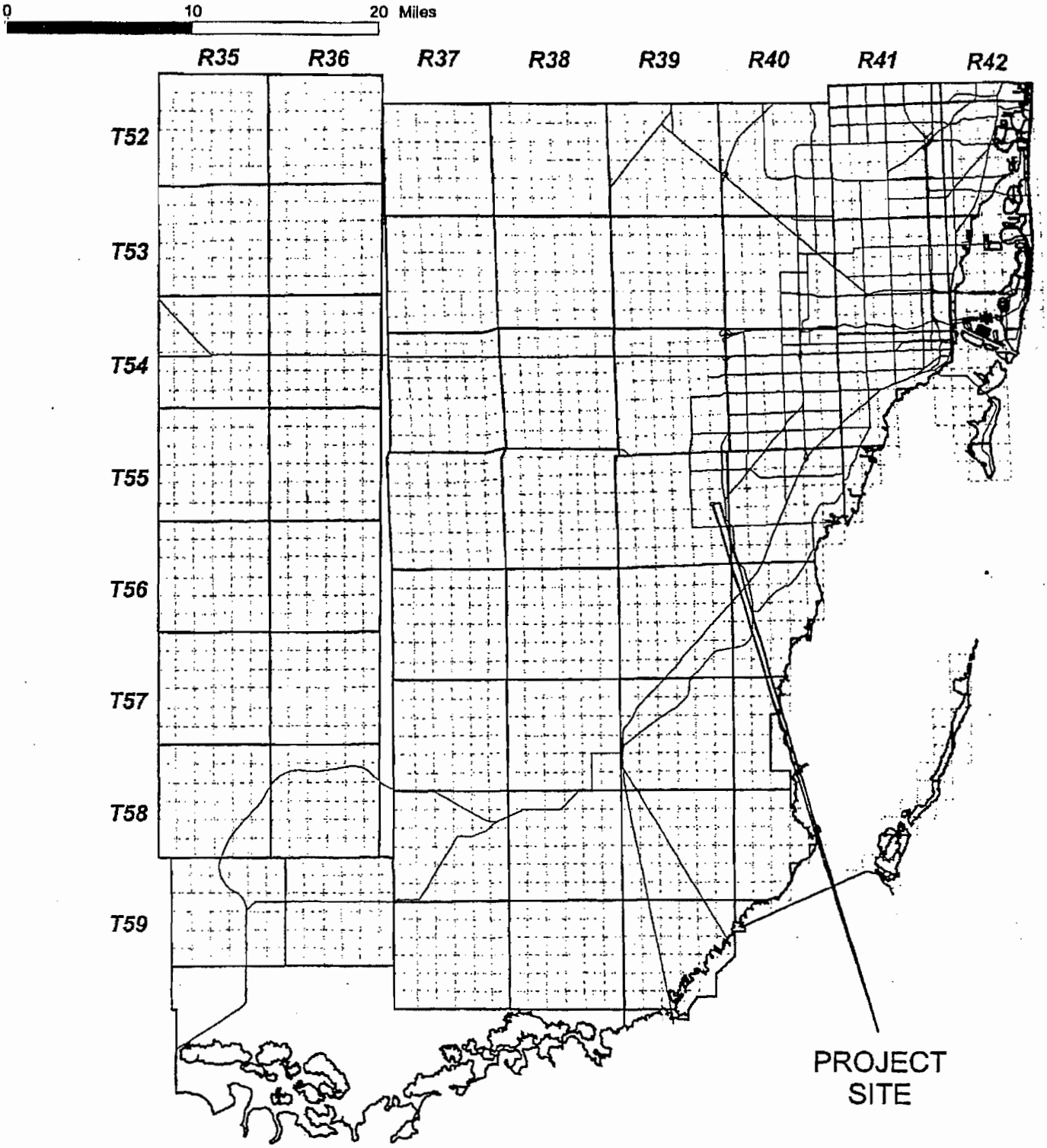
(1) If the agency finds that immediate serious danger to the public health, safety, or welfare requires emergency action, the agency shall summarily suspend, limit, or restrict a license.
(2) The 14-day notice requirement of Section 120.569(2)(b), F. S., does not apply and shall not be construed to prevent a hearing at the earliest time practicable upon request of an aggrieved party.
(3) Unless otherwise provided by law, within 20 days after emergency action taken pursuant to paragraph (1) of this rule, the agency shall initiate a formal suspension or revocation proceeding in compliance with Sections 120.569, 120.57, and 120.60, F.S.

40E-1.611 EMERGENCY ACTION

(1) An emergency exists when immediate action is necessary to protect public health, safety or welfare; the health of animals, fish or aquatic life; the works of the District; a public water supply, or recreational, commercial, industrial, agricultural or other reasonable uses of land and water resources.
(2) The Executive Director may employ the resources of the District to take whatever remedial action necessary to alleviate the emergency condition without the issuance of an emergency order, or in the event an emergency order has been issued, after the expiration of the requisite time for compliance with that order.



Permit Expiration Basins
Exhibit 1



N

App # 040824-12

Permit # 13-02577-W

Project: 13204 SW 122 AVE

MIAMI-DADE COUNTY

FLORIDA

Exhibit 2

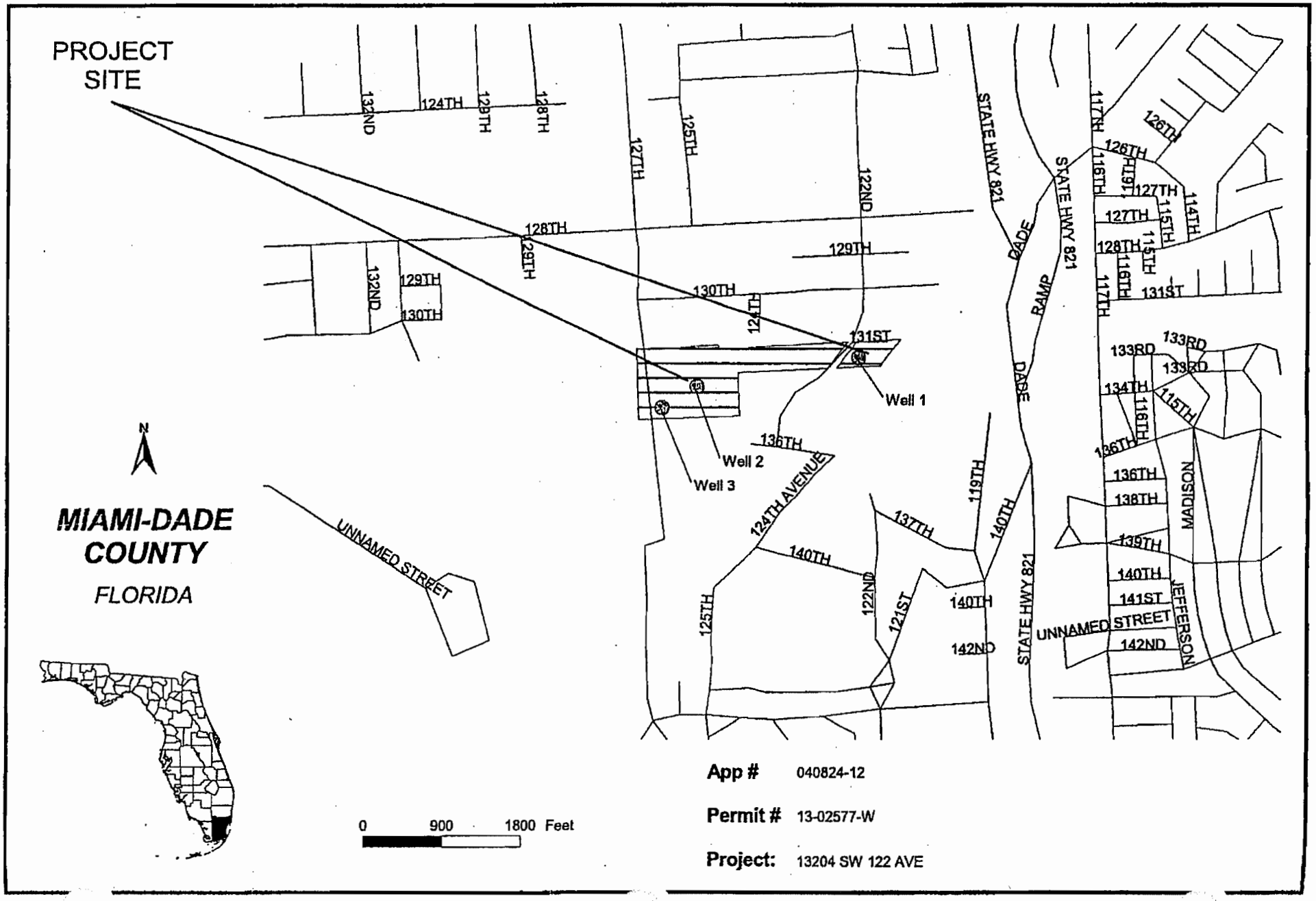

PROJECT SITE
MIAMI-DADE COUNTY
FLORIDA
N
Well 1
Well 2
Well 3
UNNAMED STREET
124TH AVENUE
STATE HWY 821
DADE RAMP
MADISON
JEFFERSON
UNNAMED STREET
0 900 1800 Feet
App # 040824-12
Permit # 13-02577-W
Project: 13204 SW 122 AVE

Exhibit 3

TABLE - A
Description Of Wells.

Application Number: 040824-12

Well ID	173921	173922	173923
Name	Well 1	Well 2	Well 3
Map Designator	Well 1	Well 2	Well 3
FLUWID Number			
Well Field			
Existing/Proposed	E	E	E
Well Diameter(inches)	8	10	8
Total Depth(feet)	50	50	50
Cased Depth(feet)			
Facility Elev. (ft. NGVD)			
Screened Interval			
From			
To			
Pumped Or Flowing	P	P	P
Pump Type	centrifugal	centrifugal	centrifugal
Pump Int. Elev.			
Feet (NGVD)			
Feet (BLS)	3	3	3
Pump Capacity(GPM)	1500	2500	550
Year Drilled			
Planar Location			
Source	DIGITIZED	DIGITIZED	DIGITIZED
Feet East	856715	854878	854485
Feet North	477112	476786	476559
Accounting Method	none	none	none
Use Status	Primary	Primary	Standby
Water Use Type	Irrigation	Irrigation	Irrigation
Aquifer	Biscayne Aquifer	Biscayne Aquifer	Biscayne Aquifer

Exhibit No: 4

Calculations Of Irrigation Requirements

APPLICATION NUMBER: 040824-12

RAINFALL STATION: Miami
IRRIGATION SYSTEM Sprinkler
PARCEL ACREAGE: 9
LAND USE: Agricultural

CROP: Palm Trees
SOIL TYPE: 0.8
PARCEL NAME:
IRR. MULTIPLIER 1.3

	JAN	FEB	MAR	APR	MAY	JUN	JUL	AUG	SEP	OCT	NOV	DEC	TOTAL
MEAN RAINFALL	2.02	2.06	2.08	3.13	6.35	7.84	5.44	6.29	8.30	8.38	2.80	2.05	56.74
EVAPOTRANSPIRATION	2.11	2.42	4.06	5.43	6.95	7.57	8.05	7.70	6.50	4.38	4.05	2.45	61.67
AVG. EFFECTIVE RAIN	0.95	0.98	1.09	1.69	3.39	4.20	3.16	3.51	4.15	3.72	1.42	0.98	29.24
DROUGHT RAINFAL	0.79	0.81	0.90	1.40	2.81	3.49	2.62	2.91	3.44	3.09	1.18	0.81	24.25
AVERAGE IRRIGATION	1.16	1.44	2.97	3.74	3.56	3.37	4.89	4.19	2.35	0.66	2.63	1.47	32.43
DROUGHT IRRIGATION	1.32	1.61	3.16	4.03	4.14	4.08	5.43	4.79	3.06	1.29	2.87	1.64	37.42

ANNUAL SUPPLEMENTAL CROP REQUIREMENT: 37.42 **INCHES**

ANNUAL SUPPLEMENTAL CROP WATER USE:

37.42 IN X 9 AC X 1.3 X 0.02715 MG/AC-IN = 11.89 **MG**

MAXIMUM MONTHLY SUPPLEMENTAL CROP REQUIREMENT: 5.43 **INCHES**

MAXIMUM MONTHLY SUPPLEMENTAL CROP WATER USE:

5.43 IN X 9 AC X 1.3 X 0.02715 MG/AC-IN = 1.72 **MG**

TOTAL ANNUAL DEMAND: 11.89 **MG**

TOTAL MAXIMUM MONTHLY DEMAND: 1.72 **MG**

Exhibit No: 5

bc:Nikki Carlson
A. Superchi - 4320
H. Wheelock - 2220
J. Jackson - 4350
Permit File
WU Compliance - B. Fronczek - 4320

ADDRESSES

City of Homestead
Attn: Henry Stalvey
505 NW 9th St.
Homestead, FL 33030

Florida Fish & Wildlife Conservation Commission
Attn: - Imperiled Species Mgmt Section
620 South Meridian Street
Tallahassee, FL 32399-6000

Miami-Dade County Engineer
Attn: Public Works Department
111 NW First Street
Metro Dade Center, 14th Floor
Miami, FL 33128

Renate H. Skinner, Ph.D
Attn: DEP, Parks District 5
3 LaCroix Court
Key Largo, FL 33037

Application No 8.
3/28/07, CDMP

This instrument was prepared by:
Name: Felix M. Lasarte, Esq.
Address: Holland & Knight, LLP.
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned, Fermin and Marisela Amaro (the "Owners"), hold the fee simple title to that certain parcel of land (hereinafter the "Property") located in Miami-Dade County, which is legally described as follows:

See Exhibit "A"

WHEREAS, the Owners have applied for an Amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 8 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Estate Density Residential" to "Medium High Density Residential" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owners during its consideration of the Application will be abided by, the Owners freely, voluntarily, and without duress, make the following Declaration of Restrictions covering and running with the Property:

(1) **Use and Development Limitations & Criteria**:

(a) The Owners agree to restrict the use of the Property for the sole purpose of providing a senior residential building, along with ancillary services including but not limited to,

counseling and physical therapy to the residents thereof. The proposed senior residential building shall be limited to housing for older/elderly persons, as that term may be construed pursuant to Section 202 of the Housing Act of 1959 (12 USC 1701) and Chapter 11A of the Miami-Dade County Code.

(b) The maximum number of units permitted within the proposed senior residential facility shall be 176.

(c) The Owners agree to limit the height of the building to no more than two (2) stories and twenty-eight (28) feet in height.

(d) The Owners agree to provide a 20 foot wide landscaped buffer ("Buffer") along the eastern property line which will contain a minimum three (3) foot high berm with a minimum three inch caliper / twelve (12) foot high trees at planting, planted at a minimum of twenty-five (25) feet on center for the length of the berm and Buffer. The owner shall provide a minimum six foot high decorative fence and/or wall around the Perimeter of the Property, said fence shall be landscaped with a hedge that is three feet in height at the time of planting located along the length of the fence, which will form a continuous, unbroken, solid, visual screen within one (1) year after time of planting;

(e) The Property will be developed, sold and operated with affordable housing units. For the purposes of this paragraph, "affordable housing" shall be defined in Florida Affordable Housing Act of 1986, Section 420.602 of Florida Statutes.

(f) Owner shall provide on site professional management and the proposed senior residential building shall have a commercial grade backup generator/s.

(2) **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed dwelling units in

accordance with the "Florida Water Star Basic Qualification Checklist," a copy of which is attached to this Declaration as Exhibit "B".

(3) **Site Plan:** At the time of the initial rezoning of all or part of the Property from GU to any other zoning district, the Owners shall proffer a site plan ("Site Plan") for the entire Property which complies with developmental restrictions provided herein, together with a recordable declaration of restrictive covenants in legally sufficient form acceptable to the Department requiring that development of the Property shall be substantially in accordance with said Site Plan.

(4) **Miscellaneous:**

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

B. **Term**. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Execution Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seal this 23rd day of March, 2007.

Witnesses:

Signature
Sergio M. Espinosa
Print Name

Signature
Ramon Hernandez.
Print Name

Signature
Ramon Hernandez.
Print Name

Signature
Sergio M. Espinosa
Print Name

FERMIN AMARO &
MARISELA AMARO, a married couple

FERMIN AMARO

MARISELA AMARO

STATE OF FLORIDA)
) **ss:**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23 day of ~~November,~~ March 2007, by FERMIN AMARO and MARISELA AMARO. They are personally known to me or produced _____ (type of identification) as identification.

NOTARY PUBLIC

(Print, Type or Stamp Commissioned Name of Notary Public)

My Commission Expires:

GLORIA RAMOS
MY COMMISSION # DD 365909
EXPIRES: January 22, 2009
1-800-3-NOTARY FL Notary Discount Assoc. Co.

JOINDER BY MORTGAGEE

The undersigned, Duke Realty Limited Partnership, an Indiana limited partnership, the Mortgagee under that certain Mortgage, Security Agreement, and Assignment of Rents and Leases executed as of the 15th day of December, 2006, by Coral Reef Drive Land Development, LLC, a Florida limited liability company, and recorded in Official Records Book 24073, at Page 2795, of the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing instrument, does hereby join in this Declaration of Restrictions for the purpose of subjecting the lien and operation of the above-described Mortgage to the terms of this instrument.

IN WITNESS WHEREOF, these presents have been executed this 13 day of November, 2006.

WITNESSES:

David P. Durm
Print or Type Name

Melissa McCain
Print or Type Name

Duke Realty Limited Partnership,
an Indiana limited partnership

By: _____

Print Name: Peter N. Anderson

Title: Vice President, Healthcare

Address: 600 E. 96th St., Suite 100
Indianapolis, IN 46240

(Corporate Seal)

STATE OF Indiana)
) **SS**
COUNTY OF Marion)

The foregoing instrument was acknowledged before me this 13th day of November, 2006, by Peter N. Anderson, as the Vice President Healthcare of Duke Realty Limited Partnership, an Indiana limited partnership, on behalf of the limited partnership. He/She is personally known to me or has produced Drivers License as identification and did/did not take an oath.

Notary Public-State of Indiana
Print Name Nancy L. Rightor

My Commission Expires: 3/1/08

4175971_v1

EXHIBIT "A"
Legal Description

That portion of the Southwest ¼ of Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 1, thence North 02° 07' 31" West along the West line of said Section 1 a distance of 55 feet; thence North 87° 41' 32" East a distance of 35 feet to the Point of Beginning of the herein described parcel, said point also being the intersection of North Right of Way Line of SW. 104th Street and the East Right-of-Way Line of SW. 127th Avenue, thence North 02° 07' 31" West, a distance of 311.87 feet along said East Right-of-Way line of SW. 127th Avenue; thence leaving said Right-of-Way North 87° 41' 32" East a distance of 296.07 feet; thence South 02° 08' 19" East, a distance of 311.87 feet to a point on the North Right-of-Way line of SW. 104th Street; thence South 87° 42' 32" West a distance of 296.14 feet along said North Right-of-Way line of SW. 104th Street, to the Point of Beginning.

AND

That portion of the Southwest ¼ of Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 1, thence North 02° 07' 31" West along the West line of said Section 1 a distance of 55 feet; thence North 87° 41' 32" East a distance of 35 feet to a point of intersection of North Right-of-Way Line of SW. 104th Street and East Right-of-Way line of SW. 127th Avenue; thence North 02° 07' 31" West, along said East Right-of-Way line of SW. 127th Avenue a distance of 311.87 feet to the Point of Beginning of the herein described parcel; thence North 02° 07' 31" West along said East Right-of-Way Line of SW. 127th Avenue a distance of 294.31 feet; thence leaving said Right-of-Way line of SW. 127th Avenue North 87° 41' 32" East, a distance of 295.00 feet; thence South 02° 07' 30" East, a distance of 3.34 feet; thence North 87° 39' 52" East a distance of 1.0 foot; thence South 02° 08' 19" East a distance of 290.97 feet; thence South 87° 41' 32" West a distance of 296.07 feet to the Point of Beginning.

Less lands conveyed to the County of Miami-Dade by Special Warranty Deed dated January 31, 1996, recorded in Official Records Book 17090, Page 2704.

Exhibit "B"

Florida Water Star[SM]

Basic Qualification Checklist

This program for new residential construction is intended to provide water-efficient housing options and help prevent water leaks. Florida Water Star[SM] is service marked by the St. Johns River Water Management District.

New Home Requirements

To achieve a Florida Water Star[SM] rating for new residential homes:

1) All prerequisites must be met and validated
2) Points must be achieved in all categories (irrigation, landscape and indoors)
3) Total points must accumulate to a **minimum total of 75 points**

In order to obtain a Florida Water Star[SM] rating, the home must contain sufficient efficient features such that the total score on the checklist is equal to or greater than **75, out of a total possible 100 points.**

Homebuilder Information

* Name: _____

* Company: _____

* Address: _____

* City/County: _____

* Area Code/Phone: _____

Fax: _____

E-mail: _____

Home Information

Owner Name: _____

* Address: _____

* City/County: _____

Owner Area Code/Phone: _____

Owner Fax: _____

Owner E-mail: _____

Address 2: _____

Area Code/Phone: _____

# of intended occupants: _____

* All fields must be completed.

Outdoors

Prerequisites

- Must meet all local and/or county codes.
- Submit landscape and irrigation design drawings prior to start of construction. Drawings shall be clearly readable, to reasonable scale, and include date, scale and legend. Irrigation designs shall specify — at a minimum — water source, meter size, design operating pressure and flow rate per zone, average application rate per zone (converting gallons per minute [gpm] to inches per hour), schedules by zone, and location and size of pipes and valves. List make, model and specification of controllers, sprinklers, and backflow prevention devices. Show elevation, electrical supply, roadways, sidewalks, structures, and other relevant site conditions.
- Irrigation systems must meet minimum design standards for automatic in-ground systems as listed below:

- ☐ Piping system shall be free from leakage. Pipes shall be sized for appropriate gpm so velocities don't exceed 5 fps (feet per second)
- ☐ A functioning rain sensor device shall be installed in an operable location
- ☐ Separate irrigation zones exist for turf and landscape beds
- ☐ Precipitation rates are matched in each zone
- ☐ Turf zone head spacing shall not exceed 45 percent of the sprinkler's diameter of coverage for square spacing, and 50 percent of coverage for triangular spacing
- ☐ Rotor heads and fixed pattern spray sprinklers are installed on separate zones
- ☐ Pressure-compensating spray heads or pressure-compensating valves are installed for spray zones
- ☐ Irrigation in planting beds should be micro-irrigation or sprays that deliver water directly to root zones rather than wetting the entire area, or hose bibs are provided for manual irrigation
- ☐ Pop-up rotors and spray heads rise above the grass height: 4 inches for St. Augustine, zoysia and bahia; 3 inches for lower-growing species such as centipede, Bermuda and seashore paspalum
- ☐ Narrow areas (4 feet or less) are not irrigated unless micro-irrigation is used
- ☐ Emitters are located at least 2 feet from the house so that the structure is not wetted
- ☐ System ensures correct spray patterns and minimizes over spray on impermeable surfaces
- ☐ Automatic irrigation controller includes a battery backup or non-volatile memory to maintain schedule settings
- ☐ Written operating information provided to home buyer is affixed to the controller, including irrigation schedule, controller handbook and diagram of zones
- ☐ The controller is reset for maintenance schedule after establishment and before closing, and/or instructions are affixed on controller for home buyer to change by a certain date
- ☐ Irrigation controller is programmed with seasonal variations based on historical rates, with a total application not to exceed 21 gallons per square foot.

Irrigation	Points	Points Earned
No automatic in-ground irrigation system installed, if combined with site-appropriate landscape	**35**	
Required — Minimum design standards for automatic in-ground irrigation system	15	
High-flow irrigation (rated in gpm) covering no more than 50 percent of the landscape areas	8	
Weather-based controller	11	
Soil moisture sensor(s)	8 (for each)	
Control timer to include a minimum of three scheduling programs	4	
Check valves installed on heads in low-lying areas and in areas with poor drainage	6	
Leak detection shut-off system	6	
Total	**50 (+)**	

Landscape

Preservation of site vegetation	**Points**	**Points Earned**
Three or more trees greater than 4 inches dbh (diameter at breast height) preserved on lot	4	
10 percent of a lot's native shrubs and ground covers preserved	5	
Greater than 20 percent of site's native shrubs and ground covers preserved (not including permitted wetlands)	7	
Installed landscape		
Plants and turf planted no closer than 2 feet from foundation	3	
Plants grouped with similar moisture and maintenance requirements	8	
Plant selections compatible with growing conditions	8	
Totals	**35**	

Indoors

Prerequisites

- All armored/metal hoses from service to appliances
- Mold-resistant materials at tub/shower enclosures
- Must meet all requirements specified in Florida Building Code

Water heater	Points	Points Earned
Equipped with leak detection shut-off valve	5	
Located within 30 feet of end use	2	
Centrally located	2	
Kitchen and bathroom faucets		
Faucet aerators or laminar flow	3	
Showers equipped with only one showerhead	6	
Toilets		
All toilets — MaP Rating of 250 gm or greater	6	
Add three points for each high-efficiency toilet (HET) (1.0–1.1 gpf), or dual flush (MaP Rating of 250 gpm or greater)	9	
Clothes and dish washers		
Manual water shut-off valves	2	
Equipped with leak detection shut-off valve	2	
ENERGY STAR® dishwasher using 6 gallons per cycle or less	5	
ENERGY STAR® washing machine with water factor less than 9.5	4	
Total	**40**	

Point Summary	Category Point Totals
Irrigation	
Landscape	
Indoors	
Total	

Florida Water

Primary Certifying Agent Information

* Name: _____
* Company: _____
* Address: _____
* City/County/Zip Code: _____
* E-mail: _____
* Area Code/Phone: _____
* Fax: _____

By signing below, we acknowledge that each of the measures intended to qualify the home for the Florida Water Star[SM] rating have been incorporated into the home's construction.

Homebuilder Signature _____

Contact Information: _____

Irrigation Validating Agent Signature: _____

Contact Information: _____

Landscape Validating Agent Signature: _____

Contact Information: _____

Plumbing Validating Agent Signature: _____

Contact Information: _____

* All fields must be completed.

Application No. 13
Commission District 8 Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	Tagoror Investments, LLC / Juan J. Mayol, Jr., Esq.
Location:	North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues
Total Acreage:	± 9.89 Gross Acres; ± 9.83 Net Acres
Current Land Use Plan Map Designation:	Estate Density Residential (1 to 2.5 DU/Ac.)
Requested Land Use Plan Map Designation:	Low-Medium Density Residential (6 to 13 DU/Ac.)
Amendment Type:	Standard
Existing Zoning/Site Condition:	EU-M: Estates Modified 1 Family 15,000 sq. ft. net/ Well maintained Single-family residence and a tree grove

RECOMMENDATIONS

Initial Staff:	**DENY, DO NOT TRANSMIT** (August 25, 2006)
Redland Community Council:	**DENY, DO NOT TRANSMIT** (September 29, 2006)
Planning Advisory Board (PAB) acting as Local Planning Agency:	**DENY, DO NOT TRANSMIT** (October 16, 2006)
Board of County Commissioners:	**TRANSMIT WITH RECOMMENDATION TO DENY** (November 20, 2006)
Staff Revised Recommendation:	**DENY** (March 5, 2007)
Final Recommendation of PAB acting as Local Planning Agency:	**NO RECOMMENDATION** (March 12, 2007)
Final Action of Board of County Commissioners:	**TO BE DETERMINED**

Initial Recommendation

The staff recommended: **DENIAL** of the proposed standard Land Use Plan Map amendment on August 25, 2006 to change the land use designation on the ± 9.89-acre subject property from "Estate Density Residential" (1 to 2.5 DU/Ac) to "Low-Medium Density Residential" (6 to 13 DU/Ac) based on the Staff Conclusions located at the end of staff's analysis of the application in the Initial Recommendations report and summarized below:

- Redesignation of the site to "Low-Medium Density Residential" would be incompatible with the existing development patterns of the area.
- The redesignation of the application site would nominally add to the residential land capacity of the analysis area.
- With the exception of the water and sewer distribution networks that will require significant upgrade, adequate public facilities and services exist for the application site.
- The application is not supportive of transit ridership and pedestrianism.
- The site is subject to tree preservation, Natural Forest Community protection.

New Information

Since August 25, 2006, the Department of Planning and Zoning has received information from the applicant and Florida Department of Community Affairs (DCA) concerning the application site. A Declaration of Restrictions or covenant was proffered within the deadline established in the Instructions Report for requesting amendments in the April 2006 cycle for consideration in the Revised Recommendations Report. To meet the deadline of four weeks prior to the Planning Advisory Board meeting, the covenant had to be delivered by February 12, 2007.

The applicant proffered a Declaration of Restrictions at the transmittal hearing of the Board of County Commissioners (BCC) on November 20, 2006, that commits to allow encroachments on the property in coordination with Miami-Dade Transit to accommodate public transportation. Additionally, the applicant covenants to restrict development to 24 residential units until the earlier of 1) execution of a Consumptive use permit between Miami-Dade County and the South Florida Water Management District, apart from the current interim water use agreement; and 2) execution of an agreement between the applicant and an entity other than the County, to supply water to the application site.

application is approved as requested as "Low Medium Density Residential" (6 to 13 DU/Ac), or 10% of the residential units if the application is approved for "Low Density Residential" (2.5 to 6 DU/Ac). The Department's traffic analysis indicates that the application if approved and developed as single-family dwelling units at a density of 6 units per gross acre would generate 67 PM peak-hour trips having somewhat a lesser traffic impact than if approved and developed as a "Low Medium Density Residential" development, which would generate 74 PM peak-hour trips.

DCA based its objection to this application regarding transportation, in part, from material provided by the Florida Department of Transportation (FDOT). These state agencies identify that the projected traffic impacts of Application No. 13, in addition to the impacts of Applications Nos. 14 and 15, will cause SW 344 Street to fall below the adopted level of service standard. These agencies advise that any improvement to SW 344 Street requires coordination with FDOT, including investigation of right-of-way availability. The Department concurs with DCA and FDOT on this issue. DCA further advises that in order for DCA to accept the Declaration of Restrictions as a binding commitment, the Declaration of Restrictions must be incorporated into the Comprehensive Development Master Plan (CDMP), and the necessary improvements to SW 344 Street must be provided in the 6-year schedules of improvements in the Capital Improvements Element (CIE). It is important to note that when considered separately, the traffic impacts of Application 13 will not cause SW 344 Street to violate the level-of-service (LOS) standard.

Revised Recommendation

The Department of Planning and Zoning is recommending that this application to change the land use designation on the ± 9.89-acre subject property from "Estate Density Residential" (1 to 2.5 DU/Ac) to "Low-Medium Density Residential" (6 to 13 DU/Ac) be **denied** for the same reasons identified above in the Initial Recommendation. The Department concurs with the objections raised by DCA in the ORC Report on transportation issues, and has provided the applicant with a copy of the ORC report.

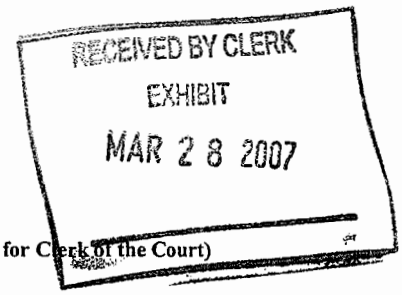
The Miami-Dade Board of County Commissioners at the transmittal hearing on November 20, 2006, requested that the Department conduct a study of the area within which Applications No. 13, 14, and 15 are located, to facilitate a holistic planning approach to the future development of that area. It is anticipated that the study will be complete by March 27, 2007.

If this application is adopted with acceptance of a proffered Declaration of Restrictions, the text amendment to the Land Use Element as presented in Appendix A needs also to be adopted to provide internal consistency and to address concerns that DCA has with covenants.

Application No 13
3/28/07 CDMP

This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, Florida 33131



(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Tagoror Investments, L.L.C., a Florida limited liability company (the "Owner"), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 13 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Estate Density Residential" to "Low-Medium Density Residential" on the Miami-Dade County Comprehensive Development Master Plan ("CDMP") Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing.**

(a) *Commitment.* A minimum of ten percent (10%), if the Property is designated Low Density Residential, and twenty percent (20%), if the Property is designated Low-Medium

Density Residential (and receives zoning approval for the construction of a minimum of 90% of the maximum density permitted under the applicable CDMP designation for the Property, including any applicable density bonuses permitted under the CDMP), of the proposed residential dwelling units on the Property shall be set aside for sale or rent as Workforce Housing Units ("WHU").

(b) *Definition.* A "Workforce Housing Unit" shall consist of residential dwelling units that are made available for sale or rent by the Owner to persons with a median family income that is 65% to 140% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development (a "Qualified Purchaser").

(c) *Distribution of Workforce Housing Units.* If pursuant to Section 1(a) of this Declaration the Owner sets aside twenty percent (20%) of the residential dwelling units as Workforce Housing Units, then the Owner shall set aside twenty five percent (25%) of such Workforce Housing Units for sale or rent to persons with a median family income that is 65% to 105% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development ("Moderate WHU") (e.g. if the Property receives zoning approval for 128 residential dwelling units, then 25 residential dwelling units shall be set aside as Workforce Housing Units of which 6 shall be set aside as Moderate WHU).

(d) *Process.* Prior to obtaining the initial building permit for the construction of any residential dwelling unit (other than model homes) for the Property, the Owner shall submit a declaration of restrictions, in a form acceptable to the County, setting forth restrictions on the re-sale of such residential dwelling units consistent with the intent of maintaining such residential dwelling units as Workforce Housing Units for a period of twenty (20) years from the date of its initial sale. The Owner further agrees to grant to the County the right of first refusal to

purchase any WHU in which a Qualified Purchaser cannot be located within two hundred and ten (210) days from the date the WHU is offered for sale, which right of first refusal must be exercised by the County within thirty (30) days of the County's receipt of notification that a Qualified Purchaser cannot be located as provided for herein. In the event a qualified purchaser cannot be located and the County does not exercise its right of first refusal, then the Owner may sell the WHU at market rate.

2. **Transit Improvements.** In an effort to accommodate public transportation in the area, the Owner shall coordinate with Miami-Dade Transit and allow encroachments onto the Property, as necessary, to provide for a bus pull-out bay and bus shelter. The Owner's obligations under this Paragraph shall expire upon the approval of a final plat for the Property. Notwithstanding the approval of a final plat, the Owner shall cooperate with the County to allow the installation of a bus pull-out bay and/or shelter if said installation can be accomplished without altering the approved final plat for the Property.

3. **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed residential dwelling units so as to satisfy the requirements necessary to achieve (but shall not be required to obtain certification as) a "Florida Water Star" rating in accordance with the "Florida Water Star Basic Qualification Checklist", a copy of which is attached to this Declaration as Exhibit "B".

4. **Water Treatment Capacity.** The Owner shall not seek a certificate of completion for any residential dwelling units in excess of twenty-four (24) dwelling units until (i) the Owner, at its own cost and expense, connects to a water distribution main from the South Miami Heights Water Treatment Plant (or any other similar plant with sufficient water treatment capacity to provide service to the contemplated development on the Property) at such point of

connection as may be designated by the Department of Water and Sewer or (ii) the approval of the expansion of the water and sewer service area of the City of Florida City to include the Property.

5. Miscellaneous.

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

B. Term. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. 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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27 day of March, 2007.

WITNESSES:

Tagoror Investments, L.L.C.,
a Florida limited liability company

Signature
ROBERTO D FABELO
Printed Name

By: _____
Name: ANTONIO MORALES
Title: MANAGER

Signature
MIGUEL FREIRE
Printed Name

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by ANTONIO MORALES, as MANAGER of Tagoror Investments, L.L.C., a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 27 day of MARCH, 2007, in the County and State aforesaid.

My Commission Expires:

MIGUEL FREIRE
MY COMMISSION # DD 506141
EXPIRES: January 11, 2010
Bonded Thru Notary Public Underwriters

Notary Public
MIGUEL FREIRE
Printed Name

4038156_v9

EXHIBIT "A"

PARCEL ONE

The North 1/2 of the South 1/2 of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East; A/K/A The East 1/2 of the North 1/2 of Lot 2 of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 163 of the Public Records of MIAMI-DADE County, Florida, less the East 43 feet for right-of-way.

PARCEL TWO

The South 1/2 of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East; A/K/A The West 1/2 of Lot 2 of C.M. NELSON'S SUBIDVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 163 of the Public Records of MIAMI-DADE County, Florida.

PARCEL THREE

The South 1/4 of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East;

A/K/A

The East 1/2 of the South 1/2 of Lot 2 of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 163 of the Public Records of MIAMI-DADE County, Florida, less the East 43 feet for right-of-way.

folio no.s 30-7823-002-0020
30-7823-002-0025
30-7823-002-0030

Exhibit "B"

Florida Water Star[SM]

Basic Qualification Checklist

This program for new residential construction is intended to provide water-efficient housing options and help prevent water leaks. Florida Water Star[SM] is service marked by the St. Johns River Water Management District.

New Home Requirements

To achieve a Florida Water Star[SM] rating for new residential homes:

1) All prerequisites must be met and validated
2) Points must be achieved in all categories (irrigation, landscape and indoors)
3) Total points must accumulate to a **minimum total of 75 points**

In order to obtain a Florida Water Star[SM] rating, the home must contain sufficient efficient features such that the total score on the checklist is equal to or greater than **75, out of a total possible 100 points.**

Homebuilder Information

* Name: _____

* Company: _____

* Address: _____

* City/County: _____

* Area Code/Phone: _____

Fax: _____

E-mail: _____

Home Information

Owner Name: _____

* Address: _____

* City/County: _____

Owner Area Code/Phone: _____

Owner Fax: _____

Owner E-mail: _____

Address 2: _____

Area Code/Phone: _____

# of intended occupants: _____

* All fields must be completed.

Outdoors

Prerequisites

- Must meet all local and/or county codes.
- Submit landscape and irrigation design drawings prior to start of construction. Drawings shall be clearly readable, to reasonable scale, and include date, scale and legend. Irrigation designs shall specify — at a minimum — water source, meter size, design operating pressure and flow rate per zone, average application rate per zone (converting gallons per minute [gpm] to inches per hour), schedules by zone, and location and size of pipes and valves. List make, model and specification of controllers, sprinklers, and backflow prevention devices. Show elevation, electrical supply, roadways, sidewalks, structures, and other relevant site conditions.
- Irrigation systems must meet minimum design standards for automatic in-ground systems as listed below:

- ☐ Piping system shall be free from leakage. Pipes shall be sized for appropriate gpm so velocities don't exceed 5 fps (feet per second)
- ☐ A functioning rain sensor device shall be installed in an operable location
- ☐ Separate irrigation zones exist for turf and landscape beds
- ☐ Precipitation rates are matched in each zone
- ☐ Turf zone head spacing shall not exceed 45 percent of the sprinkler's diameter of coverage for square spacing, and 50 percent of coverage for triangular spacing
- ☐ Rotor heads and fixed pattern spray sprinklers are installed on separate zones
- ☐ Pressure-compensating spray heads or pressure-compensating valves are installed for spray zones
- ☐ Irrigation in planting beds should be micro-irrigation or sprays that deliver water directly to root zones rather than wetting the entire area, or hose bibs are provided for manual irrigation
- ☐ Pop-up rotors and spray heads rise above the grass height: 4 inches for St. Augustine, zoysia and bahia; 3 inches for lower-growing species such as centipede, Bermuda and seashore paspalum
- ☐ Narrow areas (4 feet or less) are not irrigated unless micro-irrigation is used
- ☐ Emitters are located at least 2 feet from the house so that the structure is not wetted
- ☐ System ensures correct spray patterns and minimizes over spray on impermeable surfaces
- ☐ Automatic irrigation controller includes a battery backup or non-volatile memory to maintain schedule settings
- ☐ Written operating information provided to home buyer is affixed to the controller, including irrigation schedule, controller handbook and diagram of zones
- ☐ The controller is reset for maintenance schedule after establishment and before closing, and/or instructions are affixed on controller for home buyer to change by a certain date
- ☐ Irrigation controller is programmed with seasonal variations based on historical rates, with a total application not to exceed 21 gallons per square foot.

Irrigation	Points	Points Earned
No automatic in-ground irrigation system installed, if combined with site-appropriate landscape	**35**	
Required — Minimum design standards for automatic in-ground irrigation system	15	
High-flow irrigation (rated in gpm) covering no more than 50 percent of the landscape areas	8	
Weather-based controller	11	
Soil moisture sensor(s)	8 (for each)	
Control timer to include a minimum of three scheduling programs	4	
Check valves installed on heads in low-lying areas and in areas with poor drainage	6	
Leak detection shut-off system	6	
Total	**50 (+)**	

Landscape

Preservation of site vegetation	**Points**	**Points Earned**
Three or more trees greater than 4 inches dbh (diameter at breast height) preserved on lot	4	
10 percent of a lot's native shrubs and ground covers preserved	5	
Greater than 20 percent of site's native shrubs and ground covers preserved (not including permitted wetlands)	7	
Installed landscape		
Plants and turf planted no closer than 2 feet from foundation	3	
Plants grouped with similar moisture and maintenance requirements	8	
Plant selections compatible with growing conditions	8	
Totals	**35**	

Indoors

Prerequisites

- All armored/metal hoses from service to appliances
- Mold-resistant materials at tub/shower enclosures
- Must meet all requirements specified in Florida Building Code

Water heater	Points	Points Earned
Equipped with leak detection shut-off valve	5	
Located within 30 feet of end use	2	
Centrally located	2	
Kitchen and bathroom faucets		
Faucet aerators or laminar flow	3	
Showers equipped with only one showerhead	6	
Toilets		
All toilets — MaP Rating of 250 gm or greater	6	
Add three points for each high-efficiency toilet (HET) (1.0–1.1 gpf), or dual flush (MaP Rating of 250 gpm or greater)	9	
Clothes and dish washers		
Manual water shut-off valves	2	
Equipped with leak detection shut-off valve	2	
ENERGY STAR® dishwasher using 6 gallons per cycle or less	5	
ENERGY STAR® washing machine with water factor less than 9.5	4	
Total	**40**	

Point Summary	Category Point Totals
Irrigation	
Landscape	
Indoors	
Total	

Primary Certifying Agent Information

* Name: _____
* Company: _____
* Address: _____
* City/County/Zip Code: _____
* E-mail: _____
* Area Code/Phone: _____
* Fax: _____

By signing below, we acknowledge that each of the measures intended to qualify the home for the Florida Water Star[SM] rating have been incorporated into the home's construction.

Homebuilder Signature _____

Contact Information: _____

Irrigation Validating Agent Signature: _____

Contact Information: _____

Landscape Validating Agent Signature: _____

Contact Information: _____

Plumbing Validating Agent Signature: _____

Contact Information: _____

* All fields must be completed.

Application No. 14
Commission District 8 Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	Q2 Florida City I, II, III, & IV LLC's / Juan J. Mayol, Jr., Esq.
Location:	Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues
Total Acreage:	± 119.7 Gross Acres; ± 114 Net Acres
Current Land Use Plan Map Designation:	Estate Density Residential (1 to 2.5 DU/Ac)
Requested Land Use Plan Map Designation:	Low-Medium Density Residential (6 to 13 DU/Ac)
Amendment Type:	Standard
Existing Zoning/Site Condition:	AU: Agriculture – Residential 5 gross acres; and EU-M: Estates Modified 1 Family 15,000 sq. ft. net / Fallow agricultural lands and vacant

RECOMMENDATIONS

Staff:	**DENY, DO NOT TRANSMIT** (August 25, 2006)
Redland Community Council:	**DENY, DO NOT TRANSMIT** (September 29, 2006)
Planning Advisory Board (PAB) acting as Local Planning Agency:	**DENY, DO NOT TRANSMIT** (October 16, 2006)
Board of County Commissioners:	**TRANSMIT WITH RECOMMENDATION TO DENY** (November 20, 2006)
Staff Revised Recommendation:	**DENY** (March 5, 2007)
Final Recommendation of PAB acting as Local Planning Agency:	**ADOPT WITH CHANGE** to Low Density Residential and with acceptance of proffered covenant (March 12, 2007)
Final Action of Board of County Commissioners:	**TO BE DETERMINED**

Initial Recommendation

The staff recommended: **DENIAL** of the proposed standard Land Use Plan Map amendment on August 25, 2006 to change the land use designation on the ±119.7-acre subject property from "Estate Density Residential" (1 to 2.5 DU/Ac) to "Low-Medium Density Residential Communities" (6 to 13 DU/Ac) based on the Staff Conclusions located at the end of staff's analysis of the application in the Initial Recommendations report and summarized below:

- Approval of the "Low-Medium Density Residential" (6 to 13 DU/Ac) category as requested for the subject property by the applicant would be incompatible with the existing development patterns of the area.

- The redesignation of the application site would increase total residential land capacity of the analysis area by less than a year, which is projected to be depleted by the year 2017.

- If approved, the application will cause the Everglades Labor Camp and Newton water treatment plants to operate above adopted Level of Service (LOS) standard of 2% capacity above average daily system demand.

- Approval of the application will cause SW 344 Street, the main street providing access to the site, to be in violation of the adopted LOS standards by the year 2015. Additionally, public facilities and services in this area will require significant upgrade to adequately serve the application site.

New Information

Since August 25, 2006, the Department of Planning and Zoning has received information from the applicant and Florida Department of Community Affairs (DCA) concerning the application site. The applicant proffered a Declaration of Restrictions or covenant at the transmittal hearing of the Board of County Commissioners (BCC) on November 20, 2006, that addresses the traffic issues raised in the Department's Initial Recommendations report. The applicant covenants to, subject to the conditions of right-of-way availability and the receipt of all necessary governmental approvals, construct the roadway improvements needed to maintain level of service (LOS) standards on the roadway (SW 344 Street) that will be impacted by the proposed development. Additionally, the applicant covenants to restrict development to 299 residential units until the earlier of 1) execution of a Consumptive use permit between Miami-Dade County and the South Florida Water Management District, apart from the current interim water use agreement; and 2) execution of an agreement between the applicant and an entity other than the County, to supply water to the application site.

The Declaration of Restrictions commits to the provision of 20% of the residential units on the property to be set aside for sale or rent as Workforce Housing Units if the application is approved as requested as "Low Medium Density Residential" (6 to 13

DU/Ac), or 10% of the residential units if the application is approved for "Low Density Residential" (2.5 to 6 DU/Ac). The Department's traffic analysis indicates that the application if approved and developed as single-family dwelling units at a density of 6 units per gross acre would generate 632 PM peak-hour trips having a greater traffic impact than if approved and developed as a "Low Medium Density Residential" development, which would generate 571 PM peak-hour trips.

The applicant on March 2, 2007, submitted a draft Declaration of Restrictions that proposes to, among other things, restrict development of the application site to 1000 residential units. The applicant's transportation consultant, Cathy Sweetapple & Associates, submitted a letter dated March 2, 2007, addressing the ORC and the 1000 residential units restriction that the Declaration of Restrictions proposes for Application 14. The impact of the restriction on residential units and the information provided in the March 2, 2007, letter is subject to further review. The draft Declaration of Restrictions is included in Appendix 1 and the transportation consultant's letter is attached as Appendix 2.

DCA in the Objections, Recommendations and Comments (ORC) Report for the April 2006-07 Cycle CDMP amendment applications, has objected to this application based on the water supply, water treatment plant capacity, and transportation issues. The water supply issue is addressed in the Department's Response to the ORC.

Regarding the water treatment plant capacity, the application would cause the Everglades Labor Camp and Newton water treatment plants to exceed their adopted LOS standard, which is to operate with a rated maximum daily capacity no less than 2 percent above the maximum day flow for the preceding year, and an average daily capacity 2 percent above the average daily per capita system demand for the preceding 5 years. The Everglades Labor Camp and Newton plants are the only water treatment facilities that can serve the application area because the interconnection between the wellfields is poor and inefficient, and portions of the system can only be served with water from one wellfield.

The Miami-Dade Board of County Commissioners approved the expansion of the Dade Correctional Institution in 1994 through resolution Z-60-94, and amended conditions of the expansion in 2005 through resolution Z-34-05. This facility currently proposes a 300-bed mental hospital and construction is anticipated to begin in next two years. The significance of this expansion is highlighted in the original purpose of the Everglades Labor Camp water treatment plant, which was to serve the Dade Correctional Institution. The estimated potential water demand from the expanded facility is 75,000 gallons per day (gdp) or 0.075 million gallons per day (mgd). An analysis of the estimated potential water demand from Applications No. 13, 14, 15, and the proposed expansion of the correctional facility indicates that the Everglades Labor Camp and Newton water treatment facilities will not have the capacity to supply the total potential water demand that will be generated by these projects. This analysis considered Application No. 14 built out at a maximum of 1000 residential units as proposed in the draft Declaration of Restrictions. The estimated potential water demand from Application

No. 13 is 32,000 gpd (.032 mgd); Application No.14 is 250,000 gpd (0.25 mgd); and Application 15 is 67,250 gpd (.0673 mgd). The Newton plant has a DERM rated treatment capacity of 2.16 mgd with a 5-year average day production of 1.98 mgd, and the Everglades Labor Camp Plant has a DERM rated treatment capacity of 0.96 mgd with a 5-year average day production of 0.72 mgd. The water production/demand analysis that considers the potential water demand, from the three applications and the correctional facility expansion, indicates that the average day demand on the Everglades Labor Camp and Newton treatment plants will be increased to 3.12 mgd. Application of the Level of Service (LOS) standard of 2% capacity above average daily system demand to the Everglades Labor Camp and Newton treatment plants, show that the combined treatment plants require a minimum of 3.186 mgd capacity. However, the combined DERM rated treatment capacity for these two treatment plants is 3.12 mgd. Therefore, the water treatment plants do not have sufficient capacity to serve the proposed expansion of the correctional facility, Applications No. 13, 14 (with proposed cap of 1000 residential units), and 15. It should also be noted that the combined average day production of the Everglades Labor Camp and Newton treatment plants over the last two years (2005, 2006) has increased to 2.775 as compared to 2.575 mgd for the two years prior (2003, 2004).

The Water and Sewer Department (WASD) currently has no plans to upgrade these treatment plants. The Department concurs with DCA on the inadequate capacity of the water supply facilities, and this inadequacy was identified in the Department's Initial Recommendations report. DCA advises that needed facility improvements should be coordinated with the Water, Sewer, and Solid Waste Element and the Capital Improvements Element (CIE). The South Miami Heights water treatment facility is identified in the CIE and scheduled to come online in 2012. WASD proposes a connection from the South Miami Heights facility to the Everglades Labor Camp wellfield in its 2007-2008 Multi-Use Capital Plan.

DCA based its objection to this application regarding transportation, in part, from material provided by the Florida Department of Transportation (FDOT). These state agencies identify that the projected traffic impacts of Application No. 14 will cause SW 344 Street to fall below the adopted level of service standard. These agencies advise that any improvement to SW 344 Street requires coordination with FDOT, including investigation of right of way availability. The Department concurs with DCA and FDOT on this issue. DCA further advises that in order for DCA to accept the Declaration of Restrictions as a binding commitment, the Declaration of Restrictions must be incorporated into the Comprehensive Development Master Plan (CDMP), and the necessary improvements to SW 344 Street must be provided in the CIE 6-year schedule of capital improvements.

Revised Recommendation

The Department of Planning and Zoning is recommending that this application be **denied**. The Department concurs with the objections raised by DCA in the ORC Report on water supply facility and transportation issues, and has provided the applicant with a

copy of the ORC report. Approval of the "Low-Medium Density Residential" (6 to 13 DU/Ac) category as requested for the subject property by the applicant would be incompatible with the existing development patterns of the area to the south, west and north. These areas are all designated as "Estate Density Residential " (1 to 2.5 DU/Ac) on the Land Use Plan Map.

The Miami-Dade Board of County Commissioners at the transmittal hearing on November 20, 2006, requested that the Department conduct a study of the area within which Applications No. 13, 14, and 15 are located, to facilitate a holistic planning approach to the future development of that area. It is anticipated that the study will be completed by March 27, 2007.

If this application is adopted with acceptance of a proffered Declaration of Restrictions, the text amendment to the Land Use Element of Comprehensive Development Master Plan (CDMP) as presented in Appendix A needs to be also adopted to provide internal consistency and to address concerns that DCA has with covenants tied to Land Use Plan (LUP) map amendments. Specifically, the improvements needed to facilitate this development are the widening of SW 344 Street from a 2-lane to a 4-lane roadway between SW 182 and SW 192 Avenues, and the installation of water transmission lines required for the interconnection of the Everglades Labor Camp wellfield and the South Miami Heights water treatment facility that is scheduled to come online in 2012. The roadway improvement to SW 344 Street would require amending the LUP Map and Traffic Circulation Sub-Element Figure 1 of the CDMP. Funding of the necessary improvements to water and transportation facilities must be shown in the CIE 6-year schedule of capital improvements with identification of the funding source, and commencement and projected completion years for each project.

If the application is adopted with change to "Low Density Residential", then the application impacts on the water supply facilities would not cause Everglades Labor Camp and Newton to exceed the adopted LOS standard. However, traffic impacts on SW 344 Street would be greater than if approved as "Low-Medium Density Residential" and cause the roadway to violate the LOS standard. Therefore, a Declaration of Restrictions addressing the needed improvements to SW 344 Street would need to be incorporated into the Comprehensive Development Master Plan (CDMP) as described above for addressing the covenant and roadway issues.

This page intentionally left blank.

APPENDICES

1. Applicant's letter dated March 1, 2007, and associated documents including a draft Declaration of Restrictions.
2. Transportation consultant's letter dated March 1, 2007.

This page intentionally left blank.

APPENDIX 1

1. Applicant's letter dated March 1, 2007, and associated documents including a draft Declaration of Restrictions.

This page intentionally left blank.

Holland+Knight

Tel 305 374 8500
Fax 305 789 7799

Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131-2847
www.hklaw.com

March 1, 2007

VIA HAND DELIVERY

Ms. Diane O'Quinn
Miami-Dade County
Department of Planning & Zoning
111 NW 1st Street, 11th Floor
Miami, Florida 33128

RE: Proposed Changes to Application No. 14 / April 2006 Cycle of Amendments to the Miami-Dade County Comprehensive Development Master Plan ("CDMP")

Dear Ms. O'Quinn:

Please accept this letter as the petition from Q2 Florida City I, LLC, Q2 Florida City II, LLC, Q2 Florida City III, LLC, and Q2 Florida City IV, LLC (collectively, the "Owner"), to request that the Miami-Dade Board of County Commissioners (the "Board") consider certain changes to Application No. 14 in the April 2006 Cycle of Amendments to the CDMP. As you know, Section 2-116.1(4)(B), Miami-Dade County Code of Ordinances, permits the Board to adopt a CDMP Amendment with changes so long as such changes are "within the scope of the written objections, recommendations and comments submitted by the State land planning agency pursuant to Section 163.3184(6), F.S." On February 16, 2007, the Florida Department of Community Affairs ("DCA") submitted its Objections, Recommendations and Comments Report (the "ORC Report") to Miami-Dade County. The changes requested by the Owner to Application No. 14 are intended to address each of the objections raised by DCA.

The ORC Report noted the following objections and recommendations with respect to Application No. 14:

- The County has not demonstrated that the proposed land use change to the Future Land Use Map ("FLUM") will be supported by an adequate potable water supply. As a result, DCA recommended that Miami-Dade County revise its Water, Sewer, and Solid Waste Element and the Capital Improvement Element to tie future water supply projects to specific future water demand.

- The County has not coordinated the proposed land use change to the FLUM with the Transportation Element of the CDMP. As a result, DCA recommended: (i) that the proposed Declaration of Restrictions proffered by the Owner be adopted as part of the CDMP pursuant to the mechanism adopted by Remedial Amendment 06-R1; (ii) a modification to the Declaration of Restrictions to ensure a binding commitment from the Owner to make improvements to 344th Street if the Level of Service on the roadway falls below an acceptable Level of Service; and (iii) incorporation of changes to the Transportation Element of the CDMP to reflect the widening of S.W. 344th Street as a developer funded improvement.

In order to address the foregoing objections, the Owner proposes the following:

- A revision to the Water, Sewer, and Solid Waste Element and the Capital Improvement Element to include the text changes and data and analysis attached hereto as Exhibit 1. As we have discussed, the proposed changes to the Water, Sewer and Solid Waste Element and the Capital Improvement Element reflect capital improvement projects that Miami-Dade County has committed to constructing as part of the on-going negotiations with the South Florida Water Management District regarding future water allocations pursuant to a proposed 20-year Consumptive Use Permit. As recommended in the ORC Report, the inclusion of the referenced text changes and data and analysis will tie future population growth with capital improvements proposed by Miami-Dade County.

- A revision of the "Interpretation of the Land Use Plan Map" section entitled "Concepts and Limitations fo the Land Use Plan" (Pages I-62-I-63) as follows:

> **Restrictions.** Restrictions accepted by the Board of County Commissioners in association with applications to amend the CDMP, including LUP map amendments, such as Declarations of Restrictions, shall be considered as an adopted part of the CDMP. Restrictions that have been accepted and take effect on or after July 1, 2006, are identified in the table below:

Amendment Cycle	Application No.	General Location	Township Range Section	Type of Restriction	Summary of Restrictions
April 2005-2006 / 2006-07	14	Between SW 336th and SW 344 Streets and between SW 192 and SW 197 Avenues		Declaration of Restrictions	Requires provision of workforce housing units, limits density to 1000 dwelling units, commits to traffic improvements, commits to construction of SW 344th Street from SW 182 to SW 192nd Avenues, and commits to water conservation and re-use measures.

APPROX 8.5 DU/AC

As recommended in the ORC Report, the foregoing includes the Declaration of Restrictions proffered by the Owner into the CDMP consistent with the mechanism adopted pursuant to Remedial Amendment 06-R1.

- A revision to the Declaration of Restrictions proffered by the Owner that provides, amongst other items, for an overall cap on density at 1,000 residential dwelling units and an unequivocal commitment to undertake improvements to 344th Street (between S.W. 187th Avenue and S.W. 192nd Avenue) prior to the issuance of certificates of occupancy that will result in unacceptable Levels of Service on the roadway. A copy of the revised Declaration of Restrictions is attached hereto as Exhibit 2. As recommended in the ORC Report, the foregoing changes will ensure that future improvements to the affected roadway segment are in place prior to a degradation of the roadway to an unacceptable Level of Service as a result of the development contemplated by Application No. 14.

- A revision to the following provisions of the Transportation Element and the Capital Improvement Element of the CDMP to reflect the widening of 344th Street (between S.W. 187th Avenue and S.W. 192nd Avenue) as a developer funded improvement:

CDMP Element	Provision	Page	Requested Change
Transportation Element	Figure 1 Planned Year 2015 Roadway Network	II-14	Amend map to reflect that 334th Street shall be a 4 lanes from S.W. 187th Avenue to S.W. 192nd Avenue
Capital Improvement Element	Table 10 Traffic Circulation	IX-50 – IX-53	Amend table to reflect the construction of S.W. 344th Street as a 4 land divided roadway from S.W. 182nd Street to S.W. 192nd Street (developer funded)

As recommended in the ORC Report, the foregoing changes will ensure that the Transportation Element is consistent with the densities approved in the FLUM pursuant to Application No. 14.

As always, we look forward to continue working with you regarding the proposed Amendments to the CDMP. If you have any questions or comments, please do not hesitate to call me.

Best regards,

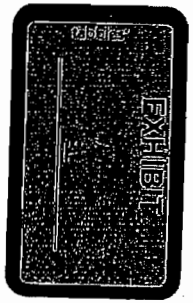
Juan J. Mayol, Jr.

Part B. Capital Improvements Element

In the CIE Schedules of Improvements, Tables of Proposed Projects, modify currently adopted Table 12, Water Facilities, as follows:

TABLE 12
WATER FACILITES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	2005/ 06	Expenditures / Revenues (In Millions of Dollars) 2006/ 07	2007/ 08	2008/ 09	2009/ 10	2010/ 11	Six Year Totals	Future Years	Project Totals	Funding Source
	G. ~~4.5 MGD~~ New Upper Floridan Reverse Osmosis (R.O.) WT Plant Phase I (10 mgd)	3 ~~+~~ / 2011	0	0	2.0 ~~5.6~~	8.9 ~~22.3~~	17.1 ~~17.8~~	36.1 ~~3.48~~	28.9 ~~0.82~~	93 ~~50~~	0	93 ~~50~~	520, ~~895,~~ 998, 1135
			0	0	3.4 ~~5.6~~	19.7 ~~22.3~~	26.1 ~~17.8~~	23.3 ~~3.48~~	8.3 ~~0.82~~	80.8 ~~50~~	0	80.8 ~~50~~	
	H. North District W.W.T.P. Reuse Projects (2.0 MGD Biscayne Landings/North Miami Stadium)	3 / 2010	0	0	0	1.5	6.2	12.9	6.2	26.8	0	26.8	521, 914, 961
			0	0	0	1.5	6.2	12.9	6.2	26.8	0	26.8	
	I. Central District W.W.T.P. Reuse Projects (1.0 MGD Key Biscayne/Crandon Park/Virginia Key Redevelopments)	3 / 2010	0	0	0	0.9	3.4	7.0	4.0	15..3	0	15.3	521, 914, 961
			0	0	0	0.9	3.4	7.0	4.0	15.3	0	15.3	
	TOTALS		227.13	92.61	85.91 ~~89.51~~	121.3 ~~132.30~~	134.02 ~~125.12~~	158.02 ~~105.50~~	143.41 ~~105.13~~	735.27 ~~650.17~~	800.43	1708.5 ~~1677.7~~	
			379.57	39.91	29.14 ~~31.34~~	119.78 ~~119.98~~	134.99 ~~117.09~~	137.56 ~~97.84~~	250.65 ~~232.97~~	712.03 ~~639.13~~	659.03	1750.6 ~~1677.7~~	



* 1=Existing Deficiency; 2=Future Growth; 3=Combined

Source: Miami-Dade Water and Sewer Department and Department of Planning and Zoning.
Data provided by the Office of Management and Budget.

Underlined words are proposed additions. ~~Strikethrough~~ words are proposed deletions. Double-underline words are proposed additions, and ~~double-strikethrough~~ words are proposed deletions, to provisions adopted as part of the April 2005-06 Cycle Applications to Amend the Miami-Dade County Comprehensive Development Master Plan or the Remedial Plan Amendment adopted on August 24, 2006, by Ordinance No. 06-116.

February 2, 2007

MDWASD/SFWMD AGREEMENT - ITEM VI.a REVISED WATER DEMAND NUMBERS

Background

Effective May 10, 2006, Miami-Dade County signed and Interim Water Consumptive Use Agreement (the AGREEMENT) with the South Florida Water Management District (SFWMD), which allowed the Miami-Dade Water and Sewer Department (MDWASD) to withdraw approximately 350 million gallons per day (mgd) from the Biscayne Aquifer, over the subsequent 18 months (to November, 2007, during which time the MDWASD is to complete the task set forth in AGREEMENT Table 1 of the AGREEMENT. Table Item VI.a of the AGREEMENT requires MDWASD to identify, within 270 days from the execution of the AGREEMENT, demands for raw water as necessary to develop the well field operational program. The enclosed Tables satisfy this requirement within the 270 day time frame (by February 5, 2007).

Description

The enclosed Tables present the MDWASD projected annual water demand needs by current and proposed alternative water supply means and sources through 2030. The tables project water demands assuming that all current large users/wholesalers except the City of North Miami Beach (CNMB) remain in the MDWASD system through 2030. The tables encompass the 20 year WUP period and are described as follows:

Table	Description
A	Combined Biscayne Aquifer and AWS Water Demand Projections to meet AADD Finished Water Demand based on 155 gpcd
B	Actual Finished Water "GPCD" Projections accounting for finish water reduction due to water conservation and reuse to supplement potable irrigation
C	Combined Biscayne Aquifer and AWS Finished Water Demand and Raw Water Supply Projections using Actual projected "GPCD", the AWS supply projects and the estimated raw water to supply the various AWS projects
D	Combined Biscayne Aquifer and AWS Water Demand Projections with resulting annual contingency/surplus of AWS, exclusive of Coastal Wetland Rehydration AWS Credit (Note the data in Table D is also presented graphically).

Other

As noted above, these tables are based on premise that all current wholesalers, except CNMB, remain as large users of the MDWASD system through 2030. Over the next few weeks CDM will evaluate scenarios that exclude the City of Hialeah and perhaps other wholesalers that drop out before 2030 from the population projections and consider options available to MDWASD based on these scenarios.

File: 6430-55760-059.RPT
Enclosure

TABLE A (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Combined Biscayne Aquifer and AWS Water Demand Projection

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15
Year	Population Served*	Biscayne Aquifer Raw Water(a) (MGD)	Finished Water (gpcd)	AADD Finished Water(a),(b) (MGD)	Water Conservation(d)	Finished Water Gap (MGD)	Upper Floridan Aquifer (UFA) RO WTP(e) (MGD)	Finished Water Gap (MGD)	UFA Blending(f) (MGD)	Finished Water Gap (MGD)	Reuse/ Reclaimed Water(g) (MGD)	Finished Water Gap (MGD)	Alternative SDWWTP GWR(h) (MGD)	Finished Water SURPLUS(i) (MGD)
TOTAL MDWASD WATER SYSTEM SERVICE AREA														
2000	2,039,828	346.20	166.68	340.00										
2003	2,130,307	344.80	158.80	338.30										
2004	2,157,559	340.34	157.40	339.60										
2005	2,190,625	346.50	155.25	340.10										
2006**	2,200,000	347.30	154.91	340.80										
2007	2,250,944	0.00	155	348.90	1.11	6.98	0.0	6.98	7.4	-0.42	0.00	-0.42	0.00	0.42
2008	2,230,695	0.00	155	345.79	2.22	2.77	0.0	2.77	7.4	-4.63	0.00	-4.63	0.00	4.63
2009	2,260,476	0.00	155	350.37	3.45	6.13	0.0	6.13	12.2	-6.07	0.00	-6.07	0.00	6.07
2010	2,290,058	0.00	155	354.96	4.67	9.49	0.0	9.49	12.2	-2.71	3.00	-5.71	0.00	5.71
2011	2,319,639	0.00	155	359.54	5.90	12.84	10.0	2.84	12.2	-9.36	3.00	-12.36	0.00	12.36
2012	2,349,221	0.00	155	364.13	6.30	17.03	10.0	7.03	12.2	-5.17	3.00	-8.17	0.00	8.17
2013	2,378,803	0.00	155	368.71	6.69	21.22	10.0	11.22	12.2	-0.98	3.00	-3.98	0.00	3.98
2014	2,408,385	0.00	155	373.30	7.11	25.39	10.0	15.39	12.2	3.19	3.00	0.19	18.00	17.81
2015	2,438,619	0.00	155	378.02	7.50	29.72	10.0	19.72	12.2	7.52	4.00	3.52	18.00	14.48
2016	2,463,169	0.00	155	381.79	7.90	33.09	10.0	23.09	12.2	10.89	4.00	6.89	18.00	11.11
2017	2,487,519	0.00	155	385.57	8.27	36.50	10.0	26.50	12.2	14.30	4.00	10.30	18.00	7.70
2018	2,511,869	0.00	155	389.34	8.63	39.91	15.0	24.91	12.2	12.71	4.00	8.71	18.00	9.29
2019	2,536,219	0.00	155	393.11	9.01	43.30	15.0	28.30	12.2	16.10	4.00	12.10	18.00	5.90
2020	2,560,569	0.00	155	396.89	9.37	46.72	15.0	31.72	12.2	19.52	4.00	15.52	18.00	2.48
2021	2,584,918	0.00	155	400.66	9.74	50.12	15.0	35.12	12.2	22.92	4.00	18.92	38.00	19.08
2022	2,609,268	0.00	155	404.44	10.11	53.53	15.0	38.53	12.2	26.33	4.00	22.33	38.00	15.67
2023	2,633,618	0.00	155	408.21	10.48	56.93	15.0	41.93	12.2	29.73	4.00	25.73	38.00	12.27
2024	2,657,968	0.00	155	411.99	10.84	60.35	15.0	45.35	12.2	33.15	4.00	29.15	38.00	8.85
2025	2,682,318	0.00	155	415.76	11.21	63.75	15.0	48.75	12.2	36.55	4.00	32.55	38.00	5.45
2026	2,706,668	0.00	155	419.53	11.58	67.15	15.0	52.15	12.2	39.95	4.00	35.95	53.00	17.05
2027	2,731,018	0.00	155	423.31	11.95	70.56	15.0	55.56	12.2	43.36	4.00	39.36	53.00	13.64
2028	2,755,368	0.00	155	427.08	12.31	73.97	17.5	56.47	12.2	44.27	4.00	40.27	53.00	12.73
2029	2,779,718	0.00	155	430.86	12.68	77.37	17.5	59.87	12.2	47.67	4.00	43.67	53.00	9.33
2030	2,804,068	0.00	155	434.63	13.05	80.78	17.5	63.28	12.2	51.08	4.00	47.08	53.00	5.92

Footnotes:

* Population projection associated with City of North Miami Beach (CNMB) extracted from 2006** historical projections. Projections beyond 2008 exclude population from CNMB.

** Average demands for 2006** represent 12 months preceeding 4/1/2006.

a. Average demands from 2000 - 2005 represent actual usage taken from raw and finished water historical data. Average demands for 2006** represent the 12 months preceeding 4/1/2006.

b. Finished Projections between 2010 and 2030 assume 155 gpcd total water system demand. North Miami Beach drops out in 2008. North Miami is included through 2030.

c. Not used.

d. WASD will be undertaking the 20-year water conservation plan and expects reductions in unaccounted for water (UFW). Water Conservation projections were taken from a Water Conservation Best Management Practices (BMP) Planning Spreadsheet prepared by Malcolm Pirnie, Inc. dated 1/23/2007. Values reflect projections as of 2/2/2007. Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. and currently under review by MDWASD.

e. New Upper Floridan Aquifer Reverse Osmosis (RO) Water Treatment Plant (WTP) (10.0 mgd Phase I by 2011); (5.0 MGD Phase II by 2018); (2.5 MGD Phase III by 2028).

f. Floridan Aquifer Blending at Alexander Orr Water Treatment Plant (assuming 4% of Finished Water Demand) (7.4 mgd) by 2007 including ASR (wet season). Hialeah/Preston Aquifer Blending Wellfield or equal (assumes 3% of Finished Water Demand) at Hialeah-Preston (4.8 mgd) by 2009.

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects (exclusive of any BBCW rehydration AWS credits) by 2015 to replace existing finished water demand (gallon for gallon credit).

1. Biscayne Landings/ North Miami Stadium/ North District WWTP and vicinity	2.0 mgd +/-
2. Key Biscayne/ Crandon Park/Virginia Key Redevelopments/Central District WWTP and vicinity	1.0 mgd +/-
3. SDWWTP Coastal Demonstration Plant Conversion to reuse/reclaimed water by 2015.	1.0 mgd +/-
	4.0 mgd +/-

h. Groundwater Replenishment (GWR) from South District (Phase I=18.0 mgd by 2014; Phase II = 20.0 mgd by 2021; Phase III = 15.0 mgd by 2026)

i. Exclusive of Coastal Wetland Rehydration AWS Credits.

TABLE B (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Actual Finished Water "GPCD" Projection

1	2	3	4	5	6	7	8	9
Year	Population Served*	Finished Water (gpcd)	AADD Finished Water(a),(b) (MGD)	Water Conservation(d)	Finished Water Gap (MGD)	Reuse/ Reclaimed Water(g) (MGD)	Finished Water Gap (MGD)	Actual Finished Water GPCD
TOTAL MDWASD WATER SYSTEM SERVICE AREA								
2007	2,250,944	155	348.90	1.11	347.78	0.00	347.78	155
2008	2,230,895	155	345.79	2.22	343.57	0.00	343.57	154
2009	2,260,476	155	350.37	3.45	346.93	0.00	346.93	153
2010	2,290,058	155	354.96	4.67	350.29	3.00	347.29	152
2011	2,319,639	155	359.54	5.90	353.64	3.00	350.64	151
2012	2,349,221	155	364.13	6.30	357.83	3.00	354.83	151
2013	2,378,803	155	368.71	6.69	362.02	3.00	359.02	151
2014	2,408,385	155	373.30	7.11	366.19	3.00	363.19	151
2015	2,438,819	155	378.02	7.50	370.52	4.00	366.52	150
2016	2,463,169	155	381.79	7.90	373.89	4.00	369.89	150
2017	2,487,519	155	385.57	8.27	377.30	4.00	373.30	150
2018	2,511,869	155	389.34	8.63	380.71	4.00	376.71	150
2019	2,536,219	155	393.11	9.01	384.10	4.00	380.10	150
2020	2,560,569	155	396.89	9.37	387.52	4.00	383.52	150
2021	2,584,918	155	400.66	9.74	390.92	4.00	386.92	150
2022	2,609,268	155	404.44	10.11	394.33	4.00	390.33	150
2023	2,633,618	155	408.21	10.48	397.73	4.00	393.73	150
2024	2,657,968	155	411.99	10.84	401.15	4.00	397.15	149
2025	2,682,318	155	415.76	11.21	404.55	4.00	400.55	149
2026	2,706,668	155	419.53	11.58	407.95	4.00	403.95	149
2027	2,731,018	155	423.31	11.95	411.36	4.00	407.36	149
2028	2,755,368	155	427.08	12.31	414.77	4.00	410.77	149
2029	2,779,718	155	430.86	12.68	418.17	4.00	414.17	149
2030	2,804,068	155	434.63	13.05	421.58	4.00	417.58	149

Footnotes:

* Projections beyond 2008 exclude population from City of North Miami Beach (CNMB).

a. Not used

b. Finished Projections between 2010 and 2030 assume 155 gpcd total water system demand.North Miami Beach drops out in 2008. North Miami is included through 2030.

c. Not used.

d. WASD will be undertaking the 20-year water conservation plan and look at ways for reducing unaccounted for water (ufw). Water Conservation projections were taken from a Water Conservation Best Management Practices (BMP) Planning Spreadsheet prepared by Malcolm Pirnie, Inc. dated 1/23/2007. Values reflect projections as of 2/2/2007. Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. and currently under review by MDWASD.

e. Not used.

f. Not used

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects (exclusive of any BBCW rehydration AWS credits) by 2015 to replace existing finished water demand (gallon for gallon credit)

1. Biscayne Landings/ North Miami Stadium/ North District WWTP and vicinity	2.0 mgd +/-
2. Key Biscayne/ Crandon Park/Virginia Key Redevelopments/Central District WWTP and	1.0 mgd +/-
3. SDWWTP Coastal Demonstration Plant Conversion to reuse/reclaimed water by 2015	1.0 mgd +/-
Total (est.)	4.0 mgd +/-

TABLE C (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Combined Biscayne Aquifer and AWS Finished Water Demand and Raw Water Supply Projection

1	2	3	4	5	6	7	8	9	10	11	12
PROJECTIONS				FINISHED WATER SUPPLY BY SOURCE						RAW WATER BY SOURCE	
Year	Population Served*	Actual Finished Water(a) (gpcd)	Finished Water Demand (MGD)	Biscayne Aquifer Base 2006** Finished Water Allocation(c) (MGD)	Upper Floridan Aquifer (UFA) Blending(f) (MGD)	UFA RO WTP(e) (MGD)	Groundwater Replenished Biscayne Aquifer(h) (MGD)	AADD Finished Water Supply Available	Finished Water SURPLUS(i) (MGD)	Biscayne Aquifer (MGD)	Upper Floridan Aquifer (MGD)
TOTAL MDWASD WATER SYSTEM SERVICE AREA											
2007	2,250,944	155	347.78	340.80	7.40	0.00	0.00	348.20	0.42	347.80	7.62
2008	2,230,895	154	343.57	340.80	7.40	0.00	0.00	348.20	4.63	347.80	7.62
2009	2,260,476	153	346.93	340.80	12.20	0.00	0.00	353.00	6.07	347.80	12.42
2010	2,290,058	152	347.29	340.80	12.20	0.00	0.00	353.00	5.71	347.80	12.42
2011	2,319,639	151	350.64	340.80	12.20	10.00	0.00	363.00	12.36	347.80	25.76
2012	2,349,221	151	354.83	340.80	12.20	10.00	0.00	363.00	8.17	347.80	25.76
2013	2,378,803	151	359.02	340.80	12.20	10.00	0.00	363.00	3.98	347.80	25.76
2014	2,408,385	151	363.19	340.80	12.20	10.00	18.00	381.00	17.81	370.30	25.76
2015	2,438,819	150	366.52	340.80	12.20	10.00	18.00	381.00	14.48	370.30	25.76
2016	2,463,169	150	369.89	340.80	12.20	10.00	18.00	381.00	11.11	370.30	25.76
2017	2,487,519	150	373.30	340.80	12.20	10.00	18.00	381.00	7.70	370.30	25.76
2018	2,511,869	150	376.71	340.80	12.20	15.00	18.00	386.00	9.29	370.30	32.42
2019	2,536,219	150	380.10	340.80	12.20	15.00	18.00	386.00	5.90	370.30	32.42
2020	2,560,569	150	383.52	340.80	12.20	15.00	18.00	386.00	2.48	370.30	32.42
2021	2,584,918	150	386.92	340.80	12.20	15.00	38.00	406.00	19.08	390.90	32.42
2022	2,609,268	150	390.33	340.80	12.20	15.00	38.00	406.00	15.67	390.90	32.42
2023	2,633,618	150	393.73	340.80	12.20	15.00	38.00	406.00	12.27	390.90	32.42
2024	2,657,968	149	396.04	340.80	12.20	15.00	38.00	406.00	9.96	406.35	32.42
2025	2,682,318	149	400.55	340.80	12.20	15.00	38.00	406.00	5.45	390.90	32.42
2026	2,706,668	149	403.95	340.80	12.20	15.00	53.00	421.00	17.05	406.35	32.42
2027	2,731,018	149	407.36	340.80	12.20	15.00	53.00	421.00	13.64	406.35	32.42
2028	2,755,368	149	410.77	340.80	12.20	17.50	53.00	423.50	12.73	406.35	35.76
2029	2,779,718	149	414.17	340.80	12.20	17.50	53.00	423.50	9.33	406.35	35.76
2030	2,804,068	149	417.58	340.80	12.20	17.50	53.00	423.50	5.92	406.35	35.76

Footnotes:

* Projections beyond 2008 exclude population from City of North Miami Beach (CNMB).

** Average demands for 2006** represent 12 months preceeding 4/1/2006.

a. As projected in Table Five

b. Not used

c. The 340.8 MGD of finished water base allocation equates to 347.3 MGD of Biscayne Aquifer raw water withdrawal for the 12 months prior to April 1, 2006.

d. Not used

e. UFA Raw Water = Finished Water/0.75

f. UFA Blending

1. Hialeah - Preston: 1:1 Raw Water:Finished Water
2. Alex - Orr: 1.03:1 Raw Water: Finished Water

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects to replace existing finished water demand (gallon for gallon credit).

h. South Miami Heights: Biscayne Aquifer Raw Water = Finished Water/0.80
Alex - Orr: Biscayne Aquifer Raw Water = Finished Water x 1.03

i. Exclusive of Coastal Wetlands Rehydration AWS Credit

TABLE D (2/2/2007)
Miami-Dade County Water and Sewer Department
Average Annual Daily Demand (AADD) Finished Water (MGD)
20 Year WUP Combined Biscayne Aquifer and AWS Water Demand Projection

1	2	3	4	5	6	7	8	9
Year	AADD Finished Water(a),(b) (MGD)	Biscayne Aquifer Base Finished Water Allocation (c) (MGD)	Water Conservation(d)	Upper Floridan Aquifer RO WTP (e) (MGD)	Floridan(f) (MGD)	Reuse/ Reclaimed Water(g) (MGD)	Totals	Contingency/ Surplus(h)
TOTAL MDWASD WATER SYSTEM SERVICE AREA								
2006**	340.80	340.80						
2007	348.90	340.80	1.11	0.0	7.4	0.0	349.31	0.42
2008	345.79	340.80	2.22	0.0	7.4	0.0	350.42	4.63
2009	350.37	340.80	3.45	0.0	12.2	0.0	356.45	6.07
2010	354.96	340.80	4.67	0.0	12.2	3.0	360.67	5.71
2011	359.54	340.80	5.90	10.0	12.2	3.0	371.90	12.36
2012	364.13	340.80	6.30	10.0	12.2	3.0	372.30	8.17
2013	368.71	340.80	6.69	10.0	12.2	3.0	372.69	3.98
2014	373.30	340.80	7.11	10.0	12.2	21.0	391.11	17.81
2015	378.02	340.80	7.50	10.0	12.2	22.0	392.50	14.48
2016	381.79	340.80	7.90	10.0	12.2	22.0	392.90	11.11
2017	385.57	340.80	8.27	10.0	12.2	22.0	393.27	7.70
2018	389.34	340.80	8.63	15.0	12.2	22.0	398.63	9.29
2019	393.11	340.80	9.01	15.0	12.2	22.0	399.01	5.90
2020	396.89	340.80	9.37	15.0	12.2	22.0	399.37	2.48
2021	400.66	340.80	9.74	15.0	12.2	42.0	419.74	19.08
2022	404.44	340.80	10.11	15.0	12.2	42.0	420.11	15.67
2023	408.21	340.80	10.48	15.0	12.2	42.0	420.48	12.27
2024	411.99	340.80	10.84	15.0	12.2	42.0	420.84	8.85
2025	415.76	340.80	11.21	15.0	12.2	42.0	421.21	5.45
2026	419.53	340.80	11.58	15.0	12.2	57.0	436.58	17.05
2027	423.31	340.80	11.95	15.0	12.2	57.0	436.95	13.64
2028	427.08	340.80	12.31	17.5	12.2	57.0	439.81	12.73
2029	430.86	340.80	12.68	17.5	12.2	57.0	440.18	9.33
2030	434.63	340.80	13.05	17.5	12.2	57.0	440.55	5.92

Footnotes:

a. Average annual daily demands of finished water for 2006** represent the 12 months preceeding 4/1/2006 per proposed SFWMD Rule and equate to 347.8 MGD of Biscayne Aquifer raw water withdrawal.

b. Finished AADD Projections between 2010 and 2030 assume 155 gpcd total water system demand. North Miami Beach drops out in 2008. Hialeah and North Miami are included through 2030.

c. Finished water base allocation of 340.8 MGD equates to 347.3 MGD of Biscayne Aquifer raw water withdrawal.

d. WASD will be undertaking the 20-year water conservation plan and expects reductions in unaccounted for water (UFW). Water Conservation projections were taken from a Water Conservation Best Management Practices (BMP) Planning Spreadsheet prepared by Malcolm Pirnie, Inc. dated 1/23/2007. Values reflect projections as of 2/2/2007. Water conservation projections do not reflect water demand reductions presented by the "Unaccounted Water Loss Reduction Plan (February 2007)" prepared by Malcolm Pirnie, Inc. and currently under review by MDWASD.

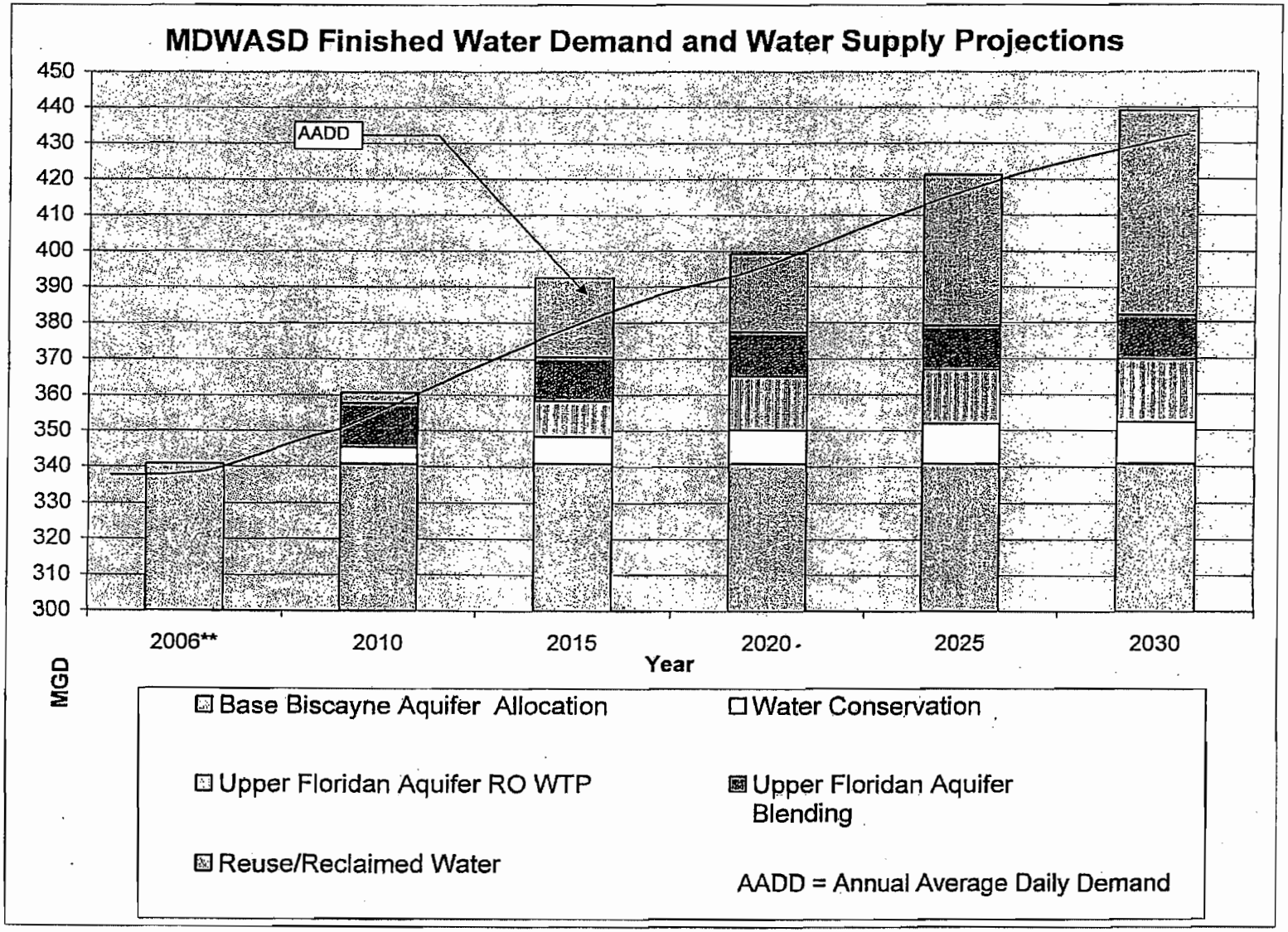
e. New Upper Floridan Aquifer RO WTP (10.0 mgd Phase I by 2011); (5.0 MGD Phase II by 2018); (2.5 MGD Phase III by 2028).

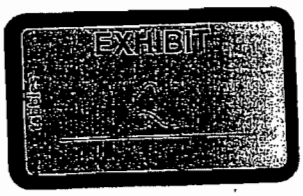
f. Floridan Aquifer Blending at Alexander Orr Water Treatment Plant (assuming 4% of Finished Water Demand) (7.4 mgd) by 2007 including ASR (wet season). Hialeah/Preston Floridan Aquifer Blending Wellfield (or equal) (assumes 3% of Finished Water Demand) (4.8 mgd) by 2009.

g. Tentative Alternative Water Supply Reuse/Reclaimed Water Projects (exclusive of any BBCW rehydration AWS credits) by 2015 to replace existing finished water demand (gallon for gallon credit).

1. Biscayne Landings/ North Miami Stadium/ North District WWTP and vicinity	2.0 mgd +/-
2. Key Biscayne/ Crandon Park/Virginia Key Redevelopments/Central District WWTP and vicinity	1.0 mgd +/-
3. SDWWTP Coastal Demonstration Plant Conversion to Reuse/Reclaimed Water by 2015	1.0 mgd +/-
4. Groundwater Replenishment (GWR) from South District (Phase I=18.0 mgd by 2014; Phase II = 20.0 mgd by 2021; Phase III = 15.0 mgd by 2026)	53.0 mgd +/-
Total (est.)	57.0 mgd +/-

h. Exclusive of Coastal Wetland Rehydration AWS Credits.


MDWASD Finished Water Demand and Water Supply Projections
450
440
430
420
410
400
390
380
370
360
350
340
330
320
310
300
AADD
2006**
2010
2015
2020
2025
2030
Year
MGD
Base Biscayne Aquifer Allocation
Water Conservation
Upper Floridan Aquifer RO WTP
Upper Floridan Aquifer Blending
Reuse/Reclaimed Water
AADD = Annual Average Daily Demand



This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 300
Miami, Florida 33131

(Space Reserved for Clerk of the Court)

DRAFT

DECLARATION OF RESTRICTIONS

WHEREAS, Q2 Florida City I, L.L.C., Q2 Florida City II, L.L.C., Q2 Florida City III, L.L.C., and Q2 Florida City IV, L.L.C., Florida limited liability companies (collectively referred to as the "Owner"), hold fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 14 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Estate Density Residential" to "Low-Medium Density Residential" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, make the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing.** A minimum of ten percent (10%), if the Property is designated Low Density Residential, and twenty percent (20%), if the Property is designated Low-Medium Density Residential, of the proposed residential dwelling units on the Property

shall be set aside for sale or rent as Workforce Housing Units ("WHU"). A "Workforce Housing Unit" shall consist of residential dwelling units that are made available for sale or rent by the Owner to persons with a median family income that is 65% to 140% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development. Prior to obtaining the initial building permit for the construction of any residential dwelling unit (other than model homes) for the Property, the Owner shall submit a declaration of restrictions, in a form acceptable to the County, setting forth restrictions on the re-sale of such residential dwelling units consistent with the intent of maintaining such residential dwelling units as Workforce Housing Units for a period of twenty (20) years from the date of its initial sale. The Owner further agrees to grant to the County the right of first refusal to purchase any WHU in which a qualified purchaser cannot be located within one hundred and eighty (180) days from the date the WHU is offered for sale. In the event a qualified purchaser cannot be located and the County does not exercise its right of first refusal, then the Owner may sell the WHU at market rate.

2. **Maximum Density**. Notwithstanding the approval of the Application, the density of any residential development on the Property shall not exceed one thousand (1,000) residential dwelling units.

3. **Transit Improvements.** In an effort to accommodate public transportation in the area, the Owner shall coordinate with Miami-Dade Transit and allow encroachments onto the Property, as necessary, to provide for a bus pull-out bay and bus shelter. The Owner's obligation under this Paragraph shall expire upon the approval of a final plat for the Property. Notwithstanding the approval of a final plat, the Owner shall cooperate with the County to allow

DRAFT

the installation of a bus pull-out bay and/or shelter if said installation can be accomplished without altering the approved final plat for the Property.

4. **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed residential dwelling units so as to satisfy the requirements necessary to achieve (but shall not be required to obtain certification as) a "Florida Water Star" rating in accordance with the "Florida Water Star Basic Qualification Checklist", a copy of which is attached to this Declaration as Exhibit "B".

The Owner hereby further agrees not to seek a building permit for the construction of more than two hundred and ninety-nine (299) residential dwelling units on the Property until the earlier of either: (i) the execution of a Consumptive Use Permit, apart from the current interim water use agreement, between Miami-Dade County and the South Florida Water Management District, or (ii) the execution of an agreement with an entity other than Miami-Dade County, including, but not limited to, the City of Florida City, to supply water to the Property, subject to the approval, if necessary, of the Miami-Dade Water and Sewer Department or the Board of County Commissioners to extend the water service area of the municipality.

5. **Improvement of S.W. 344th Street.** The Owner shall not seek a certificate of use and occupancy for any residential dwelling units that are in excess of the number of the residential dwelling units set forth in attached Exhibit "C-1" and Exhibit "C-2" until such time as the Owner, at its own expense, designs or causes the design of S.W. 344th Street as a four (4) lane, divided arterial roadway from S.W. 182nd Avenue to S.W. 192nd Avenue (the "Roadway Improvements") in accordance with specifications approved by the Florida Department of Transportation, consistent with applicable design standards, and constructs or causes the construction of the Roadway Improvements. Nothing herein shall prohibit the Owner from

DRAFT

submitting an application for road impact fee credits if the Roadway Improvements were to be deemed eligible for road impact fee credits.

6. **Miscellaneous.**

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

B. **Term**. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which may, from time to

DRAFT

time, govern amendments to comprehensive plans (hereinafter "Chapter 163"). Such modification, amendment or release shall also be subject to the provisions governing amendments to comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. 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.

DRAFT

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Signature Pages Follow]

DRAFT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Q2 Florida City I, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of **Q2 Florida City I, L.L.C.**, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

DRAFT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Q2 Florida City II, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of **Q2 Florida City II, L.L.C.**, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

DRAFT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Q2 Florida City III, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of **Q2 Florida City III, L.L.C.**, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

DRAFT

IN WITNESS WHEREOF, we have hereunto set our hands and seals this _____ day of _____, 2007.

WITNESSES:

Q2 Florida City IV, L.L.C.,
a Florida limited liability company

_____
Signature

_____
Printed Name

By: _____
Name: _____
Title: _____

_____
Signature

_____
Printed Name

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of **Q2 Florida City IV, L.L.C.**, a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this _____ day of _____, 2007, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public

_____
Printed Name

DRAFT

Exhibit "A"

Legal Description

DRAFT

Exhibit "B"

Florida Water Star Basic Qualification Checklist

DRAFT

Exhibit "C-1"

Permitted Number of Residential Dwelling Units Assuming An adopted LOS C (S.W. 344th Street)*

If the Miami-Dade Board of County Commissioners approves only Application No. 14 (April 2006 Amendment Cycle) and Application No. 14 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than 890 residential dwelling units until the completion of the design and construction of the Roadway Improvements.**
If the Miami-Dade Board of County Commissioners approves only Application No. 13 (April 2006 Amendment Cycle) and Application No. 14 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than 670 residential dwelling units until the completion of the design and construction of the Roadway Improvements.**
If the Miami-Dade Board of County Commissioners approves only Application No. 14 (April 2006 Amendment Cycle) and Application No. 15 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than 445 residential dwelling units until the completion of the design and construction of the Roadway Improvements.**
If the Miami-Dade Board of County Commissioners approves Applications No. 13, No. 14 and No. 15, then the Owner will not be entitled to receive certificates of occupancy for more than 255 residential dwelling units until the completion of the design and construction of the Roadway Improvements.**

* Florida City has an adopted "Level of Service C" standard in its Comprehensive Plan for S.W. 344th Street (between S.W. 192nd Avenue and S.W. 182nd Avenue). Florida City has transmitted to the Florida Department of Community Affairs an Evaluation and Appraisal Report that, among other matters, seeks to amend the Florida City Comprehensive Plan to adopt a "Level of Service D" standard for the referenced roadway segment. If Florida City amends its Comprehensive Plan to adopt a "Level of Service D" standard for the referenced roadway segment, then the commitments set forth in Exhibit C-2 shall replace, for all purposes, the commitment set forth in this Exhibit C-1.

** The data and analysis supporting the conclusion set forth above that a certain number of residential dwelling units may be constructed prior to exceeding the adopted level of service may be found in that certain Traffic Study prepared by Cathy Sweetapple and Associates, Inc., dated _____, which was submitted as part of the public record in consideration of Application No. 14. A summary of the data and analysis is attached herein.

DRAFT

Exhibit "C-2"
Permitted Number of Residential Dwelling Units Assuming
An adopted LOS D (S.W. 344th Street)*

If the Miami-Dade Board of County Commissioners approves only Application No. 14 (April 2006 Amendment Cycle) and Application No. 14 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than ___ residential dwelling units until the completion of the design and construction of the Roadway Improvements.*
If the Miami-Dade Board of County Commissioners approves only Application No. 13 (April 2006 Amendment Cycle) and Application No. 14 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than ___ residential dwelling units until the completion of the design and construction of the Roadway Improvements.*
If the Miami-Dade Board of County Commissioners approves only Application No. 14 (April 2006 Amendment Cycle) and Application No. 15 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than ___ residential dwelling units until the completion of the design and construction of the Roadway Improvements.*
If the Miami-Dade Board of County Commissioners approves Applications No. 13, No. 14 and No. 15, then the Owner will not be entitled to receive certificates of occupancy for more than ____ residential dwelling units until the completion of the design and construction of the Roadway Improvements.*

* The data and analysis supporting the conclusion set forth above that a certain number of residential dwelling units may be constructed prior to exceeding the adopted level of service may be found in that certain Traffic Study prepared by Cathy Sweetapple and Associates, Inc., dated _____, which was submitted as part of the public record in consideration of Application No. 14. A summary of the data and analysis is attached herein.

4038176_v9

DRAFT

Exhibit C-3

Status of SW 344 Street in the Year 2015 under the Adopted LOS C Standards with the Cumulative Impact of Applications 13, 14 and 15

Applications 13 and 14

All of Application 13 and 670 DU for Application 14 can be built without the need to expand SW 344 Street under the current adopted LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 670 DU External Trips 286	No. 15 0 DU External Trips 0	Total 798 DU External Trips 360	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	161	0	202	1,244	D	0.90
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	55	212	0	267	1,309	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	42	161	0	202	1,244	C	0.95
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	42	161	0	202	1,244	B	0.38
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	34	133	0	168	2,181	B	0.66
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	10	40	0	50	1,800	C	0.89

Applications 14 and 15

All of Application 15 and 445 DU for Application 14 can be built without the need to expand SW 344 Street under the current adopted LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 445 DU External Trips 204	No. 15 269 DU External Trips 135	Total 714 DU External Trips 339	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	115	3	117	1,159	D	0.83
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	0	151	116	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	0	115	62	176	1,218	C	0.93
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	0	115	62	176	1,218	B	0.37
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	0	95	43	138	2,151	B	0.65
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	0	29	14	43	1,792	C	0.88

Applications 13, 14 and 15

All of Applications 13 and 15 and 255 DU for Application 14 can be built without the need to expand SW 344 Street under the current adopted LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 255 DU External Trips 130	No. 15 269 DU External Trips 135	Total 652 DU External Trips 339	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	73	3	117	1,159	D	0.83
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	55	96	116	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	42	73	62	176	1,218	C	0.93
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	42	73	62	176	1,218	B	0.37
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	34	61	43	138	2,151	B	0.65
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	10	18	14	43	1,792	C	0.88

Application 14

890 DU for Application 14 can be built without the need to expand SW 344 Street under the current LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 890 DU External Trips 351	No. 15 0 DU External Trips 0	Total 890 DU External Trips 351	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	203	0	203	1,245	D	0.90
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	0	268	0	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	0	203	0	203	1,245	C	0.95
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	0	203	0	203	1,245	B	0.38
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	0	168	0	168	2,182	B	0.66
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	0	51	0	51	1,800	C	0.89

APPENDIX 2

2. Transportation consultant's letter dated March 1, 2007.

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

March 2, 2007

Mr. Napoleon Samosa
Principal Planner
Miami-Dade County Department of Planning and Zoning
111 Northwest 1st Street, Suite 1220
Miami, Florida 33128

RE: **CDMP Amendment Application Numbers 13, 14, 15**
Response to the DCA ORC Comments and
Development Thresholds for Application No. 14

Dear Mr. Samosa,

Please review the attached Exhibits C-1, C-2, C-3, C-4 and C-5 which have been prepared to determine the dwelling unit development thresholds that could be accommodated prior to the need for the roadway improvement to SW 344 Street from SW 182 Avenue to SW 192 Avenue. The CDMP Amendment Application Transportation Analysis prepared for Application Numbers 13, 14 and 15 recommended that SW 344 Street be expanded from the existing 2 lane undivided roadway to a four lane divided roadway. The collective exhibits enclosed with this letter break down the status of the need widen SW 344 Street under the adopted LOS C Standards in effect today in Florida City and the Pending LOS D Standards from the City of Florida City EAR currently under review by the Florida Department of Community Affairs. The collective exhibits provide forecasted traffic conditions on SW 344 Street in the year 2015, and incorporate background growth and committed development traffic consistent with the CDMP Transportation Analysis already submitted and reviewed by staff. The collective exhibits then evaluate the number of dwelling units that could be built in Application Number 14 prior to the need for the commencement of construction for the 4 laning of SW 344 Street from SW 182 Avenue to SW 192 Avenue, and these calculations have been made under the following scenarios:

- Assuming Applications 13 and 14 are approved
- Assuming Applications 15 and 14 are approved
- Assuming Applications 13, 14 and 15 are approved
- Assuming only Application 14 is approved

These collective exhibits have been utilized to create Exhibit C-1 and Exhibit C-2 in the latest amended covenant being submitted to Miami-Dade County Planning and Zoning as part of the Application Materials for Application Number 14. Please note that the amended covenant includes a limitation on the maximum number of dwelling units for Application Number 14 – capping the dwelling units at 1000. A summary of the development thresholds triggering the need for the improvement to SW 344 Street is provided in **Table A** below:

Table A – Development Thresholds before the Improvement is Needed

Scenario	Development Thresholds that can be Accommodated before the Need for the Widening of SW 344 Street from SW 182 Ave to SW 192 Ave under the Adopted LOS C Standards	Development Thresholds that can be Accommodated before the Need for the Widening of SW 344 Street from SW 182 Ave to SW 192 Ave under the Pending LOS D Standards from the Florida City EAR
	[See attached Exhibit C-3]	[See attached Exhibit C-4]
Applications 13 and 14	All of No. 13 and 670 du in No. 14	All of No. 13 and 1000 du in No. 14
Applications 15 and 14	All of No. 15 and 445 du in No. 14	All of No. 15 and 1000 du in No. 14
Applications 13, 14, 15	All of No. 13, No. 15 and 255 du in No. 14	All of No. 13, No. 15 and 1000 du in No. 14
Application 14 only	870 du in No. 14	1000 du in No. 14

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax 954-649-8942 cell Email: csweet@bellsouth.net

An outline of the attached Exhibits is provided below:

Exhibit C-1 – Status of SW 344 Street as a 2LU roadway in the Year 2015 under the Adopted LOS C Standard

- Accommodates Application No. 13 individually (without 14 and 15)
- Accommodates 890 DU for Application No. 14 (individually without 13 and 15)
- Accommodates Application No. 15 individually (without 13 and 14)

Exhibit C-2 - Status of SW 344 Street as a 2LU roadway in the Year 2015 under the Pending LOS D Standard

- Accommodates Application No. 13 individually (without 14 and 15)
- Accommodates 1000 DU for Application No. 14 (individually without 13 and 15)
- Accommodates Application No. 15 individually (without 13 and 14)

Exhibit C-3 – Status of SW 344 Street as a 2LU roadway in the Year 2015 under the Adopted LOS C Standard and with the Cumulative Impacts of Application Numbers 13, 14 and 15 under the following scenarios:

- Accommodates 13 and 670 DU of Application 14 before the roadway expansion is needed under the adopted LOS C standard
- Accommodates 15 and 445 DU of Application 14 before the roadway expansion is needed under the adopted LOS C standard
- Accommodates 13, 15 and 255 DU of Application 14 before the roadway expansion is needed under the adopted LOS C standard
- Accommodates 890 DU of Application 14 before the roadway expansion is needed under the adopted LOS C standard

Exhibit C-4 – Status of SW 344 Street as a 2LU roadway in the Year 2015 under the Pending LOS D Standard and with the Cumulative Impacts of Application Numbers 13, 14 and 15 under the following scenarios:

- Accommodates 13 and 1000 DU of Application 14 before the roadway expansion is needed under the pending LOS D standard being reviewed by DCA as part of the Florida City EAR
- Accommodates 15 and 1000 DU of Application 14 before the roadway expansion is needed under the pending LOS D standard being reviewed by DCA as part of the Florida City EAR
- Accommodates 13, 15 and 1000 DU of Application 14 before the roadway expansion is needed under pending LOS D standard being reviewed by DCA as part of the Florida City EAR
- Accommodates 1000 DU of Application 14 before the roadway expansion is needed under the adopted pending LOS D standard being reviewed by DCA as part of the Florida City EAR

Exhibit C-5 – Trip Generation for Application 14

- 890 DU in Exhibits C-1 and C-3
- 1000 DU in Exhibits C-2 and C-4
- 670 DU for Exhibit C-3
- 445 DU for Exhibit C-3
- 255 DU for Exhibit C-3

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax 954-649-8942 cell Email: csweet@bellsouth.net

Please also note that the Applicant is proposing an amendment to Figure 1 of the Transportation Element to accommodate the lane geometry needed for the expansion to SW 344 Street, and the Applicant is also proposing to amend the Capital Improvement Element to include the proposed roadway improvement as a developer funded improvement. The Applicant is formally submitting these changes to Miami-Dade County Planning and Zoning under separate cover along with the amended covenant.

CDMP Element	Provision	Page	Requested Change
Transportation Element	Figure 1 Planned Year 2025 Roadway Network	II-14	Amend Figure 1 to reflect that SW 334 Street shall be 4 lanes from SW 187 Avenue to SW 192 Avenue. The map already reflects 4 lanes on SW 344 Street from SW 182 Avenue to SW 187 Avenue.
Capital Improvement Element	Table 10 Traffic Circulation	IX-50 – IX-53	Amend table to reflect the construction of SW 344 Street as a 4 lane divided roadway from SW 182 Avenue to SW 192 Avenue (developer funded).

Please do not hesitate to contact me if you have any questions or concerns with the information provided by this submittal. Thank you for your time and assistance in making this a more complete analysis of transportation conditions to respond to DCA comments.

Sincerely,

Cathy Sweetapple & Associates
Transportation and Mobility Planning

Cathy S. Sweetapple, AICP
Principal Transportation Planner

cc: Juan Mayol
Richard Perez
Joseph Goldstein

C:\Documents and Settings\Cathy Sweetapple\My Documents\CDMP 2006 - 13, 14, 15\Samosa - 3-2-07.doc

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax 954-649-8942 cell Email: csweet@bellsouth.net

Exhibit C-1
Status of SW 344 Street in the Year 2015 under the Adopted LOS C Standards

Application No. 13
If only Application 13 is approved, no roadway expansion to SW 344 Street is needed under the current adopted LOS C standard.

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 13 - 128 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 74			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	56.19%	42	1,084	D	0.78
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	74.23%	55	1,097	C	0.84
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	56.19%	42	1,084	C	0.83
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	C	56.19%	42	1,084	B	0.33
SW 177 Avenue to US-1	4LD	C	3,300	2,014	C	46.57%	34	2,048	B	0.62
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	14.00%	10	1,760	C	0.87

Application No. 14
If only Application 14 is approved, 890 du can be built without the need to expand SW 344 Street under the current adopted LOS C standard.

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 14 - 890 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 361			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	56.19%	203	1,245	D	0.90
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	74.23%	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	56.19%	203	1,245	C	0.95
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	C	56.19%	203	1,245	B	0.38
SW 177 Avenue to US-1	4LD	C	3,300	2,014	C	46.57%	168	2,182	B	0.66
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	14.00%	51	1,800	C	0.89

Application No. 15
If only Application 15 is approved, no roadway expansion to SW 344 Street is needed under the current adopted LOS C standard.

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 15 - 269 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 135			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	2.00%	3	1,045	D	0.75
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	86.09%	116	1,158	C	0.88
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	45.60%	62	1,104	C	0.84
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	C	45.60%	62	1,104	B	0.33
SW 177 Avenue to US-1	4LD	C	3,300	2,014	C	31.69%	43	2,056	B	0.62
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	10.69%	14	1,764	C	0.87

Exhibit C-2

Status of SW 344 Street in the Year 2015 under the Pending LOS D Standards from the City of Florida City EAR Amendments

Application No. 13

If only Application 13 is approved, no roadway expansion to SW 344 Street is needed under the pending LOS D standard.

ROADWAY SEGMENTS	2015 LANES	PENDING LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 13 - 128 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 74			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	56.19%	42	1,084	D	0.78
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	74.23%	55	1,097	C	0.70
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	56.19%	42	1,084	C	0.69
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	C	56.19%	42	1,084	B	0.32
SW 177 Avenue to US-1	4LD	D	3,390	2,014	C	46.57%	34	2,048	B	0.60
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	14.00%	10	1,760	C	0.60

Application No. 14

If only Application 14 is approved, no roadway expansion to SW 344 Street is needed under the pending LOS D standard.

ROADWAY SEGMENTS	2015 LANES	PENDING LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 14 - 1000 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 397			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	56.19%	223	1,265	D	0.91
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	74.23%	295	1,337	D	0.86
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	56.19%	223	1,265	C	0.81
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	C	56.19%	223	1,265	B	0.37
SW 177 Avenue to US-1	4LD	D	3,390	2,014	C	46.57%	185	2,198	B	0.65
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	14.00%	56	1,805	C	0.61

Application No. 15

If only Application 15 is approved, no roadway expansion to SW 344 Street is needed under the pending LOS D standard.

ROADWAY SEGMENTS	2015 LANES	PENDING LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	Application 15 - 269 DU		2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
						Project Distribution Percent	Net External Trips 135			
SW 344 STREET										
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	2.00%	3	1,045	D	0.75
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	86.09%	116	1,158	C	0.74
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	45.60%	62	1,104	C	0.71
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	C	45.60%	62	1,104	B	0.33
SW 177 Avenue to US-1	4LD	D	3,390	2,014	C	31.69%	43	2,056	B	0.61
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	10.69%	14	1,764	C	0.60

Exhibit C-3

Status of SW 344 Street in the Year 2015 under the Adopted LOS C Standards with the Cumulative Impact of Applications 13, 14 and 15

Applications 13 and 14

All of Application 13 and 670 DU for Application 14 can be built without the need to expand SW 344 Street under the current adopted LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 670 DU External Trips 266	No. 15 0 DU External Trips 0	Total 798 DU External Trips 360	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	161	0	202	1,244	D	0.90
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	55	212	0	267	1,309	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	42	161	0	202	1,244	C	0.95
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	42	161	0	202	1,244	B	0.38
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	34	133	0	168	2,181	B	0.66
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	10	40	0	50	1,800	C	0.89

Applications 14 and 15

All of Application 15 and 445 DU for Application 14 can be built without the need to expand SW 344 Street under the current adopted LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 445 DU External Trips 204	No. 15 269 DU External Trips 135	Total 714 DU External Trips 339	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	115	3	117	1,159	D	0.83
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	0	151	116	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	0	115	62	176	1,218	C	0.93
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	0	115	62	176	1,218	B	0.37
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	0	95	43	138	2,151	B	0.65
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	0	29	14	43	1,792	C	0.88

Applications 13, 14 and 15

All of Applications 13 and 15 and 255 DU for Application 14 can be built without the need to expand SW 344 Street under the current adopted LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 255 DU External Trips 130	No. 15 269 DU External Trips 135	Total 652 DU External Trips 339	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	73	3	117	1,159	D	0.83
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	55	96	116	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	42	73	62	176	1,218	C	0.93
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	42	73	62	176	1,218	B	0.37
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	34	61	43	138	2,151	B	0.65
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	10	18	14	43	1,792	C	0.88

Application 14

890 DU for Application 14 can be built without the need to expand SW 344 Street under the current LOS C standard

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 890 DU External Trips 361	No. 15 0 DU External Trips 0	Total 890 DU External Trips 361	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	203	0	203	1,245	D	0.90
SW 192 Avenue to SW 187 Avenue	2LU	C	1,310	1,042	C	0	268	0	268	1,310	C	1.00
SW 187 Avenue to SW 182 Avenue	2LU	C	1,310	1,042	C	0	203	0	203	1,245	C	0.95
SW 182 Avenue to SW 177 Avenue	4LD	C	3,300	1,042	B	0	203	0	203	1,245	B	0.38
SW 177 Avenue to US-1	4LD	C	3,300	2,014	B	0	168	0	168	2,182	B	0.66
US-1 to SW 167 Avenue	4LD	C	2,030	1,749	C	0	51	0	51	1,800	C	0.89

Exhibit C-4

Status of SW 344 Street in the Year 2015 under the Pending LOS D Standards from the Florida City EAR with the Cumulative Impact of Applications 13, 14 and 15

Applications 13 and 14

All of Application 13 and 1000 DU for Application 14 can be built without the need to expand SW 344 Street under the pending LOS D standard from the Florida City EAR

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 1000 DU External Trips 397	No. 15 0 DU External Trips 0	Total 1128 DU External Trips 471	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	223	0	265	1,307	D	0.94
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	55	295	0	350	1,392	D	0.89
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	42	223	0	265	1,307	C	0.84
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	B	42	223	0	265	1,307	B	0.39
SW 177 Avenue to US-1	4LD	D	3,390	2,014	B	34	185	0	219	2,233	B	0.66
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	10	56	0	66	1,815	C	0.62

Applications 14 and 15

All of Application 15 and 1000 DU for Application 14 can be built without the need to expand SW 344 Street under the pending LOS D standard from the Florida City EAR

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 1000 DU External Trips 397	No. 15 269 DU External Trips 135	Total 1269 DU External Trips 532	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	223	3	226	1,268	D	0.91
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	0	295	116	411	1,453	D	0.93
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	0	223	62	285	1,327	D	0.85
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	B	0	223	62	285	1,327	B	0.39
SW 177 Avenue to US-1	4LD	D	3,390	2,014	B	0	185	43	228	2,241	B	0.66
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	0	56	14	70	1,819	C	0.62

Applications 13, 14 and 15

All of Applications 13 and 15 and 1000 DU for Application 14 can be built without the need to expand SW 344 Street under the pending LOS D standerd from the Florida City EAR

ROADWAY SEGMENTS	2015 LANES	PENDING LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 128 DU External Trips 74	No. 14 1000 DU External Trips 397	No. 15 269 DU External Trips 135	Total 1397 DU External Trips 606	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	42	223	3	267	1,310	D	0.94
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	55	295	116	466	1,508	D	0.97
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	42	223	62	326	1,368	D	0.88
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	B	42	223	62	326	1,368	B	0.40
SW 177 Avenue to US-1	4LD	D	3,390	2,014	B	34	185	43	262	2,276	B	0.67
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	10	56	14	80	1,830	C	0.62

Application 14

All of Application 14 (without 13 and 15) can be built without the need to expand SW 344 Street under the pending LOS D standard from the Florida City EAR

ROADWAY SEGMENTS	2015 LANES	ADOPTED LOS	TWO-WAY PEAK HOUR CAPACITY	2015 TWO-WAY PM PEAK HR W/O PROJECT	FUTURE WITHOUT PROJECT LOS	No. 13 0 DU External Trips 0	No. 14 1000 DU External Trips 397	No. 15 0 DU External Trips 0	Total 1000 DU External Trips 397	2015 TWO-WAY PM PEAK HR with Project	FUTURE WITH PROJECT LOS	FUTURE WITH PROJECT V/C
SW 344 STREET												
SW 197 Avenue to SW 192 Avenue	2LU	D	1,390	1,042	D	0	223	0	223	1,265	D	0.91
SW 192 Avenue to SW 187 Avenue	2LU	D	1,560	1,042	C	0	295	0	295	1,337	D	0.86
SW 187 Avenue to SW 182 Avenue	2LU	D	1,560	1,042	C	0	223	0	223	1,265	C	0.81
SW 182 Avenue to SW 177 Avenue	4LD	D	3,390	1,042	B	0	223	0	223	1,265	B	0.37
SW 177 Avenue to US-1	4LD	D	3,390	2,014	B	0	185	0	185	2,198	B	0.65
US-1 to SW 167 Avenue	4LD	D	2,950	1,749	C	0	56	0	56	1,805	C	0.61

Exhibit C-5

Trip Generation for Application 14

Under Different Dwelling Unit Thresholds to Correspond to Exhibits C-1, C-2, C-3 and C-4

For Exhibits C-1and C-3 - 890 DU

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	890	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	**4,116**	50%	2,058	50%	2,058
Single Family Attached	AM Peak Hour	890	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	**297**	17%	50	83%	247
Single Family Attached	PM Peak Hour	890	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	**361**	67%	242	33%	119

For Exhibits C-2 and C-4 - 1000 DU - Covenant Restriction for Application No. 14

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	1,000	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	**4,544**	50%	2,272	50%	2,272
Single Family Attached	AM Peak Hour	1,000	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	**326**	17%	55	83%	271
Single Family Attached	PM Peak Hour	1,000	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	**397**	67%	266	33%	131

For Exhibit C-3 - 670 DU

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	670	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	**3,233**	50%	1,617	50%	1,616
Single Family Attached	AM Peak Hour	670	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	**236**	17%	40	83%	196
Single Family Attached	PM Peak Hour	670	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	**286**	67%	192	33%	94

For Exhibit C-3 - 445 DU

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	445	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	**2,283**	50%	1,142	50%	1,141
Single Family Attached	AM Peak Hour	445	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	**170**	17%	29	83%	141
Single Family Attached	PM Peak Hour	445	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	**204**	67%	137	33%	67

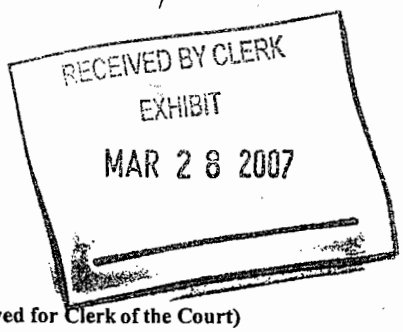
For Exhibit C-3 - 255 DU

LAND USE	TIMEFRAME	UNITS		ITE LUC	ITE 7TH EDITION TRIP RATE OR FORMULA	TRIPS	IN		OUT	
							%	TRIPS	%	TRIPS
Single Family Attached	Daily	255	DU	230	Ln (T) = 0.85 Ln (X) + 2.55	**1,422**	50%	711	50%	711
Single Family Attached	AM Peak Hour	255	DU	230	Ln (T) = 0.80 Ln (X) + 0.26	**109**	17%	19	83%	90
Single Family Attached	PM Peak Hour	255	DU	230	Ln (T) = 0.82 Ln (X) + 0.32	**130**	67%	87	33%	43

Application No 14
3/28/07, CDMP

This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, Florida 33131



(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Palm & Tower II Investors, LLC, Palm & Tower III Investors, LLC, Palm & Tower IV Investors, LLC, Palm & Tower V Investors, LLC, and ***Q2 Florida City IV, LLC,*** Florida limited liability companies (collectively referred to as the "Owner"), hold fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 14 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Estate Density Residential" to "Low-Medium Density Residential" on the Miami-Dade County Comprehensive Development Master Plan ("CDMP") Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing.**

(a) *Commitment.* A minimum of ten percent (10%), if the Property is designated Low Density Residential, and twenty percent (20%), if the Property is designated Low-Medium Density Residential (and receives zoning approval for the construction of the maximum density permitted under this Declaration), of the proposed residential dwelling units on the Property shall be set aside for sale or rent as Workforce Housing Units ("WHU").

(b) *Definition.* A "Workforce Housing Unit" shall consist of residential dwelling units that are made available for sale or rent by the Owner to persons with a median family income that is 65% to 140% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development (a "Qualified Purchaser").

(c) *Distribution of Workforce Housing Units.* If pursuant to Section 1(a) of this Declaration, the Owner sets aside twenty percent (20%) of the residential dwelling units as Workforce Housing Units, then the Owner shall set aside twenty five percent (25%) of such Workforce Housing Units for sale or rent to persons with a median family income that is 65% to 105% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development ("Moderate WHU") (e.g., if the Property receives zoning approval for 1,000 residential dwelling units, then 200 residential dwelling units shall be set aside as Workforce Housing Units of which 50 shall be set aside as Moderate WHU).

(d) *Process.* Prior to obtaining the initial building permit for the construction of any residential dwelling unit (other than model homes) for the Property, the Owner shall submit a declaration of restrictions, in a form acceptable to the County, setting forth restrictions on the re-sale of such residential dwelling units consistent with the intent of maintaining such residential dwelling units as Workforce Housing Units for a period of twenty (20) years from the

date of its initial sale. The Owner further agrees to grant to the County the right of first refusal to purchase any WHU in which a Qualified Purchaser cannot be located within two hundred and ten (210) days from the date the WHU is offered for sale, which right of first refusal must be exercised by the County within thirty (30) days of the County's receipt of notification that a Qualified Purchaser cannot be located as provided for herein. In the event a qualified purchaser cannot be located and the County does not exercise its right of first refusal, then the Owner may sell the WHU at market rate.

2. **Maximum Density**. Notwithstanding the approval of the Application, (i) the density of any residential development on the Property shall not exceed one thousand (1,000) residential dwelling units (the "Maximum Density") and (ii) the density of any residential development on the Property west of 194th Avenue shall not exceed six (6) residential dwelling units per gross acre. Notwithstanding the foregoing residential density limitation, nothing in this Declaration shall limit or otherwise prevent the Owner, after zoning approvals, from developing other, non-residential, permitted uses that are consistent with the LUP designation of the Property.

3. **Transit Improvements.** In an effort to accommodate public transportation in the area, the Owner shall coordinate with Miami-Dade Transit and allow encroachments onto the Property, as necessary, to provide for a bus pull-out bay and bus shelter. The Owner's obligation under this Paragraph shall expire upon the approval of a final plat for the Property. Notwithstanding the approval of a final plat, the Owner shall cooperate with the County to allow the installation of a bus pull-out bay and/or shelter if said installation can be accomplished without altering the approved final plat for the Property.

4. **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed residential dwelling units so as to satisfy the requirements necessary to achieve (but shall not be required to obtain certification as) a "Florida Water Star" rating in accordance with the "Florida Water Star Basic Qualification Checklist", a copy of which is attached to this Declaration as Exhibit "B".

5. **Water Treatment Capacity.** The Owner shall not seek a certificate of completion for any residential dwelling units in excess of two hundred and ninety-nine (299) dwelling units until (i) the Owner, at its own cost and expense, connects to a water distribution main from the South Miami Heights Water Treatment Plant (or any other similar plant with sufficient water treatment capacity to provide service to the contemplated development on the Property) at such point of connection as may be designated by the Department of Water and Sewer or (ii) the approval of the expansion of the water and sewer service area of the City of Florida City to include the Property.

6. **Improvement of S.W. 344th Street**. The Owner shall not seek a certificate of completion for any residential dwelling units in excess of the number of residential dwelling units set forth in the applicable portions of attached Exhibit "C" until such time as the Owner, at its own expense, designs or causes the design of S.W. 344th Street as a four (4) lane, divided arterial roadway from S.W. 182nd Avenue to S.W. 192nd Avenue (the "Roadway Improvements") in accordance with specifications approved by the Florida Department of Transportation, consistent with applicable design standards, and constructs or causes the construction of the Roadway Improvements at no expense to the County. Nothing herein shall prohibit the Owner from submitting an application for road impact fee credits if the Roadway Improvements were to be deemed eligible for road impact fee credits.

7. **Miscellaneous.**

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

B. **Term**. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of March, 2007.

WITNESSES:

Signature

Vivian Morejon

Print Name

Signature

Leslie Fernandez

Print Name

Palm & Tower II Investors, LLC, a Florida limited liability company

By: _____

Print: Eduardo J. Garcia

Title: Manager

STATE OF FLORIDA)
) **SS.**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23 day of March, 2007, by Eduardo Garcia, as Manager of Palm & Tower II Investors, LLC, who is personally known to me or has produced _____ as identification, and acknowledged that he did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

_____

Notary Public, State of _____

_____

Print Name

Vivian Morejon
My Commission DD213550
Expires May 18, 2007

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of March, 2007.

WITNESSES:

Signature

Vivian Morejon

Print Name

Signature

Leslie Fernandez

Print Name

Palm & Tower III Investors, LLC, a Florida limited liability company

By: _____

Print: Eduardo J. Goreia

Title: Manager

STATE OF FLORIDA)
) **SS.**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23 day of March, 2007, by Eduardo Garcia as Manager of Palm & Tower III Investors, LLC, who is personally known to me or has produced _____ as identification, and acknowledged that he did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

_____
Notary Public, State of _____

_____
Print Name

Vivian Morejon
My Commission DD213550
Expires May 18, 2007

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of March, 2007.

WITNESSES:

Signature

Vivian Morejon
Print Name

Signature

Leslie Fernandez
Print Name

Palm & Tower IV Investors, LLC, a Florida limited liability company

By: _____

Print: Eduardo J. Garcia

Title: Manager

STATE OF FLORIDA)
) **SS.**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23 day of March, 2007, by Eduardo Garcia as Manager of Palm & Tower IV Investors, LLC, who is personally known to me or has produced _____ as identification, and acknowledged that he did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

Notary Public, State of _____

Print Name

Vivian Morejon
My Commission DD213550
Expires May 18, 2007

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of March, 2007.

WITNESSES:

Signature

Vivian Morejon
Print Name

Signature

Leslie Fernandez
Print Name

Palm & Tower V Investors, LLC, a Florida limited liability company

By:

Print: Eduardo J. Garcia

Title: Manager

STATE OF FLORIDA)
) **SS.**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 23 day of March, 2007, by Eduardo Garcia as Manager of Palm & Tower V Investors, LLC, who is personally known to me or has produced _____ as identification, and acknowledged that he did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

Notary Public, State of _____

Print Name

Vivian Morejon
My Commission DD213550
Expires May 18, 2007

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 27 day of March, 2007.

WITNESSES:

Signature

Beverly Blair

Print Name

Signature

MARK A. YOUST

Print Name

Q2 Florida City IV, LLC, a Florida limited liability company, by Reardon Levine Management, Inc., a Florida corp., its Manager

By: _____

Eric T. Reardon, Vice President

STATE OF FLORIDA)
) **SS.**
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 27 day of March, 2007, by Eric T. Reardon, Vice President of Reardon Levine Management, Inc., a Florida corp., as Manager of Q2 Florida City IV, LLC, who is personally known to me or has produced _____ as identification, and acknowledged that he did execute this instrument freely and voluntarily for the purposes stated herein.

My Commission Expires:

HEATHER NICOLE BARNETT
MY COMMISSION #DD573271
EXPIRES: JUL 12, 2010
Bonded through 1st State Insurance

Heather Nicole Barnett

Notary Public, State of Florida

Heather Nicole Barnett

Print Name

JOINDER BY MORTGAGEE CORPORATION

The undersigned, Lime Grove Realty, Inc., a Florida corporation and Mortgagee under that certain Mortgage from Q2 Florida City IV, LLC, a Florida limited liability company, recorded in Official Records Book 23931, Page 2407, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration of Restrictions, does hereby consent to the execution of this Declaration of Restrictions by Q2 Florida City IV, LLC, a Florida limited liability company, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this ___ day of _____, 2007.

WITNESSES:

Rosa Lage Caro
ROSA LAGE CARO
Print or Type Name

Samuel Jacobson
SAMUEL JACOBSON
Print or Type Name

Lime Grove Realty, Inc.,
a Florida corporation

By: _____
Title: manager
Print name: Roni Jacobson
Address: 31 Star Island Dr.
Miami Beach, FL. 33139

(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF Dade)

The foregoing instrument was acknowledged before me this 27 day of March, 2007 by _____, of Ocean Bank, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.

Rosa Lage Caro
Notary Public -State of Florida
Print Name ROSA LAGE CARO
My Commission Expires: June 26, 2009

#4402675_v1

NOTARY PUBLIC-STATE OF FLORIDA
Rosa Lage Caro
Commission # DD428131
Expires: JUNE 26, 2009
Bonded Thru Atlantic Bonding Co., Inc.

EXHIBIT "A"

Legal Description:

Tract 1, less the South 618.09 feet of the East 626.89 feet, of REVISED PLAT OF INGLEWOOD, according to the Plat thereof, as recorded in Plat Book 33, Page 53, of the Public Records of Miami-Dade County, Florida.

LESS & EXCEPT:

That portion of Tract 1 of the REVISED PLAT OF INGLEWOOD, according to the Plat thereof, as recorded in Plat Book 33, at Page 53, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the SW corner of Tract 1 as the point of beginning (p.o.b.), thence run Easterly along the North right of way line of S.W. 344 Street (a/k/a Palm Drive); a distance of 131.04 feet to a point; thence run Northerly along the boundary of said Tract 1 a distance of 617.48 feet to a point; thence run Westerly along a line parallel to the North right of way of S.W. 344 Street to a point on the West line of said Tract 1; thence run Southerly along the West line of said Tract 1 to the point of beginning.

LESS & EXCEPT:

That portion of Tract 1, of REVISED PLAT OF INGLEWOOD, as recorded in Plat Book 33, Page 53, of the Public Records of Miami-Dade County, Florida, that lies within the North ½ of the North ½ of the Southeast ¼ of the Southwest ¼ of Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

AND

Lot 3, of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page 163 of the Public Records of Miami-Dade County, Florida.

AND

Lot 4, of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page 163 of the Public Records of Miami-Dade County, Florida.

AND

That portion of Tract 1, of REVISED PLAT OF INGLEWOOD, as recorded in Plat Book 33, Page 53, of the Public Records of Miami-Dade County, Florida, that lies within the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida. North 1/2

Also known as:

Lot 5, of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page 163, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "A"

Legal Description: (continued)

AND

The Northwest One-Quarter of the Southwest One-Quarter of Section 23, Township 57 South, Range 38 East, Miami-Dade County, Florida; less the North thirty-five feet, and the West thirty-five feet of said tract; said land lying and being in Miami-Dade County, Florida.

AND

That portion of TRACT 1 of the Revised Plat of Inglewood according to the Plat thereof recorded in Plat Book 33 at page 53 of the Public Records of Dade County, Florida, particularly described as follows:

Commence at the Southwest (SW) corner of Tract 1 as the point of beginning (p.o.b.), thence run Easterly along the north right of way line of S.W. 344 Street (a/k/a Palm Drive formerly known as Palm Avenue) a distance of 331.04 feet to a point; thence run northerly along the boundary of said Tract 1 a distance of 617.48 feet to a point; thence run Westerly along a line parallel to the north right of way line of S.W. 344 Street to a point on the west line of said Tract 1; thence run Southerly along the west line of said Tract 1 to the p.o.b.

Exhibit "B"

Florida Water Star[SM]

Basic Qualification Checklist

This program for new residential construction is intended to provide water-efficient housing options and help prevent water leaks. Florida Water Star[SM] is service marked by the St. Johns River Water Management District.

New Home Requirements

To achieve a Florida Water Star[SM] rating for new residential homes:

1) All prerequisites must be met and validated
2) Points must be achieved in all categories (irrigation, landscape and indoors)
3) Total points must accumulate to a **minimum total of 75 points**

In order to obtain a Florida Water Star[SM] rating, the home must contain sufficient efficient features such that the total score on the checklist is equal to or greater than **75, out of a total possible 100 points.**

Homebuilder Information

* Name: _____

* Company: _____

* Address: _____

* City/County: _____

* Area Code/Phone: _____

Fax: _____

E-mail: _____

Home Information

Owner Name: _____

* Address: _____

* City/County: _____

Owner Area Code/Phone: _____

Owner Fax: _____

Owner E-mail: _____

Address 2: _____

Area Code/Phone: _____

# of intended occupants: _____

* All fields must be completed.

Outdoors

Prerequisites

- Must meet all local and/or county codes.
- Submit landscape and irrigation design drawings prior to start of construction. Drawings shall be clearly readable, to reasonable scale, and include date, scale and legend. Irrigation designs shall specify — at a minimum — water source, meter size, design operating pressure and flow rate per zone, average application rate per zone (converting gallons per minute [gpm] to inches per hour), schedules by zone, and location and size of pipes and valves. List make, model and specification of controllers, sprinklers, and backflow prevention devices. Show elevation, electrical supply, roadways, sidewalks, structures, and other relevant site conditions.
- Irrigation systems must meet minimum design standards for automatic in-ground systems as listed below:

- ☐ Piping system shall be free from leakage. Pipes shall be sized for appropriate gpm so velocities don't exceed 5 fps (feet per second)
- ☐ A functioning rain sensor device shall be installed in an operable location
- ☐ Separate irrigation zones exist for turf and landscape beds
- ☐ Precipitation rates are matched in each zone
- ☐ Turf zone head spacing shall not exceed 45 percent of the sprinkler's diameter of coverage for square spacing, and 50 percent of coverage for triangular spacing
- ☐ Rotor heads and fixed pattern spray sprinklers are installed on separate zones
- ☐ Pressure-compensating spray heads or pressure-compensating valves are installed for spray zones
- ☐ Irrigation in planting beds should be micro-irrigation or sprays that deliver water directly to root zones rather than wetting the entire area, or hose bibs are provided for manual irrigation
- ☐ Pop-up rotors and spray heads rise above the grass height: 4 inches for St. Augustine, zoysia and bahia; 3 inches for lower-growing species such as centipede, Bermuda and seashore paspalum
- ☐ Narrow areas (4 feet or less) are not irrigated unless micro-irrigation is used
- ☐ Emitters are located at least 2 feet from the house so that the structure is not wetted
- ☐ System ensures correct spray patterns and minimizes over spray on impermeable surfaces
- ☐ Automatic irrigation controller includes a battery backup or non-volatile memory to maintain schedule settings
- ☐ Written operating information provided to home buyer is affixed to the controller, including irrigation schedule, controller handbook and diagram of zones
- ☐ The controller is reset for maintenance schedule after establishment and before closing, and/or instructions are affixed on controller for home buyer to change by a certain date
- ☐ Irrigation controller is programmed with seasonal variations based on historical rates, with a total application not to exceed 21 gallons per square foot.

Irrigation	Points	Points Earned
No automatic in-ground irrigation system installed, if combined with site-appropriate landscape	35	
Required — Minimum design standards for automatic in-ground irrigation system	15	
High-flow irrigation (rated in gpm) covering no more than 50 percent of the landscape areas	8	
Weather-based controller	11	
Soil moisture sensor(s)	8 (for each)	
Control timer to include a minimum of three scheduling programs	4	
Check valves installed on heads in low-lying areas and in areas with poor drainage	6	
Leak detection shut-off system	6	
Total	50 (+)	

Landscape

Preservation of site vegetation	Points	Points Earned
Three or more trees greater than 4 inches dbh (diameter at breast height) preserved on lot	4	
10 percent of a lot's native shrubs and ground covers preserved	5	
Greater than 20 percent of site's native shrubs and ground covers preserved (not including permitted wetlands)	7	
Installed landscape		
Plants and turf planted no closer than 2 feet from foundation	3	
Plants grouped with similar moisture and maintenance requirements	8	
Plant selections compatible with growing conditions	8	
Totals	35	

Indoors

Prerequisites

- All armored/metal hoses from service to appliances
- Mold-resistant materials at tub/shower enclosures
- Must meet all requirements specified in Florida Building Code

Water heater	Points	Points Earned
Equipped with leak detection shut-off valve	5	
Located within 30 feet of end use	2	
Centrally located	2	
Kitchen and bathroom faucets		
Faucet aerators or laminar flow	3	
Showers equipped with only one showerhead	6	
Toilets		
All toilets — MaP Rating of 250 gm or greater	6	
Add three points for each high-efficiency toilet (HET) (1.0–1.1 gpf), or dual flush (MaP Rating of 250 gpm or greater)	9	
Clothes and dish washers		
Manual water shut-off valves	2	
Equipped with leak detection shut-off valve	2	
ENERGY STAR® dishwasher using 6 gallons per cycle or less	5	
ENERGY STAR® washing machine with water factor less than 9.5	4	
Total	40	

Point Summary	Category Point Totals
Irrigation	
Landscape	
Indoors	
Total	

Primary Certifying Agent Information

* Name: _____
* Company: _____
* Address: _____
* City/County/Zip Code: _____
* E-mail: _____
* Area Code/Phone: _____
* Fax: _____

By signing below, we acknowledge that each of the measures intended to qualify the home for the Florida Water Star[SM] rating have been incorporated into the home's construction.

Homebuilder Signature _____

Contact Information: _____

Irrigation Validating Agent Signature: _____

Contact Information: _____

Landscape Validating Agent Signature: _____

Contact Information: _____

Plumbing Validating Agent Signature: _____

Contact Information: _____

* All fields must be completed.

Exhibit C
Permitted Number of Residential Dwelling Units

If the Miami-Dade Board of County Commissioners approves only Application No. 14 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than 890 residential dwelling units contemplated for the Property until the completion of the design and construction of the Roadway Improvements.*
If the Miami-Dade Board of County Commissioners approves only Application No. 13 (April 2006 Amendment Cycle) and Application No. 14 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than 670 residential dwelling units contemplated for the Property until the completion of the design and construction of the Roadway Improvements.*
If the Miami-Dade Board of County Commissioners approves only Application No. 14 (April 2006 Amendment Cycle) and Application No. 15 (April 2006 Amendment Cycle), then the Owner will not be entitled to receive certificates of occupancy for more than 445 residential dwelling units contemplated for the Property until the completion of the design and construction of the Roadway Improvements.*
If the Miami-Dade Board of County Commissioners approves Applications No. 13, No. 14 and No. 15, then the Owner will not be entitled to receive certificates of occupancy for more than 255 residential dwelling units contemplated for the Property until the completion of the design and construction of the Roadway Improvements.*

* The data and analysis supporting the conclusions set forth above that a certain number of residential dwelling units may be constructed prior to exceeding the adopted level of service may be found in that certain Supplemental Traffic Study prepared by Cathy Sweetapple and Associates, Inc., dated March 2, 2007, which was submitted as part of the public record in consideration of Application No. 14. A summary of the data and analysis is attached herein.

4038176_v16

Application No. 15
Commission District 9 Community Council 15

APPLICATION SUMMARY

Applicant/Representative:	Q2 Kings Mountain 485, LLC / Juan J. Mayol, Jr., Esq.
Location:	Southeast corner of SW 344 Street and SW 192 Avenue
Total Acreage:	± 20.76 Gross Acres; ± 20 Net Acres
Current Land Use Plan Map Designation:	Low Density Residential (2.5 to 6.0 DU/Ac)
Requested Land Use Plan Map Designation:	Low-Medium Density Residential (6 to 13 DU/Ac)
Amendment Type:	Standard
Existing Zoning/Site Condition:	AU: Agriculture – Residential 5 gross acres / Fallow agricultural land

RECOMMENDATIONS

Initial Staff:	**DENY, DO NOT TRANSMIT** (August 25, 2006)
South Bay Community Council:	**DENY AND TRANSMIT** (September 21, 2006)
Planning Advisory Board (PAB) acting as Local Planning Agency:	**ADOPT AND TRANSMIT** (October 16, 2006)
Board of County Commissioners:	**TRANSMIT WITH RECOMMENDATION TO DENY** (November 20, 2006)
Staff Revised Recommendation:	**DENY** (March 5, 2007)
Final Recommendation of PAB acting as Local Planning Agency:	**ADOPT** with acceptance of proffered covenant (March 12, 2007)
Final Action of Board of County Commissioners:	**TO BE DETERMINED**

Initial Recommendation

The staff recommended: **DENIAL** of the proposed standard Land Use Plan Map amendment on August 25, 2006 to change the land use designation on the ± 20.76 acre subject property from "Low Density Residential" (2.5 to 6 DU/Ac) to "Low-Medium Density Residential" (6 to 13 DU/Ac) based on the Staff Conclusions located at the end of staff's analysis of the application in the Initial Recommendations report and summarized below:

- Approval of the "Low-Medium Density Residential" (6 to 13 DU/Ac) category as requested for the subject property by the applicant would be incompatible with the existing development patterns of the area.

- The redesignation of the application site would nominally add to the residential land capacity.

- Public facilities and services in this area will require significant upgrade to adequately serve the application site.

- The application is not supportive of transit ridership and pedestrianism.

- The subject application site does not impact any historic resources but does impact environmental resources.

- The application refers to the opportunity to develop the property in accordance with the County's guidelines for urban form. The guidelines for urban form provide a premature basis for amending the LUP map as requested by the application.

New Information

Since August 25, 2006, the Department of Planning and Zoning has received information from the applicant and Florida Department of Community Affairs (DCA) concerning the application site. A Declaration of Restrictions or covenant was proffered within the deadline established in the Instructions Report for requesting amendments in the April 2006 cycle for consideration in the Revised Recommendations Report. To meet the deadline of four weeks prior to the Planning Advisory Board meeting, the covenant had to be delivered by February 12, 2007.

The applicant proffered a Declaration of Restrictions on November 17, 2006, prior to the transmittal hearing of the Board of County Commissioners (BCC) on November 20, 2006, that commits to dedicating of the right-of-way needed for the 4-laning of SW 344 Street on request from the appropriate government agency, and to further allow encroachments on the property in coordination with Miami-Dade Transit to accommodate public transportation. Additionally, the applicant covenants to restrict

development to 124 residential units until the earlier of 1) execution of a Consumptive use permit between Miami-Dade County and the South Florida Water Management District, apart from the current interim water use agreement; and 2) execution of an agreement between the applicant and an entity other than the County, to supply water to the application site. The Declaration of Restrictions commits to the provision of 20% of the residential units on the property to be set aside for sale or rent as Workforce Housing Units if the application is approved as requested, as "Low Medium Density Residential" (6 to 13 DU/Ac).

DCA in the Objections, Recommendations and Comments (ORC) Report for the April 2006-07 Cycle CDMP amendment applications, has objected to this application based on the water supply, and transportation issues. The water supply issue is addressed in the Department's Response to the ORC.

DCA based its objection to this application regarding transportation, in part, from material provided by the Florida Department of Transportation (FDOT). These state agencies identify that the projected traffic impacts of Application No. 15, in addition to the impacts of Applications No.13 and 14, will cause SW 344 Street to fall below the adopted level of service standard. These agencies advise that any improvement to SW 344 Street requires coordination with FDOT, including investigation of right of way availability. The Department concurs with DCA and FDOT on this issue. DCA further advises that in order for DCA to accept the Declaration of Restrictions as a binding commitment, the Declaration of Restrictions must be incorporated into the Comprehensive Development Master Plan (CDMP), and the necessary improvements to SW 344 Street must be provided in the CIE 6-year schedule of capital improvements. It is important to note that when considered separately, the traffic impacts of Application 15 will not cause SW 344 Street to violate the level of service (LOS) standard.

Revised Recommendation

The Department of Planning and Zoning is recommending that this application to change the land use designation on the ± 20.76-acre subject property from "Low Density Residential" (2.5 to 6 DU/Ac) to "Low-Medium Density Residential" (6 to 13 DU/Ac) be **denied** for the same reasons identified above in the Initial Recommendation. The Department concurs with the objections raised by DCA in the ORC Report on transportation issues, and has provided the applicant with a copy of the ORC report.

The Miami-Dade Board of County Commissioners at the transmittal hearing on November 20, 2006, requested that the Department conduct a study of the area within which Applications No. 13, 14, and 15 are located, to facilitate a holistic planning approach to the future development of that area. It is anticipated that the study will be complete by March 27, 2007.

If this application is adopted with acceptance of a proffered Declaration of Restrictions, the text amendment to the Land Use Element as presented in Appendix A needs also to

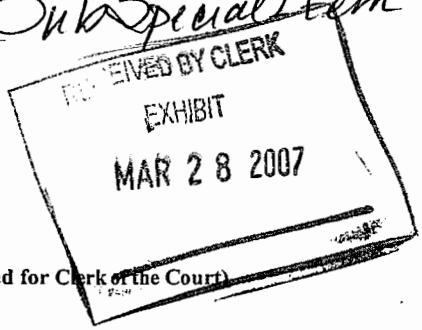
be adopted to provide internal consistency and to address concerns that DCA has with covenants.

Distributed by DPZ Staff

Application 15
3/28/07, CDMP
Sub Special Item No 1

This Instrument was Prepared by:

Name: Juan J. Mayol, Jr., Esq.
Address: Holland & Knight LLP
701 Brickell Avenue
Suite 3000
Miami, Florida 33131



(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, Palm & Tower Investors, L.L.C., a Florida limited liability company (the "Owner"), holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, described in Exhibit "A", attached hereto, and hereinafter referred to as the "Property";

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan that is pending as Application No. 15 in the April 2006 Cycle (the "Application");

WHEREAS, the Application seeks to re-designate the Property from "Low Density Residential" to "Low-Medium Density Residential" on the Miami-Dade County Comprehensive Development Master Plan ("CDMP") Future Land Use Plan Map ("LUP");

NOW, THEREFORE, IN ORDER TO ASSURE Miami-Dade County, Florida (the "County") that the representations made by the Owner during the consideration of the Application will be abided by, the Owner freely, voluntarily, and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1. **Workforce Housing.**

(a) *Commitment.* A minimum of twenty percent (20%) of the proposed residential dwelling units on the Property shall be set aside for sale or rent as Workforce Housing Units

("WHU") if the Property is designated Low-Medium Density Residential (and receives zoning approval for the construction of a minimum of 90% of the maximum density permitted under the Low-Medium Density Residential designation, including any applicable density bonuses permitted under the CDMP).

(b) *Definition.* A "Workforce Housing Unit" shall consist of residential dwelling units that are made available for sale or rent by the Owner to persons with a median family income that is 65% to 140% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development (a "Qualified Purchaser").

(c) *Distribution of Workforce Housing Units.* If pursuant to Section 1(a) of this Declaration the Owner sets aside twenty percent (20%) of the residential dwelling units as Workforce Housing Units, then the Owner shall set aside twenty five percent (25%) of such Workforce Housing Units for sale or rent to persons with a median family income that is 65% to 105% of the median family income in Miami-Dade County, as published annually by the U.S. Department of Housing and Urban Development ("Moderate WHU") (e.g. if the Property receives zoning approval for 269 residential dwelling units, then 53 residential dwelling units shall be set aside as Workforce Housing Units of which 13 shall be set aside as Moderate WHU).

(d) *Process.* Prior to obtaining the initial building permit for the construction of any residential dwelling unit (other than model homes) for the Property, the Owner shall submit a declaration of restrictions, in a form acceptable to the County, setting forth restrictions on the re-sale of such residential dwelling units consistent with the intent of maintaining such residential dwelling units as Workforce Housing Units for a period of twenty (20) years from the date of its initial sale. The Owner further agrees to grant to the County the right of first refusal to purchase any WHU in which a Qualified Purchaser cannot be located within two hundred and

ten (210) days from the date the WHU is offered for sale, which right of first refusal must be exercised by the County within thirty (30) days of the County's receipt of notification that a Qualified Purchaser cannot be located as provided for herein. In the event a qualified purchaser cannot be located and the County does not exercise its right of first refusal, then the Owner may sell the WHU at market rate.

2. **Transit Improvements.** In an effort to accommodate public transportation in the area, the Owner shall coordinate with Miami-Dade Transit and allow encroachments onto the Property, as necessary, to provide for a bus pull-out bay and bus shelter. The Owner's obligation under this Paragraph shall expire upon the approval of a final plat for the Property. Notwithstanding the approval of a final plat, the Owner shall cooperate with the County to allow the installation of a bus pull-out bay and/or shelter if said installation can be accomplished without altering the approved final plat for the Property.

3. **Water Conservation Requirements.** In an effort to conserve water, the Owner hereby agrees to develop the Property and construct the proposed residential dwelling units so as to satisfy the requirements necessary to achieve (but shall not be required to obtain certification as) a "Florida Water Star" rating in accordance with the "Florida Water Star Basic Qualification Checklist", a copy of which is attached to this Declaration as Exhibit "B".

4. **Water Treatment Capacity.** The Owner shall not seek a certificate of completion for any residential dwelling units in excess of one hundred and twenty-four (124) dwelling units until (i) the Owner, at its own cost and expense, connects to a water distribution main from the South Miami Heights Water Treatment Plant (or any other similar plant with sufficient water treatment capacity to provide service to the contemplated development on the Property) at such point of connection as may be designated by the Department of Water and

Sewer or (ii) the approval of the expansion of the water and sewer service area of the City of Florida City to include the Property.

5. **Dedication of Right-of-Way along S.W. 344th Street**. Following receipt of a request by the appropriate governmental entity, the Owner shall promptly dedicate, at no cost to said governmental entity, the additional zoned right-of-way along the Property's frontage as may be required to allow the improvement of S.W. 344th Street as a four (4) lane, divided arterial roadway.

6. **Miscellaneous.**

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

B. **Term**. This Declaration of Restrictions 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 that this Declaration of Restrictions is recorded, after which time it shall be extended automatically for successive periods of ten (10) years each, unless an instrument signed by the then owner(s) of the Property has been recorded in the public records agreeing to change the covenant in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **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 fee simple owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners. 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 which 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 comprehensive plans as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulation governing amendments to the Miami-Dade comprehensive plan. Notwithstanding anything in this paragraph, in the event that the Property is incorporated within a new municipality which amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications, amendments or releases of this Declaration of Restrictions 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. Should this Declaration of Restrictions be so modified, amended or released, the Director of the Planning and Zoning Department 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 effectuating and acknowledging such modification, amendment or release.

D. **Enforcement**. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. This enforcement provision shall be in addition to any other remedies available at law, in equity, or both.

E. **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.

F. **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.

G. **Recording**. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of Owner's following the adoption of the Application. This Declaration of Restrictions 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 of Restrictions 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 Planning and Zoning Department 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 of Restrictions is null and void and of no further effect.

[Signature Pages Follow]

IN WITNESS WHEREOF, we have hereunto set our hands and seals this 23 day of March, 2007.

WITNESSES:

Signature

Vivian Morejon
Printed Name

Signature

Leslie Fernandez
Printed Name

Palm & Tower Investors, L.L.C.,
a Florida limited liability company

By:
Name: Eduardo A Gavira
Title: Manager

STATE OF Florida)
) SS
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by Eduardo Gaviria, as Manager of Palm & Tower Investors, L.L.C., a Florida limited liability company, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 23 day of March, 2007, in the County and State aforesaid.

My Commission Expires:

Notary ~~Public~~

Vivian Morejon
My Commission DD213550
Expires May 18, 2007

Printed Name

4038215_v9

JOINDER BY MORTGAGEE CORPORATION

The undersigned, Premier American Bank, Mortgagee under that certain Mortgage from Palm & Tower Investors, LLC, a limited liability company and recorded in Official Records Book 24492, Page 0465, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration of Restrictions, does hereby consent to the execution of this Declaration of Restrictions by Palm & Tower Investors, LLC, a limited liability company, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 27th day of MARCH, 2007.

WITNESSES:

Ileana Hernandez
Print or Type Name

Reina Valladares
Print or Type Name

Premier American Bank

By: [signature]
Title:
Print name:
Address:

(Corporate Seal)

STATE OF FLORIDA)
) **SS**
COUNTY OF _____)

The foregoing instrument was acknowledged before me this 27th day of March, 2007 by Jan Carlos Clark, of Premier American Bank, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.

Notary Public - State of Florida
Print Name Peggy Ann Navajas
My Commission Expires: 8/20/08

#4189672_v1

PEGGY ANN NAVAJAS
Notary Public - State of Florida
My Commission Expires Aug 20, 2008
Commission # DD 347584
Bonded By National Notary Assn.

Exhibit "A"

LEGAL DESCRIPTION:

THE N ½ OF THE NW ¼ OF THE NE ¼ OF SECTION 26-57-38, MIAMI-DADE COUNTY, FLORIDA.

Exhibit "B"

Florida Water Star[SM]

Basic Qualification Checklist

This program for new residential construction is intended to provide water-efficient housing options and help prevent water leaks. Florida Water Star[SM] is service marked by the St. Johns River Water Management District.

New Home Requirements

To achieve a Florida Water Star[SM] rating for new residential homes:

1) All prerequisites must be met and validated
2) Points must be achieved in all categories (irrigation, landscape and indoors)
3) Total points must accumulate to a **minimum total of 75 points**

In order to obtain a Florida Water Star[SM] rating, the home must contain sufficient efficient features such that the total score on the checklist is equal to or greater than **75, out of a total possible 100 points.**

Homebuilder Information

* Name: _____

* Company: _____

* Address: _____

* City/County: _____

* Area Code/Phone: _____

Fax: _____

E-mail: _____

Home Information

Owner Name: _____

* Address: _____

* City/County: _____

Owner Area Code/Phone: _____

Owner Fax: _____

Owner E-mail: _____

Address 2: _____

Area Code/Phone: _____

# of intended occupants: _____

* All fields must be completed.

Outdoors

Prerequisites

- Must meet all local and/or county codes.
- Submit landscape and irrigation design drawings prior to start of construction. Drawings shall be clearly readable, to reasonable scale, and include date, scale and legend. Irrigation designs shall specify — at a minimum — water source, meter size, design operating pressure and flow rate per zone, average application rate per zone (converting gallons per minute [gpm] to inches per hour), schedules by zone, and location and size of pipes and valves. List make, model and specification of controllers, sprinklers, and backflow prevention devices. Show elevation, electrical supply, roadways, sidewalks, structures, and other relevant site conditions.
- Irrigation systems must meet minimum design standards for automatic in-ground systems as listed below:

- ☐ Piping system shall be free from leakage. Pipes shall be sized for appropriate gpm so velocities don't exceed 5 fps (feet per second)
- ☐ A functioning rain sensor device shall be installed in an operable location
- ☐ Separate irrigation zones exist for turf and landscape beds
- ☐ Precipitation rates are matched in each zone
- ☐ Turf zone head spacing shall not exceed 45 percent of the sprinkler's diameter of coverage for square spacing, and 50 percent of coverage for triangular spacing
- ☐ Rotor heads and fixed pattern spray sprinklers are installed on separate zones
- ☐ Pressure-compensating spray heads or pressure-compensating valves are installed for spray zones
- ☐ Irrigation in planting beds should be micro-irrigation or sprays that deliver water directly to root zones rather than wetting the entire area, or hose bibs are provided for manual irrigation
- ☐ Pop-up rotors and spray heads rise above the grass height: 4 inches for St. Augustine, zoysia and bahia; 3 inches for lower-growing species such as centipede, Bermuda and seashore paspalum
- ☐ Narrow areas (4 feet or less) are not irrigated unless micro-irrigation is used
- ☐ Emitters are located at least 2 feet from the house so that the structure is not wetted
- ☐ System ensures correct spray patterns and minimizes over spray on impermeable surfaces
- ☐ Automatic irrigation controller includes a battery backup or non-volatile memory to maintain schedule settings
- ☐ Written operating information provided to home buyer is affixed to the controller, including irrigation schedule, controller handbook and diagram of zones
- ☐ The controller is reset for maintenance schedule after establishment and before closing, and/or instructions are affixed on controller for home buyer to change by a certain date
- ☐ Irrigation controller is programmed with seasonal variations based on historical rates, with a total application not to exceed 21 gallons per square foot.

Irrigation	Points	Points Earned
No automatic in-ground irrigation system installed, if combined with site-appropriate landscape	35	
Required — Minimum design standards for automatic in-ground irrigation system	15	
High-flow irrigation (rated in gpm) covering no more than 50 percent of the landscape areas	8	
Weather-based controller	11	
Soil moisture sensor(s)	8 (for each)	
Control timer to include a minimum of three scheduling programs	4	
Check valves installed on heads in low-lying areas and in areas with poor drainage	6	
Leak detection shut-off system	6	
Total	50 (+)	

Landscape

Preservation of site vegetation	Points	Points Earned
Three or more trees greater than 4 inches dbh (diameter at breast height) preserved on lot	4	
10 percent of a lot's native shrubs and ground covers preserved	5	
Greater than 20 percent of site's native shrubs and ground covers preserved (not including permitted wetlands)	7	
Installed landscape		
Plants and turf planted no closer than 2 feet from foundation	3	
Plants grouped with similar moisture and maintenance requirements	8	
Plant selections compatible with growing conditions	8	
Totals	35	

Indoors

Prerequisites

- All armored/metal hoses from service to appliances
- Mold-resistant materials at tub/shower enclosures
- Must meet all requirements specified in Florida Building Code

Water heater	Points	Points Earned
Equipped with leak detection shut-off valve	5	
Located within 30 feet of end use	2	
Centrally located	2	
Kitchen and bathroom faucets		
Faucet aerators or laminar flow	3	
Showers equipped with only one showerhead	6	
Toilets		
All toilets — MaP Rating of 250 gm or greater	6	
Add three points for each high-efficiency toilet (HET) (1.0–1.1 gpf), or dual flush (MaP Rating of 250 gpm or greater)	9	
Clothes and dish washers		
Manual water shut-off valves	2	
Equipped with leak detection shut-off valve	2	
ENERGY STAR® dishwasher using 6 gallons per cycle or less	5	
ENERGY STAR® washing machine with water factor less than 9.5	4	
Total	40	

Point Summary	Category Point Totals
Irrigation	
Landscape	
Indoors	
Total	

Primary Certifying Agent Information

* Name: _____
* Company: _____
* Address: _____
* City/County/Zip Code: _____
* E-mail: _____
* Area Code/Phone: _____
* Fax: _____

By signing below, we acknowledge that each of the measures intended to qualify the home for the Florida Water Star[SM] rating have been incorporated into the home's construction.

Homebuilder Signature _____

Contact Information: _____

Irrigation Validating Agent Signature: _____

Contact Information: _____

Landscape Validating Agent Signature: _____

Contact Information: _____

Plumbing Validating Agent Signature: _____

Contact Information: _____

* All fields must be completed.

Application No. 16
TEXT AMENDMENT

APPLICATION SUMMARY

Applicant/Representative:	Miami-Dade County Department of Planning and Zoning / Diane O'Quinn Williams, Director
Element(s) to be Amended	CAPITAL IMPROVEMENTS ELEMENT
Requested Text Changes	In the CIE Schedules of Improvements--Tables of Proposed Projects. Modify the following currently adopted tables as indicated in the application and related information: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities. Revise any other summary table or related text in the Capital Improvements Element as necessary to be consistent with the additions, deletions, or changes made by Part A of this application.
Amendment Type	Standard Text Amendment

RECOMMENDATIONS

Staff:	**TRANSMIT and ADOPT** (August 25, 2006)
Community Council:	**NOT APPLICABLE**
Planning Advisory Board (PAB) acting as Local Planning Agency:	**ADOPT AND TRANSMIT** (October 16, 2006)
Board of County Commissioners:	**TRANSMIT WITH RECOMMENDATION TO ADOPT** (November 20, 2006)
Revised Staff Recommendation	**ADOPT WITH CHANGE** (March 5, 2007)
Final Recommendation of PAB acting as Local Planning Agency:	**ADOPT WITH CHANGE** (March 12, 2007)
Final Action of Board of County Commissioners:	**TO BE DETERMINED**

Initial Recommendation

The Staff recommended **TRANSMITTAL AND ADOPTION** of the proposed text amendment to the Capital Improvements Element (CIE) of the Comprehensive Development Master Plan (CDMP) on August 25, 2007 for the following reasons:

1. In accordance with Chapter 163, Part II, Florida Statutes, addition or deletion of projects in the Capital Improvements Element must be accomplished by Plan amendment. As conditions and priorities in the community change, the programs of capital facilities for the respective functional areas require modification. The requested changes contained in the application were initiated by the various operating departments and include, when necessary, adjustments to the scheduling, project costs, or revenue levels and sources.

2. There are numerous reasons why operating departments propose to add or delete projects. Generally they do so in following their department's capital improvements strategy, which, in turn, is driven, by their functional plans and the associated element(s) of the CDMP. Most often, projects are added as needed and deleted as they are finished or are no longer needed.

3. The tables presenting the proposals to update the schedules of programmed improvements in the Capital Improvements Element (CIE) appear on the following pages. The schedule for preparing these proposals is necessitated by the close coordination between the preparation and update of the CDMP CIE and the production of the County's Capital Budget and Multi-Year Capital Plan, in particular, the formulation of the County Manager's proposed budget, which is published in June. The schedule for publishing April cycle CDMP amendment Applications reports precedes the schedule for preparing the capital budget. Thus, the updated tables of CIE projects are not finalized at the time of printing of the Applications report and are presented in this report. The following recommended tables reflect the proposed budget. Tables 10 (Traffic Circulation) and 12 (Mass Transit) were not available by the publication date of this report but will be included in a supplemental document. They will be subject to further review and may be adjusted at transmittal or prior to their final adoption as CDMP amendments in early 2007, to reflect the Capital Budget adopted in September 2006. Changes to the transmitted proposed amendments may be recommended by staff to reflect changes that may be made during budget adoption activities, or after State-agency review and comment.

New Information

Since August 25, 2006, the Department of Planning and Zoning has received information from the Florida Department of Community Affairs (DCA) concerning the application. DCA in the Objections, Comments and Recommendations (ORC) Report for the April 2006-07 Cycle CDMP applications has objected to this application "because it does not adequately link data and analysis indicating existing deficiencies and projected needs (over the next 6 years) in achieving and maintaining adopted level of

service standards for public facilities and services (concurrency facilities and services) with a financially feasible strategy or plan." This issue is addressed in the Department's Response to the ORC attached as Appendix B. As stated in the response to the ORC Report, the LOS standards for facilities are addressed in Policy CIE-3C of the Capital Improvements Element. All funding for projects within the 6-year Schedule of Capital Improvements (CIE Schedule of Improvements) are from committed funds. Additionally, each project listed in the CIE Schedule of Improvements is given a number (1 through 3) signifying if that project is proposed to address 1) an existing deficiency, 2) future growth, or 3) a combination of both.

The primary area still requiring linkage of data and analysis to deficiencies and project needs is water supply. Prior to the 2005 Growth Management Law, focus was given only to the water treatment capacity since water supply was believed to be abundant based on previously issued water supply consumptive use permits from the South Florida Water Management District (SFWMD). However, because new water rules have limited the amount of water to be withdrawn from the Biscayne Aquifer, the County has developed new projects to meet the future water demands without relying on previous sources of water.

On December 19, 2006, the Board of County Commissioners (Board) adopted Resolution R-1467-06, which re-affirms the County's desire to increase significantly the amount of wastewater it reuses to recharge wetlands and the Biscayne Aquifer and to develop alternative water supply options to augment the County's water supply. Over the last year, the Miami-Dade County Department of Water and Sewer (WASD) has been in extensive negotiations with the SFWMD to identify projects in the Lower East Coast Water Supply Plan (LEC Plan) that would satisfy future water demands for the County. The SFWMD only recently adopted the LEC Plan on February 15, 2007. To better align the projects identified in the LEC plan with the funded projects in Table 8 – Sewer Facilities and Table 12-Water Facilities of the CIE Schedule of Improvements, the generalized water supply and reuse projects were subdivided into specific projects with funds being reallocated accordingly. For instance, approximately $500 million was previously allocated to "Systemwide Reuse – 25% Alternative" in Table 12-Water Facilities. This project was deleted from the CIE Schedule of Improvements with the funds reallocated to a variety of specific reuse projects identified in Table 8-Sewer Facilities. All new and existing alternative water supply and reuse projects in the CIE Schedule of Improvements have been titled to correspond with the projects in the LEC Plan, show the revenues and expenditures for each project by year, and identify the source of the funds. Where necessary additional funds have been proposed for the various projects.

As noted in the ORC response (Appendix B), data and analysis has been included to address the County's water supply deficiencies. DCA Table 1, attached as Appendix 1 of the response to the ORC Report, shows the water supply projects necessary to insure adequate water supply for the County's WASD service area population through 2030. Each alternative water supply or reuse project referred to in DCA Table 1 is cross-referenced to a capital project with the CIE table and project number identified.

The funding and timing of the projects are further described in the County's 60-day status report attached as Appendix 2 of the response to the ORC Report.

Revised Recommendation

The Department of Planning and Zoning is recommending that this application be **adopted with change** as transmitted to DCA, with additional changes to Table 8-Sewer Facilities and Table 12-Water Facilities of the CIE Schedules of Improvements as reflected in the following tables.

Requested Text Amendments:

A. In the CIE Schedules of Improvements--Tables of Proposed Projects, modify the following currently adopted tables as indicated in the attached tables: Table 2-Aviation; Table 3-Coastal Management; Table 4-Conservation; Table 5-Drainage; Table 6-Park and Recreation; Table 7-Seaport; Table 8-Sewer Facilities; Table 9-Solid Waste Management; Table 10-Traffic Circulation; Table 11-Mass Transit; and Table 12-Water Facilities.

   Table 8, Sewer Facilities, and Table 12, Water Facilities, have been corrected to address issues raised in DCA's ORC report, to clarify all proposed alternative water supply and re-use projects and to ensure that project titles correspond to the projects identified in the LEC Plan. Proposed deletions are ~~stricken through~~ and proposed additions are <u>underscored</u>. All other Proposed Projects already exist in the CIE and remain essentially unchanged. (A listing of all Funding Codes appears in Appendix A and a summary description of each program and the proposed changes appears in Appendix B).

B. Revise any other summary table or related text in the Capital Improvements Element as necessary to be consistent with the additions, deletions, or changes made by Part A of this application.

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	MIA - Concourse E Improvements	2/2009	13.31	0.23	2.92	2.95	0.23	0.02	0.00	6.35	0.00	19.66	920,921
	Miami International Airport		13.63	2.63	3.26	0.14	0.00	0.00	0.00	6.03	0.00	19.66	
2)	MIA - Concourse F Improvements	2/2009	14.14	3.52	6.18	1.01	0.02	0.00	0.00	10.73	0.00	24.87	406,821,
	Miami International Airport		18.87	5.04	0.96	0.00	0.00	0.00	0.00	6.00	0.00	24.87	920,921
3)	MIA -North Terminal Development (NTD)	2/2012	910.20	413.91	413.29	154.12	16.62	82.52	27.12	1107.58	19.58	2037.36	124,821,
	Miami International Airport		910.20	413.91	413.29	190.23	38.27	24.76	27.12	1107.58	19.58	2037.36	917,920,
4)	MIA - Northside Redevelopment	2/0008	55.40	14.43	5.64	5.24	0.00	0.00	0.00	25.31	0.00	80.71	921, 124,821,
	Miami International Airport		67.60	2.23	5.64	5.24	0.00	0.00	0.00	13.11	0.00	80.71	921
5)	MIA - Concourse A Improvements	2/2008	217.34	0.06	8.31	0.00	0.00	0.00	0.00	8.37	0.00	225.71	406,920,
	Miami International Airport		217.78	7.93	0.00	0.00	0.00	0.00	0.00	7.93	0.00	225.71	921
6)	MIA - Other Support Facility Improvements	2/2015	235.17	18.45	46.12	29.94	21.17	17.68	17.64	151.00	49.89	436.06	124,406,
	Miami International Airport		252.00	18.36	52.56	56.04	21.85	5.25	5.00	159.06	25.00	436.06	920,921, 1008,1167
7)	MIA - Landside Improvement Projects	2/2009	140.59	6.39	10.81	1.95	5.43	0.96	0.04	25.58	1.77	167.94	406,821,
	Miami International Airport		152.74	0.83	13.51	0.86	0.00	0.00	0.00	15.20	0.00	167.94	920,921, 1167
8)	MIA - Airside Improvement Projects	2/2007	279.76	8.92	8.00	6.47	11.24	8.54	0.00	43.17	0.00	322.93	124,406,
	Miami International Airport		279.76	8.92	8.00	6.47	11.24	8.54	0.00	43.17	0.00	322.93	821,921, 1168
9)	MIA - Security Improvements	2/2009	51.20	12.89	11.02	7.41	5.03	1.00	0.00	37.35	0.44	88.99	124,406,
	Miami International Airport		56.25	30.17	2.57	0.00	0.00	0.00	0.00	32.74	0.00	88.99	821,920, 921
10)	MIA - Central Terminal Improvements	2/2009	19.57	8.77	17.64	9.99	1.06	0.00	0.00	37.46	0.00	57.03	821,920,
	Miami International Airport		26.56	5.58	12.85	6.72	4.99	0.33	0.00	30.47	0.00	57.03	921
11)	MIA Business Systems Improvements	2/2010	61.50	18.84	17.15	11.02	2.42	0.17	0.00	49.60	0.00	111.10	920,921
	Miami International Airport		72.33	16.00	19.20	2.76	0.81	0.00	0.00	38.77	0.00	111.10	
12)	General Aviation Airports	2/2015	53.40	5.42	6.96	13.66	0.08	0.07	0.07	26.26	0.18	79.84	124,821,
			53.40	5.42	6.96	14.06	0.00	0.00	0.00	26.44	0.00	79.84	920,921, 1167

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
13)	MIA - Environmental Engineering	2/2015	232.79	6.43	6.05	8.02	8.18	6.65	6.84	42.17	14.09	289.05	124,821,
	Miami International Airport		234.22	14.14	4.07	10.79	18.50	2.67	2.66	52.83	2.00	289.05	920,921
14)	MIA - Mover	2/2009	16.41	4.16	68.11	127.82	50.89	0.12	0.00	251.10	0.00	267.51	821,920,
	Miami International Airport		33.30	21.30	100.79	97.48	14.64	0.00	0.00	234.21	0.00	267.51	921
15)	MIA - Other Terminal Projects	2/2015	146.96	13.01	4.35	2.10	1.58	1.45	1.38	23.87	1.87	172.70	124,821,
	Miami International Airport		171.30	0.40	0.40	0.40	0.20	0.00	0.00	1.40	0.00	172.70	920,921
16)	MIA - Westside Cargo Development	2/2006	107.03	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	107.13	921
	Miami International Airport		107.13	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	107.13	
17)	MIA - South Terminal Expansion	2/2008	732.93	118.96	22.77	23.53	0.00	0.00	0.00	165.26	0.00	898.19	124,406,821,
	Miami International Airport		743.11	118.65	24.45	6.42	4.05	1.51	0.00	155.08	0.00	898.19	920,921
													1145
	TOTALS		3287.70	654.39	655.32	405.23	123.95	119.18	53.09	2,011.16	87.92	5,386.78	
			3410.18	671.51	668.51	397.61	114.55	43.06	34.78	1,930.02	46.58	5,386.78	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

Source: Miami-Dade County Aviation Department and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

TABLE 3

COASTAL MANAGEMENT

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	M-Dade County Beach Erosion & Renourishm.	3/2013	3.10	6.85	28.35	0.25	21.30	0.55	0.25	57.55	6.85	67.50	142,650,
	Countywide		6.65	6.80	24.90	1.12	21.40	1.28	1.12	56.62	4.23	67.50	834,1135
2)	Biscayne Bay Restoration & Shoreline Stab.	1/2006	2.09	0.87	0.00	0.00	0.00	0.00	0.00	0.87	0.00	2.96	470,885,
	Biscayne Bay and Tributaries		2.96	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.96	895
	TOTALS		5.19	7.72	28.35	0.25	21.30	0.55	0.25	58.42	6.85	70.46	
			9.61	6.80	24.90	1.12	21.40	1.28	1.12	56.62	4.23	70.46	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

Source: Miami-Dade County Department of Environmental Resources Management and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	Environmentally Endangered Lands Program Various Sites	3/2018	0.00 69.15	11.32 5.62	11.25 1.10	11.20 1.14	11.78 1.19	11.78 1.23	12.56 1.28	69.89 11.56	54.82 44.00	124.71 124.71	640,660, 1135
2)	Reserve for High Priority Drainage Projects Unincorporated Miami-Dade County	1/2012	1.72 1.72	0.35 0.35	0.35 0.35	0.35 0.35	0.35 0.35	0.35 0.35	0.35 0.35	2.10 2.10	0.00 0.00	3.82 3.82	630
3)	South M-D. Stormwater Trtmt. & Distr. Area Demo. Pr. SW 107 - 97 Ave. from Mil. Can. to 312 St.	3/2007	2.07 3.55	1.48 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.48 0.00	0.00 0.00	3.55 3.55	630,622, 1002,1082
4)	Local Drainage Improvements (CRS) Program Various Sites	1/2013	7.40 13.51	3.59 0.85	3.43 0.68	2.20 1.24	1.19 1.56	0.75 0.98	1.00 1.00	12.16 6.31	1.25 0.99	20.81 20.81	630, 632, 982,1135
5)	Miami River Outfall Retrofit, Basin 21 NW 22 Ave. from Flagler St. to Miami River	1/2008	0.92 2.18	1.81 0.67	0.12 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.93 0.67	0.00 0.00	2.85 2.85	630, 632
6)	Red Road Canal Culvert Replacement SW 57 Ave from W 49 St. to W 29 St.	1/2009	0.31 4.01	1.65 0.00	1.75 0.00	0.30 0.00	0.00 0.00	0.00 0.00	0.00 0.00	3.70 0.00	0.00 0.00	4.01 4.01	630,982
7)	Miami River Dredging - Federal Channel Miami River	1/2007	58.21 58.21	17.24 17.24	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	17.24 17.24	0.00 0.00	75.45 75.45	142,370,650, 885,895, 1082
8)	FEMA - Dredging of Secondary Canals Various Sites	2/2007	169.85 169.85	5.15 5.15	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	5.15 5.15	0.00 0.00	175.00 175.00	198,630, 1083
9)	Drainage Impr.SW 40 St to 24 St from SW 72-67 Ave==: SW 40 St to 24 St from SW 72 Ave to 67 Ave	== 1/2006	==1.29 2.06	==1.02 0.25	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==1.02 0.25	==0.00 0.00	==2.31 2.31	630, 982 1135
10)	FEMA - Drainage Replacement ========== Various Sites	== 3/2006	=150.71 150.71	=16.00 16.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	=16.00 16.00	==0.00 0.00	=166.71 166.71	198,630, 1083
11)	FEMA - Belen Drainage Improvements SW 7 St.-NW 6 St.from SW/NW 132 Ave.-SW/NW 118 Ave.	1/2007	15.57 15.57	0.04 0.04	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.04 0.04	0.00 0.00	15.61 15.61	198,630, 1083
12)	Federal East Coast Borrow Ditch Canal Enh. ======== N. Royal Poinciana Blvd. & Crane Ave.	== 1/2006	==1.06 1.29	==0.48 0.25	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.48 0.25	==0.00 0.00	==1.54 1.54	630

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
13)	FEMA - Drainage Mitigation ==========	== 1/2006	=29.88	==4.00	==0.00	==0.00	==0.00	==0.00	==0.00	==4.00	==0.00	==33.88	198,630,
	Various Sites		29.88	4.00	0.00	0.00	0.00	0.00	0.00	4.00	0.00	33.88	1083
14)	FEMA - Roadway Reconstruction ==========	== 3/2006	=16.69	==0.14	==0.00	==0.00	==0.00	==0.00	==0.00	==0.14	==0.00	==16.83	198,670,
	Various Sites		16.69	0.14	0.00	0.00	0.00	0.00	0.00	0.14	0.00	16.83	1083
15)	Drainage Improv. SW 139 Ave (SW 8 St & 40 St)	1/2007	2.17	0.69	0.00	0.00	0.00	0.00	0.00	0.69	0.00	2.86	630
	SW 139 Ave from SW 8 St to SW 40 St		2.86	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.86	
16)	FEMA - Roadway Resurfacing ==========	== 3/2006	==42.92	==0.36	==0.00	==0.00	==0.00	==0.00	==0.00	==0.36	==0.00	==43.28	198,670,
	Various Sites		42.92	0.36	0.00	0.00	0.00	0.00	0.00	0.36	0.00	43.28	1083
17)	Leisure City Drainage Improvements ==========	== 1/2006	==1.22	==0.82	==0.00	==0.00	==0.00	==0.00	==0.00	==0.82	==0.00	==2.04	630, 982
	SW 188 to SW 296 St. from SW 152 to SW 157 Ave.		2.04	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.04	
18)	Miami River Dredging - Bank to Bank	1/2007	9.27	2.82	0.00	0.00	0.00	0.00	0.00	2.82	0.00	12.09	370,650,
	Miami River		9.27	2.82	0.00	0.00	0.00	0.00	0.00	2.82	0.00	12.09	895,1082
19)	Drainage Impr.Meadow Wood/Cedar Creek Ar.1, 2,& 3	1/2007	1.63	2.94	0.72	0.00	0.00	0.00	0.00	3.66	0.00	5.29	630,632,
	SW 253 to SW 268 St. from SW US-1 to SW 135 Ave.		5.29	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.29	980
20)	Drainage Improv. Allapattah, Phases 1 & 2	1/2007	1.95	2.43	0.00	0.00	0.00	0.00	0.00	2.43	0.00	4.38	632,980
	NW 41 to NW 54 St. from NW 17 to NW 24 Ave.		4.38	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.38	
21)	PTF Site Wetlands Restoration ==========	== 3/2006	==0.90	==0.40	==0.00	==0.00	==0.00	==0.00	==0.00	==0.40	==0.00	==1.30	621,912
	Between SW 408 & SW 416 St & SW 212 & SW 217 Ave.		0.90	0.40	0.00	0.00	0.00	0.00	0.00	0.40	0.00	1.30	
22)	Shannon Park Drainage Improvements ==========	== 1/2006	==1.05	==0.50	==0.00	==0.00	==0.00	==0.00	==0.00	==0.50	==0.00	==1.55	630
	NW 87 to NW 95 St from NW 22 to NW 25 Ave.		1.05	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.00	1.55	
23)	Drainage Improvements Stephens Manor	1/2007	0.92	1.32	0.00	0.00	0.00	0.00	0.00	1.32	0.00	2.24	630,1087,
	NW 73 to NW 79 St from NW 7 to NW 12 Ave.		2.24	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.24	1135
24)	Master Plan Basinwide Drainage Impr. Comm.Dist.08	1/2016	0.20	0.70	0.20	0.00	0.00	0.00	0.00	0.90	3.13	4.23	1135
	Commission District 8		0.40	0.70	0.00	0.00	0.00	0.00	0.00	0.70	3.13	4.23	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
25)	Drainage Improvements Within Comm. District 01	1/2017	0.10	0.40	0.07	0.00	0.03	0.13	0.63	1.26	4.33	5.69	1135
	Commission District 1		0.57	0.00	0.00	0.00	0.03	0.13	0.63	0.79	4.33	5.69	
26)	Master Plan Basinwide Drainage Impr.Comm.Dist.04	1/2013	0.00	0.00	0.00	0.00	0.00	0.01	0.67	0.68	0.92	1.60	1135
	Commission District 4		0.00	0.00	0.00	0.00	0.00	0.01	0.67	0.68	0.92	1.60	
27)	Drainage Improvements Within Comm. District 03	1/2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.14	1135
	Commission District 3		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.14	0.14	
28)	Master Plan Basinwide Drainage Impr. Com.Distr. 10	1/2016	0.50	0.66	0.00	0.00	0.00	0.00	0.00	0.66	4.40	5.56	1135
	Commission District 10		1.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.40	5.56	
29)	Drainage Improvements Within Comm. District 11	1/2017	0.00	0.08	0.00	0.38	1.48	0.77	0.00	2.71	0.78	3.49	1135
	Commission District 11		0.00	0.08	0.00	0.38	1.48	0.77	0.00	2.71	0.78	3.49	
30)	Drainage Improvements SW 107 Ave.	1/2008	0.12	0.13	0.90	0.00	0.00	0.00	0.00	1.03	0.00	1.15	1135
	SW 107 Ave. to SW 117 Ave. from SW 120 St. to SW 128 St.		0.12	0.13	0.90	0.00	0.00	0.00	0.00	1.03	0.00	1.15	
31)	Master Plan Basinwide Drainage Impr. Comm.Dist.11	1/2016	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.88	4.88	1135
	Commission District 11		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.88	4.88	
32)	Drainage Improvements Within Comm. District 12	1/2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.31	3.31	1135
	Commission District 12		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.31	3.31	
33)	Drainage Improvements NW 77 Ave	1/2007	0.12	0.38	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.50	1135
	NW 77 Ave. to NW 78 Ct. from NW 179 St. to NW 186 St.		0.22	0.28	0.00	0.00	0.00	0.00	0.00	0.28	0.00	0.50	
34)	Drainage Improvements Within Comm. District 10	1/2017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.27	1.27	1135
	Commission District 10		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.27	1.27	
35)	Drainage Improvements Coral Way	1/2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	0.75	1135
	Coral Way to SW 21 St. from SW 67 Ave. to SW 72 Ave.		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	0.75	
36)	Master Plan Basinwide Drainage Impr. Comm.Dist. 06	1/2007	0.25	0.50	0.27	0.00	0.00	0.00	0.00	0.77	0.00	1.02	1135
	Commission District 6		1.02	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.02	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
37)	Drainage Improvements SW 97 Ave SW 97 Ave. to SW 99 Ave. from SW 96 St. to SW 98 St.	1/2008	0.13 0.35	0.47 0.51	0.26 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.73 0.51	0.00 0.00	0.86 0.86	1135
38)	Master Plan Basinwide Drainage Impr.Comm.Dist. 01 Commission District 1	1/2015	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.03 0.03	1.47 1.47	1.50 1.50	1135
39)	Drainage Improvements Midway NW 78 Ave. to NW 84 Ave. from NW 7 ST. to NW 10 St.	1/2008	1.50 2.83	1.05 0.70	1.68 0.70	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.73 1.40	0.00 0.00	4.23 4.23	630,1087, 1116,1135
40)	Drainage Improvements NW 95 St NW 95 St. to NW 100 St. from NW 34 Ave. to NW 36 Ave.	1/2015	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.50 0.50	0.50 0.50	1135
41)	Drainage Improvements SW 127 Ave SW 127 Ave. to SW 128 Ave. from SW 58 St. to SW 65 St.	1/2012	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.17 0.17	0.01 0.01	0.18 0.18	0.57 0.57	0.75 0.75	1135
42)	Master Plan Basinwide Drainage Impr.Comm.Dist. 02 Commission District 2	1/2012	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.00 2.00	2.00 2.00	0.00 0.00	2.00 2.00	1135
43)	Drainage Improvements 11921 SW 122 Ave. 11921 SW 122 Ave.	1/2007	0.12 0.20	0.38 0.30	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.38 0.30	0.00 0.00	0.50 0.50	1135
44)	Drainage Improvements Within Comm.District 06 Commission District 06	1/2017	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.30 0.30	0.30 0.30	4.71 4.71	5.01 5.01	1135
45)	Stormwater Pump Stations Telemetry Unincorporated Miami-Dade County	1/2013	0.30 0.30	0.11 0.11	0.00 0.00	0.14 0.14	0.00 0.00	0.00 0.00	0.16 0.16	0.41 0.41	0.79 0.79	1.50 1.50	1135
46)	Drainage Improvements SW 4 St to Flagler St.======= SW 4 St. to Flagler St. and SW 97 Ave. to SW 102 Ave.	== 1/2006	==0.12 0.55	==0.43 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.43 0.00	==0.00 0.00	==0.55 0.55	1135
47)	Drainage Improvements SW 71 Ct SW 71 Ct. to SW 74 Ave. and SW 15 St. to SW 16 Terr.	1/2006	0.09 0.39	0.30 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.30 0.00	0.00 0.00	0.39 0.39	1135
48)	Drainage Improvements Within Comm. District 02 Commission District 2	1/2017	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.57 1.57	1.57 1.57	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
49)	Drainage Improv. NW 154 St. and Railroad Dr.=======	== 1/2006	==0.08	==0.27	==0.00	==0.00	==0.00	==0.00	==0.00	==0.27	==0.00	==0.35	1135
	NW 154 St. and Railroad Dr.		0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	
50)	Drainage Improvements SW 112 Ave	1/2011	0.00	0.00	0.00	0.00	0.18	0.57	0.00	0.75	0.00	0.75	1135
	SW 112 Ave. to SW 117 Ave. and SW 44 St. to SW 48 St.		0.00	0.00	0.00	0.00	0.18	0.57	0.00	0.75	0.00	0.75	
51)	Drainage Improvements Within Comm.District 05	1/2017	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	1135
	Commission District 5		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	
52)	Drainage Improvements Within Comm. District 04	1/2018	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.03	1.03	1135
	Commission District 4		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.03	1.03	
53)	Drainage Improvements NW 95 St to NW 103 St.	1/2012	0.00	0.00	0.00	0.04	0.38	0.29	1.04	1.75	0.15	1.90	1135
	NW 95 St. to NW 103 St. from NW 7 Ave. to NW 17 Ave.		0.00	0.00	0.00	0.04	0.38	0.44	1.04	1.90	0.00	1.90	
54)	Drainage Improvements SW 14 Terr	1/2006	0.50	0.25	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.75	1135
	SW 14 Terr. To Sw 19 Terr. From SW 70 Ave. to SW 71 Ct.		0.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.75	
55)	Drainage Improvements 1111 SW 103 Court	1/2008	0.12	0.00	0.33	0.05	0.00	0.00	0.00	0.38	0.00	0.50	1135
	SW 11 St. and SW 103 Ct.		0.12	0.00	0.33	0.05	0.00	0.00	0.00	0.38	0.00	0.50	
56)	Drainage Improvements SW 26 St	1/2008	0.23	0.43	1.04	0.00	0.00	0.00	0.00	1.47	0.00	1.70	1135
	SW 26 St. to SW 42 St. and SW 137 Ave. to SW 144 Ave.		0.23	1.47	0.00	0.00	0.00	0.00	0.00	1.47	0.00	1.70	
57)	Master Plan Basinwide Drainage Impr. Comm.Dist. 13	1/2013	0.00	0.00	0.00	0.00	0.00	0.17	1.17	1.34	0.30	1.64	1135
	Commission District 13		0.00	0.00	0.00	0.00	0.00	0.17	1.17	1.34	0.30	1.64	
58)	Drainage Improvements NW 175 St	1/2007	0.25	0.35	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.60	1135
	NW 175 St. between NW 25 Ave. to NW 27 Ave.		0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	
59)	Drainage Improvements Within Comm. District 07	1/2015	0.00	0.00	0.00	0.04	0.17	0.03	0.20	0.44	1.73	2.17	1135
	Commission District 7		0.04	0.00	0.00	0.00	0.17	0.03	0.20	0.40	1.73	2.17	
60)	Drainage Improvements NE 211 St	1/2006	0.08	0.30	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.38	1135
	NE 211 St. from NE 10 Ave. to NE 12 Ave.		0.18	0.20	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.38	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
61)	Drainage Improvements 7610 SW 99 Ave. 7610 SW 99 Ave.	1/2007	0.25 0.35	0.43 0.33	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.43 0.33	0.00 0.00	0.68 0.68	1135
62)	Drainage Improvements Within Comm. District 13 Commission District 13	1/2018	0.02 0.02	0.00 0.00	0.00 0.00	0.00 0.00	0.16 0.16	0.00 0.00	0.00 0.00	0.16 0.16	0.71 0.71	0.89 0.89	1135
63)	Drainage Improvements SW 92 Ave SW 92 Ave. from West Flagler St. to SW 8 St.	1/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.41 0.41	0.41 0.41	0.84 0.84	1.25 1.25	1135
64)	Drainage Improvements Within Comm.District 8 Commission District 8	1/2017	0.09 0.38	0.29 0.00	0.89 0.89	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.18 0.89	0.51 0.51	1.78 1.78	1135
65)	Master Plan Basinwide Drainage Impr. Comm. Dist. 12 Commission District 12	1/2016	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	4.63 4.63	4.63 4.63	1135
66)	Master Plan Basinwide Drainage Impr.Comm.Dist. 07 Commision District 7	1/2016	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.37 2.37	2.37 2.37	1135
67)	Drainage Improv. (Belen Pump Stations) SW/NW 118 Ave.to SW/NW 122 Ave.from NW 6 St.to SW 7 St.	1/2009	1.04 1.46	0.80 0.38	0.11 0.11	1.85 1.85	0.00 0.00	0.00 0.00	0.00 0.00	2.76 2.34	0.00 0.00	3.80 3.80	980,1135
68)	Drainage Improv. (SW 157 Ave. Canal) SW 157 Ave. and SW 42 St. to SW 64 St.	1/2007	0.99 1.00	0.51 0.50	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.51 0.50	0.00 0.00	1.50 1.50	1135
69)	Drainage Improv. North Miami Beach Boulevard North Miami Beach Blvd from NE 17 Ave. to US-1	1/2018	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.50 1.50	1.50 1.50	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
70)	Drainage Impr.(FL E.Coast Borrow Ditch Canal Dredg) NW 67 Ave. from NW 20 St. to NW 74 St.	1/2007	1.10 1.48	2.92 2.54	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.92 2.54	0.00 0.00	4.02 4.02	1135
	Subtotals		280.09 375.96	64.27 40.97	23.37 5.06	16.55 5.19	15.72 5.50	15.02 4.85	20.53 9.25	155.46 70.82	104.36 93.13	539.91 539.91	
	Proposed Additions, April 2006 CDMP Amendment Cycle **********												
71)	Canal Debris and Tree Removal Various Sites	2/2007	13.15 26.30	13.15 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	13.15 0.00	0.00 0.00	26.30 26.30	630,1118
72)	Drainage Impr. Meadow Wood/Cedar Creek Area 4 SW 261 to SW 268 St from SW 122 to SW 130 Ave	1/2007	0.23 1.75	1.52 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.52 0.00	0.00 0.00	1.75 1.75	630,632
	Subtotals of Proposed Additions		13.38 28.05	14.67 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	14.67 0.00	0.00 0.00	28.05 28.05	
	TOTALS		293.47 404.01	78.94 40.97	23.37 5.06	16.55 5.19	15.72 5.50	15.02 4.85	20.53 9.25	170.13 70.82	104.36 93.13	567.96 567.96	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined
====== Proposed Deletions, April 2006 CDMP Amendment Cycle

Source: Miami-Dade County Department of Environmental Resources Management and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	Roadway Drainage Improv. in the Uninc.Area Unincorporated Miami-Dade County	1/2013	0.00 0.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	6.00 6.00	1.00 1.00	7.00 7.00	630
	TOTALS		0.00 0.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	1.00 1.00	6.00 6.00	1.00 1.00	7.00 7.00	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

Source:Miami- Dade County Public Works Department and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	Crandon Park Improvements ==========	== 3/2007	==3.36	==1.73	==1.36	==0.00	==0.00	==0.00	==0.00	==3.09	==0.00	==6.45	650,927
	4000 Crandon Blvd.		6.45	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.45	
2)	Local Park Developments												
	Park Benefit District # 1	3/2009	24.34	2.76	2.53	2.85	0.00	0.00	0.00	8.14	0.00	32.48	501
			31.48	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	32.48	
	Park Benefit District # 2	3/2011	31.64	4.03	4.10	3.10	2.90	2.90	0.00	17.03	0.00	48.67	501
			47.17	1.50	0.00	0.00	0.00	0.00	0.00	1.50	0.00	48.67	
	Park Benefit District # 3	3/2009	7.22	2.04	2.20	2.70	0.00	0.00	0.00	6.94	0.00	14.16	501
			12.16	2.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	14.16	
3)	Areawide Park Renovations	3/2007	0.00	1.66	0.00	0.00	0.00	0.00	0.00	1.66	0.00	1.66	650
	Countywide		0.75	0.91	0.00	0.00	0.00	0.00	0.00	0.91	0.00	1.66	
4)	Local Park Renovations	3/2007	0.00	2.38	0.00	0.00	0.00	0.00	0.00	2.38	0.00	2.38	650
	Unincorporated Miami-Dade County		1.30	1.08	0.00	0.00	0.00	0.00	0.00	1.08	0.00	2.38	
5)	Southridge Park - BBCBP	3/2013	0.00	0.00	1.89	2.36	1.95	0.80	0.00	7.00	0.60	7.60	1135
	19355 SW 114 Ave.		0.00	0.00	1.89	2.36	1.95	0.80	0.00	7.00	0.60	7.60	
6)	SNP Bond - Local Park Development	3/2009	18.13	2.41	2.34	2.00	0.00	0.00	0.00	6.75	0.00	24.88	927
	Unincorporated Miami-Dade County		24.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	24.88	
7)	SNP Bond - Local Park Improvements	3/2008	5.78	2.20	1.37	0.00	0.00	0.00	0.00	3.57	0.00	9.35	927
	Unincorporated Miami-Dade County		9.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.35	
8)	SNP Bond - Pool Improv. & Development	3/2008	1.08	0.96	0.96	0.00	0.00	0.00	0.00	1.92	0.00	3.00	927
	Various Sites		3.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	
9)	SNP Bond - Local Parks Per Capita Allocation	3/2007	8.45	1.30	0.00	0.00	0.00	0.00	0.00	1.30	0.00	9.75	927
	Unincorporated Miami-Dade County		9.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.75	
10)	SNP Bond - New Metro - Park Development	3/2010	9.69	2.47	2.30	2.00	1.04	0.00	0.00	7.81	0.00	17.50	927
	Countywide		17.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.50	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
11)	SNP Bond - Metropolitan Park Improvements	3/2008	11.32	2.40	1.08	0.00	0.00	0.00	0.00	3.48	0.00	14.80	927
	Countywide		14.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	14.80	
12)	SNP Bond - Bay Side Park Improvements	3/2010	3.61	1.50	0.75	0.54	0.50	0.00	0.00	3.29	0.00	6.90	927
	Countywide		6.90	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.90	
13)	SNP Bond - ADA Compliance	3/2008	0.97	0.40	0.13	0.00	0.00	0.00	0.00	0.53	0.00	1.50	927
	Countywide		1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	
14)	SNP Bond - Miami Metrozoo Improvements	3/2008	4.03	4.00	3.97	0.00	0.00	0.00	0.00	7.97	0.00	12.00	927,1004
	12400 SW 152 St.		12.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.00	
15)	Environmental & Safety Improvements	3/2009	0.82	0.85	1.71	0.86	0.00	0.00	0.00	3.42	0.00	4.24	650
	Countywide		0.82	0.85	1.71	0.86	0.00	0.00	0.00	3.42	0.00	4.24	
16)	Boating Related Improvements	3/2012	1.27	0.47	0.05	0.05	0.05	0.05	0.05	0.72	0.00	1.99	840
	Countywide		1.67	0.07	0.05	0.05	0.05	0.05	0.05	0.32	0.00	1.99	
17)	Crandon Park Tennis Center Improvements	3/2007	0.75	0.15	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.90	650
	4000 Crandon Blvd.		0.75	0.15	0.00	0.00	0.00	0.00	0.00	0.15	0.00	0.90	
18)	QNIP Bond - Local Park Improvements======	== 3/2006	==19.25	==2.89	==0.00	==0.00	==0.00	==0.00	==0.00	==2.89	==0.00	==22.14	982
	Various Locations		22.14	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	22.14	
19)	Park Facilities Sewer Connections	3/2008	15.00	1.20	0.60	0.00	0.00	0.00	0.00	1.80	0.00	16.80	650
	Countywide		15.00	1.20	0.60	0.00	0.00	0.00	0.00	1.80	0.00	16.80	
20)	Carol City Community Center ==========	== 3/2006	==3.00	==3.00	==0.00	==0.00	==0.00	==0.00	==0.00	==3.00	==0.00	==6.00	681
	NW 199 St. and 27 Ave.		3.00	3.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	6.00	
21)	Community Based Org. Grands for Park Ren.	3/2007	0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.50	650
	Countywide		0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.50	
22)	Brothers to the Rescue Mem.Park Parking Lot	1/2007	0.02	0.20	0.00	0.00	0.00	0.00	0.00	0.20	0.00	0.22	650
	7360 SW 24 St.		0.22	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.22	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			Expenditures / Revenues (In Millions of Dollars)										
23)	North Shore Beach Maintenance Facility	3/2008	0.50	0.50	0.60	0.00	0.00	0.00	0.00	1.10	0.00	1.60	650
	Area of 74 St. and Collins Ave.		0.60	0.40	0.60	0.00	0.00	0.00	0.00	1.00	0.00	1.60	
24)	Haulover Park Improvements	3/2008	4.68	2.32	3.23	1.83	0.00	0.00	0.00	7.38	0.00	12.06	650,885,840
	10801 Collins Ave.		12.06	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	12.06	905,927,1008
25)	Tropical Park Improvements	3/2007	5.86	0.01	0.00	0.00	0.00	0.00	0.00	0.01	0.00	5.87	650,927,
	7900 SW 40 St.		5.87	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.87	982,1087
26)	African Heritage Cultural Arts Center ========	== 3/2006	==2.37	==0.10	==0.00	==0.00	==0.00	==0.00	==0.00	==0.10	==0.00	==2.47	650,892,
	2166 NW 62 St.		2.47	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.47	927,985,1001
27)	Country Village Park Improvements	3/2008	0.96	0.31	0.10	0.00	0.00	0.00	0.00	0.41	0.00	1.37	979,1087,
	6550 NW 188 Terr		1.37	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.37	650,1131
28)	Martin Luther King Jr. Memorial Park	3/2007	1.25	0.10	0.00	0.00	0.00	0.00	0.00	0.10	0.00	1.35	160,927,
	6160 NW 32 Ct		1.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.35	982
29)	QNIP Bond Phase II - Local Park Improv .	3/2008	11.83	3.03	3.02	0.00	0.00	0.00	0.00	6.05	0.00	17.88	1087
	Unincorporated Miami-Dade County		17.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	17.88	
30)	Emergency Call Boxes ==================	== 3/2005	==0.18	==0.17	==0.00	==0.00	==0.00	==0.00	==0.00	==0.17	==0.00	==0.35	650
	Countywide		0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	
31)	Charles Deering South Add.Impr. ==========	== 3/2004	==0.07	==0.03	==0.00	==0.00	==0.00	==0.00	==0.00	==0.03	==0.00	==0.10	650
	16701 SW 72 Ave.		0.10	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.10	
32)	QNIP Bond Phase III - Local Park Improv.	3/2007	1.26	0.17	0.00	0.00	0.00	0.00	0.00	0.17	0.00	1.43	1133
	Unincorporated Miami-Dade County		1.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.43	
33)	A.D. Barnes Park - BBCBP	3/2013	0.10	0.02	0.11	0.45	0.82	0.00	0.00	1.40	2.50	4.00	1135
	3401 SW 72 Ave.		0.12	0.00	0.11	0.95	0.32	0.00	0.00	1.38	2.50	4.00	
34)	QNIP Bond Phase IV - Local Park Improv.	3/2009	3.83	2.15	2.48	1.12	0.00	0.00	0.00	5.75	0.00	9.58	1131
	Unincorporated Miami-Dade County		9.58	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	9.58	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
35)	Miami Metrozoo Improvements 12400 SW 152 St.	3/2006	0.77 0.90	0.23 0.10	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.23 0.10	0.00 0.00	1.00 1.00	650
36)	Dade County Auditorium Improvements 2901 W Flagler Street	3/2007	0.78 1.13	0.97 0.62	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.97 0.62	0.00 0.00	1.75 1.75	650,985
37)	Joseph Caleb Auditorium Improvements 5400 NW 22 Avenue	3/2007	0.58 0.81	0.34 0.36	0.25 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.59 0.36	0.00 0.00	1.17 1.17	650,985, 890
38)	Tamiami Park Improvements 11201 SW 24 St.	3/2007	5.30 6.45	2.00 0.85	0.80 0.80	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.80 1.65	0.00 0.00	8.10 8.10	650,927, 982,907,1087
39)	Areawide Parks - 40 Year Old Building Recert. Countywide	3/2007	0.00 0.00	0.60 0.60	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.60 0.60	0.00 0.00	0.60 0.60	650
40)	Local Parks - 40 Year Old Building Recert. Various Locations	3/2007	0.00 0.00	0.30 0.30	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.30 0.30	0.00 0.00	0.30 0.30	650
41)	Country Club of Mia Com.Cen.(Ferri Pr.)BBCBP Miami Gardens Dr and Old Elm Rd	3/2010	0.00 0.24	0.00 0.05	0.00 0.75	2.05 1.01	0.05 0.05	0.00 0.00	0.00 0.00	2.10 1.86	0.00 0.00	2.10 2.10	1135
42)	Local Parks - Outdoor Electr. Light.Saf.Rep. Unincorporated M-Dade County	3/2007	0.00 0.00	0.35 0.35	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.35 0.35	0.00 0.00	0.35 0.35	650
43)	Areawide Parks-Outdoor El. Lighting Saf.Rep. Countywide	3/2006	1.13 1.13	0.65 0.65	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.65 0.65	0.00 0.00	1.78 1.78	650,1085
44)	Beach Maintenance Facility - BBCBP Vicinity of 76 St and Collins Ave	3/2012	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.38 0.38	0.12 0.12	0.50 0.50	0.00 0.00	0.50 0.50	1135
45)	Bird Lakes Park - BBCBP SW 144 Ave & SW 47 St	3/2008	0.04 0.18	0.22 0.09	0.02 0.01	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.24 0.10	0.00 0.00	0.28 0.28	1135
46)	Biscayne Shores Park - BBCBP NE 116 St & NE 14 Ave	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.15 0.15	0.05 0.05	0.23 0.23	1.27 1.27	1.50 1.50	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
47)	Briar Bay Park - BBCBP SW 128 St & 90 Ave	3/2010	0.00 0.00	0.00 0.00	0.01 0.01	0.03 0.03	0.21 0.21	0.00 0.00	0.00 0.00	0.25 0.25	0.00 0.00	0.25 0.25	1135
48)	Chuck Pezoldt Park - BBCBP SW 168 St & 157 Ave	3/2013	0.00 0.00	0.00 0.00	1.97 1.97	0.03 0.03	0.05 0.05	0.20 0.20	0.10 0.10	2.35 2.35	2.00 2.00	4.35 4.35	1135
49)	Colonial Drive Park - BBCBP 10750 SW 156 Ter	3/2013	0.22 0.30	0.03 0.20	0.25 0.00	0.00 0.00	0.02 0.01	0.05 0.06	0.05 0.05	0.40 0.32	0.70 0.70	1.32 1.32	1135
50)	Continental Park - BBCBP 10000 SW 82 Ave	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.00 1.00	1.00 1.00	1135
51)	Country Lake Park - BBCBP NW 195 St & NW 87 Ave	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.50 2.50	2.50 2.50	1135
52)	Country Village Park - BBCBP 6550 NW 188 Ter	3/2009	0.01 0.23	0.25 0.20	0.67 0.50	0.65 0.65	0.00 0.00	0.00 0.00	0.00 0.00	1.57 1.35	0.00 0.00	1.58 1.58	1135
53)	Deerwood Bonita Lakes Park - BBCBP SW 144 St & 122 Ave	3/2010	0.11 0.13	0.02 0.00	0.02 0.02	0.32 0.32	0.30 0.30	0.00 0.00	0.00 0.00	0.66 0.64	0.00 0.00	0.77 0.77	1135
54)	Domino Park-West Perrine - BBCBP SW 171 St & 104 Ave	3/2008	0.04 0.22	0.06 0.00	0.12 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.18 0.00	0.00 0.00	0.22 0.22	1135
55)	Eden Lakes Park - BBCBP SW 162 Ave & 47 St	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.50 1.50	1.50 1.50	1135
56)	Gloria Floyd Area - BBCBP SW 126 St & 109 Ave	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.02 0.02	0.05 0.05	0.20 0.20	0.25 0.25	1135
57)	Gwen Cherry Park - BBCBP 259 NW 71 St	3/2011	0.24 0.24	1.24 1.24	0.16 0.16	0.02 0.05	0.72 0.69	0.12 0.12	0.00 0.00	2.26 2.26	0.00 0.00	2.50 2.50	1135
58)	Homestead Bayfront Park - BBCBP 9698 NW Canal Dr	3/2013	0.26 0.26	0.80 0.80	0.63 0.63	0.01 0.01	0.47 0.47	0.76 0.76	0.07 0.07	2.74 2.74	1.00 1.00	4.00 4.00	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
59)	International Gardens Park - BBCBP SW 18 St & SW 123 Ct	3/2006	0.05 0.05	0.05 0.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.05 0.05	0.00 0.00	0.10 0.10	1135
60)	Ives Estates District Park - BBCBP NE 16 Ave & NE 209 St	3/2013	0.00 0.00	0.39 0.39	0.60 0.60	1.72 1.72	3.57 3.57	3.98 3.98	0.58 0.58	10.84 10.84	9.16 9.16	20.00 20.00	1135
61)	Jefferson Reaves Sr. Park - BBCBP 3100 NW 50 St	3/2008	0.08 0.08	0.08 0.08	0.04 0.04	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.12 0.12	0.00 0.00	0.20 0.20	1135
62)	Lago Mar Park - BBCBP SW 162 Ave & SW 80 St	3/2011	0.02 0.02	0.00 0.00	0.08 0.08	0.05 0.05	0.32 0.32	0.53 0.53	0.00 0.00	0.98 0.98	0.00 0.00	1.00 1.00	1135
63)	Lakes by the Bay Park - BBCBP SW 216 St & SW 85 Ave	3/2013	0.00 0.00	0.00 0.00	0.36 0.36	0.16 0.16	0.73 0.73	2.25 2.25	0.00 0.00	3.50 3.50	1.00 1.00	4.50 4.50	1135
64)	Leisure Lakes Park - BBCBP 29305 Illinois Rd	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.60 0.60	0.60 0.60	1135
65)	Local Parks - Com.District 01 - BBCBP Various Sites	3/2011	0.00 0.00	0.00 0.00	0.00 0.00	1.50 1.50	0.00 0.00	1.50 1.50	0.00 0.00	3.00 3.00	0.00 0.00	3.00 3.00	1135
66)	Local Parks - Com.District 02 - BBCBP Various Sites	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.02 0.10	0.05 0.13	1.45 1.37	1.50 1.50	1135
67)	Local Parks - Com.District 03 - BBCBP Various Sites	3/2009	0.01 0.01	0.00 0.00	0.03 0.03	0.14 0.14	0.00 0.00	0.00 0.00	0.00 0.00	0.17 0.17	0.00 0.00	0.18 0.18	1135
68)	Local Parks - Com.District 04 - BBCBP Various Sites	3/2013	0.05 0.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.27 0.27	0.32 0.32	1135
69)	Local Parks - Com.District 10 - BBCBP Various Sites	3/2013	0.30 0.30	0.52 0.52	1.20 1.20	0.60 0.60	0.02 0.02	0.62 0.62	0.39 0.39	3.35 3.35	0.35 0.35	4.00 4.00	1135
70)	Local Parks - Com.District 11- BBCBP Various Sites	3/2013	0.00 0.00	0.00 0.00	0.60 0.60	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.63 0.63	2.87 2.87	3.50 3.50	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
71)	Local Parks - Com.District 13 - BBCBP Various Sites	3/2013	0.07 0.07	0.00 0.00	0.53 0.53	0.04 0.04	0.00 0.00	0.00 0.00	0.08 0.08	0.65 0.65	0.56 0.56	1.28 1.28	1135
72)	Marva Bannerman Park - BBCBP 4830 NW 24 Ave.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.02 0.02	0.09 0.09	0.11 0.11	0.04 0.04	0.15 0.15	1135
73)	Medsouth Park - BBCBP SW 280 St. ans SW 130 Ave.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.06 0.06	0.06 0.06	0.06 0.06	0.18 0.18	0.52 0.52	0.70 0.70	1135
74)	Naranja Park - BBCBP 14150 SW 264 St.	3/2013	0.00 0.00	0.00 0.00	0.03 0.03	0.06 0.06	0.18 0.18	0.03 0.03	0.49 0.49	0.79 0.79	1.21 1.21	2.00 2.00	1135
75)	North Glade Park (Meadow Wood Prk)BBCBP 17355 NW 52 Ave.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.13 0.13	0.05 0.05	0.32 0.32	0.53 0.53	0.87 0.87	1.40 1.40	1135
76)	North Shorecrest & Military Trail Park- BBCBP 801 NE 88 St.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.05 0.05	0.05 0.05	0.10 0.10	0.40 0.40	0.50 0.50	1135
77)	North Trail Park - BBCBP NW 8 St. and NW 127 Ave.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.76 1.76	1.76 1.76	1135
78)	Oak Grove Park - BBCBP 690 NE 159 St.	3/2013	0.00 0.00	0.00 0.00	0.31 0.31	0.00 0.00	0.01 0.01	0.04 0.04	0.01 0.01	0.37 0.37	0.25 0.25	0.62 0.62	1135
79)	Olinda Park - BBCBP 2101 NW 51 St.	3/2009	0.04 0.04	0.00 0.00	0.03 0.03	0.18 0.18	0.00 0.00	0.00 0.00	0.00 0.00	0.21 0.21	0.00 0.00	0.25 0.25	1135
80)	Olympic Park - BBCBP 8601 SW 152 Ave.	3/2012	0.00 0.00	0.00 0.00	0.04 0.04	0.15 0.15	0.06 0.06	0.71 0.71	0.64 0.64	1.60 1.60	0.00 0.00	1.60 1.60	1135
81)	Royal Colonial Park - BBCBP SW 147 Ave. and SW 280 St.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.02 0.02	0.03 0.03	0.15 0.15	0.02 0.02	0.22 0.22	1.18 1.18	1.40 1.40	1135
82)	Sargeant Joseph Delancy Park- BBCBP 14450 Boggs Dr.	3/2009	0.37 0.37	0.03 0.03	2.02 2.02	0.08 0.08	0.00 0.00	0.00 0.00	0.00 0.00	2.13 2.13	0.00 0.00	2.50 2.50	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
83)	Sharman Park - BBCBP SW 219 St. and 123 Ave.	3/2012	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.08 0.08	0.49 0.49	0.60 0.60	0.00 0.00	0.60 0.60	1135
84)	SouthDade Park - BBCBP 16350 SW 280 St.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.22 0.22	0.32 0.32	0.06 0.06	1.23 1.23	1.83 1.83	3.17 3.17	5.00 5.00	1135
85)	Southridge Park Improvements 19355 SW 114 Ave.	3/2008	1.84 4.00	1.64 0.00	0.52 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.16 0.00	0.00 0.00	4.00 4.00	927
86)	Local Parks - Structural Safety Insp. & Rep. Various Sites	3/2007	0.00 0.00	1.00 1.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.00 1.00	0.00 0.00	1.00 1.00	650
87)	West Perrine Park - BBCBP 17121 SW 104 Ave.	3/2013	0.00 0.00	0.00 0.00	0.23 0.23	0.39 0.32	0.06 0.06	1.23 1.23	1.99 1.99	3.90 3.83	1.10 1.17	5.00 5.00	1135
88)	Westwind Lakes Parks - BBCBP SW 69 St. and SW 152 Ave.	3/2012	0.00 0.00	0.00 0.00	0.05 0.05	0.20 0.20	0.11 0.11	0.77 0.77	1.27 1.27	2.40 2.40	0.00 0.00	2.40 2.40	1135
89)	Wild Lime Park - BBCBP 11341 SW 147 Ave.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.04 0.04	0.15 0.15	0.04 0.04	0.43 0.43	0.66 0.66	0.84 0.84	1.50 1.50	1135
90)	African Her. Cult. Arts Cent.-BBCBP 2166 NW 62 St.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.10 0.10	0.10 0.10	0.90 0.90	1.00 1.00	1135
91)	Amelia Earhart Park - BBCBP 11900 NW 42 Ave.	3/2013	0.24 0.69	0.92 0.46	0.88 0.88	0.28 0.28	1.74 1.74	5.20 5.20	2.86 2.87	11.88 11.43	10.88 10.88	23.00 23.00	1135
92)	Arcola Lakes Park - BBCBP 1301 NW 83 St.	3/2013	0.09 0.10	0.01 0.00	0.14 0.14	0.47 0.47	0.16 0.16	0.33 0.33	2.05 2.05	3.16 3.15	2.75 2.75	6.00 6.00	1135
93)	Black Point Marina - BBCBP 24775 SW 87 Ave.	3/2013	0.18 0.18	0.92 0.92	0.40 0.40	0.00 0.00	0.00 0.00	0.01 0.01	0.04 0.04	1.37 1.37	0.25 0.25	1.80 1.80	1135
94)	Camp Matecumbe (Boystown) - BBCBP SW 120 St. and SW 137 Ave.	3/2012	0.20 0.20	0.12 0.12	0.14 0.83	0.74 0.05	0.00 0.00	0.00 0.00	0.00 0.00	1.00 1.00	4.80 4.80	6.00 6.00	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
95)	Camp Owaissa Bauer - BBCBP 17001 SW 264 St.	3/2009	0.00 0.00	0.00 0.00	0.90 0.90	0.10 0.10	0.00 0.00	0.00 0.00	0.00 0.00	1.00 1.00	0.00 0.00	1.00 1.00	1135
96)	Chapman Field Park - BBCBP 13601 Old Cutler Rd.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.05 0.05	0.33 0.33	0.20 0.20	0.58 0.58	4.42 4.42	5.00 5.00	1135
97)	Charles Deering Estate - BBCBP 16701 SW 72 Ave.	3/2012	0.00 0.00	0.00 0.00	0.00 0.00	0.06 0.06	0.25 0.25	0.08 0.08	0.19 0.19	0.58 0.58	4.42 4.42	5.00 5.00	1135
98)	Country Club of Miami South Course Renov. Various Locations	3/2007	0.50 2.33	1.83 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.83 0.00	0.00 0.00	2.33 2.33	650
99)	Crandon Park - BBCBP 4000 Crandon Blvd.	3/2013	0.35 0.35	0.00 0.00	0.39 0.39	0.07 0.07	2.22 2.22	3.13 3.13	0.82 0.82	6.63 6.63	16.02 16.02	23.00 23.00	1135
100)	Golf Facilities Improvement ==========	== 3/2007	==0.45	==0.35	==0.15	==0.00	==0.00	==0.00	==0.00	==0.50	==0.00	==0.95	650
	Various Sites		0.95	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.95	
101)	Greynolds Park - BBCBP 17530 W Dixie Hwy	3/2013	0.00 0.00	0.00 0.00	0.08 0.08	0.28 0.28	0.14 0.14	0.05 0.05	1.52 1.52	2.07 2.07	4.93 4.93	7.00 7.00	1135
102)	Haulover Park - BBCBP 10801 Collins Ave.	3/2013	0.22 0.22	1.08 1.08	2.84 2.84	1.81 1.81	0.21 0.21	0.78 0.78	0.44 0.44	7.16 7.16	15.62 15.62	23.00 23.00	1135
103)	Areawide Parks- Heavy & Mob.Equip.Repl. Countywide	3/2007	0.30 0.30	0.26 0.26	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.26 0.26	0.00 0.00	0.56 0.56	650
104)	Homestead Air Reserve Park - BBCBP SW 268 St. and SW 129 Ave.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.54 0.54	0.34 0.34	0.08 0.08	3.49 3.49	4.45 4.45	10.61 10.61	15.06 15.06	1135
105)	Kendall Indian Hammocks Park - BBCBP 11395 SW 79 St.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.50 1.50	1.50 1.50	4.50 4.50	6.00 6.00	1135
106)	Kendall Soccer Park - BBCBP SW 127 Ave. and 80 St.	3/2013	0.37 0.37	1.59 1.59	0.04 0.04	0.00 0.00	0.00 0.00	0.00 0.00	0.04 0.04	1.67 1.67	1.96 1.96	4.00 4.00	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
107)	Larry and Penny Thompson Park - BBCBP 12451 SW 184 St.	3/2013	0.10 0.10	0.06 0.06	0.33 0.33	0.12 0.12	0.00 0.00	0.04 0.04	0.06 0.06	0.61 0.61	5.89 5.89	6.60 6.60	1135
108)	Matheson Hammock Park - BBCBP 9610 Old Cutler Rd.	3/2013	0.17 0.17	0.51 0.51	0.68 0.68	0.17 0.17	0.06 0.06	1.88 1.88	1.42 1.42	4.72 4.72	1.11 1.11	6.00 6.00	1135
109)	Miami Metrozoo-Additional Improv.-BBCBP 12400 SW 152 St.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.18 0.18	1.53 1.53	0.39 0.39	2.10 2.10	10.90 10.90	13.00 13.00	1135
110)	Miami Metrozoo-Caribbean Exhibit - BBCBP 12400 SW 152 St.	2/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	31.00 31.00	31.00 31.00	1135
111)	Miami Metrozoo-Florida Exhibit - BBCBP 12400 SW 152 St.	2/2011	1.25 1.25	2.27 2.27	1.35 1.35	9.03 9.03	12.15 12.15	4.95 4.95	0.00 0.00	29.75 29.75	0.00 0.00	31.00 31.00	1135
112)	Miami Metrozoo-Impr. & Entry Way - BBCBP 12400 SW 152 St.	3/2010	0.84 0.84	0.75 0.75	0.73 0.73	4.58 4.58	5.10 5.10	0.00 0.00	0.00 0.00	11.16 11.16	0.00 0.00	12.00 12.00	1135
113)	Redland Fruit & Spice Park - BBCBP 24801SW 187 Ave.	3/2010	0.04 0.04	0.00 0.00	0.12 0.94	0.42 0.02	0.42 0.00	0.00 0.00	0.00 0.00	0.96 0.96	3.00 3.00	4.00 4.00	1135
114)	Areawide Parks-Structural Safety Insp.& Rep. Countywide	3/2006	0.00 0.00	0.25 0.25	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.25 0.25	0.00 0.00	0.25 0.25	650
115)	Tamiami Park - BBCBP 11201 SW 24 St.	3/2013	0.00 0.00	0.00 0.00	0.11 0.11	0.33 0.33	0.29 0.29	0.13 0.13	2.28 2.28	3.14 3.14	4.86 4.86	8.00 8.00	1135
116)	Tamiami Park Gymnasium 11201 SW 24 St.	1/2009	0.35 0.35	0.00 0.00	0.50 0.50	7.50 7.50	0.00 0.00	0.00 0.00	0.00 0.00	8.00 8.00	0.00 0.00	8.35 8.35	650
117)	Trail Glades Range - BBCBP SW 8 St. and 177 Ave.	3/2010	0.76 1.94	0.56 2.31	2.04 2.50	3.39 1.25	1.25 0.00	0.00 0.00	0.00 0.00	7.24 6.06	0.00 0.00	8.00 8.00	1135
118)	Trail Glades Range Improvements SW 8 St. and 177 Ave.	3/2007	0.34 0.34	0.40 0.40	0.40 0.40	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.80 0.80	0.00 0.00	1.14 1.14	650

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
119)	Tree Islands Park - BBCBP SW 24 St. and SW 142 Ave.	3/2011	0.09 0.12	0.07 0.45	0.53 0.16	0.09 0.06	1.53 1.46	2.69 2.75	0.00 0.00	4.91 4.88	0.00 0.00	5.00 5.00	1135
120)	Tropical Park - BBCBP 7900 SW 40 St.	3/2013	1.06 1.06	0.93 0.94	0.55 3.38	2.47 3.81	4.18 2.83	1.71 0.48	1.32 0.50	11.16 11.94	2.78 2.00	15.00 15.00	1135
121)	West Kendall District Park - BBCBP SW 120 St. and 167 Ave.	3/2013	0.71 0.73	0.13 0.11	3.80 3.84	1.04 1.32	0.32 0.00	0.00 0.00	0.00 0.00	5.29 5.27	17.00 17.00	23.00 23.00	1135
122)	Greenways & Trails-Com.District 01-BBCBP Various Sites	3/2013	0.16 0.41	0.25 0.23	0.23 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.48 0.23	1.40 1.40	2.04 2.04	1135, 821,1002
123)	Greenways & Trails-Com.District 06-BBCBP Various Sites	3/2013	0.25 0.50	0.25 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.25 0.00	0.80 0.80	1.30 1.30	821,1135
124)	Greenways & Trails-Com.District 07-BBCBP Various Sites	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.80 0.80	0.80 0.80	1135
125)	Greenways & Trails-Com.District 08-BBCBP Various Sites	3/2013	0.30 1.29	0.70 0.09	0.41 0.56	0.64 0.11	1.88 2.11	3.07 2.84	1.54 1.54	8.24 7.25	1.88 1.88	10.42 10.42	821,1135
126)	Three Bridges Projects Various Sites	3/2010	0.10 0.10	0.00 0.00	0.09 0.14	0.45 0.80	0.40 0.00	0.00 0.00	0.00 0.00	0.94 0.94	0.00 0.00	1.04 1.04	650,821
127)	Dade County Auditorium - BBCBP 2901 W. Flagler St.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.26 0.26	0.34 0.34	0.60 0.60	7.40 7.40	8.00 8.00	1135
128)	Joseph Caleb Center Auditorium - BBCBP 5400 NW 22 Ave.	3/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.00 2.00	2.00 2.00	1135
129)	Marina Capital Plan Various Sites	1/2011	2.73 5.34	3.40 7.20	3.30 3.60	3.30 0.50	3.30 0.50	1.61 0.50	0.00 0.00	14.91 12.30	0.00 0.00	17.64 17.64	907,1008
130)	Westchester Arts Center - BBCBP 11201 SW 24 St.	3/2010	0.06 0.06	0.19 0.19	0.50 0.50	1.97 1.97	1.28 1.28	0.00 0.00	0.00 0.00	3.94 3.94	0.00 0.00	4.00 4.00	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
	Subtotals		198.42 297.81	71.71 38.33	68.54 42.15	68.22 46.88	52.34 40.98	45.50 40.10	29.25 28.52	335.56 236.96	213.75 212.96	747.73 747.73	
	Proposed Additions, April 2006 CDMP Amendment Cycle **********												
131)	Areawide Parks - Grant Match Requirements Countywide	3/2007	0.00 0.00	0.80 0.80	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.80 0.80	0.00 0.00	0.80 0.80	650
132)	Areawide Parks - Light Intensity @ Park.Lots Countywide	3/2007	0.00 0.00	0.05 0.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.05 0.05	0.00 0.00	0.05 0.05	650
133)	Areawide Parks - Lighting Protect. System Countywide	3/2008	0.00 0.00	0.05 0.05	0.16 0.16	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.21 0.21	0.00 0.00	0.21 0.21	650
134)	Areawide Parks - Park Improvements Countywide	3/2007	0.00 0.10	1.35 1.25	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.35 1.25	0.00 0.00	1.35 1.35	650
135)	Cinco Mayo Park SW 194 Ave and 384 St	3/2008	0.00 0.00	0.54 0.54	0.96 0.96	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.50 1.50	0.00 0.00	1.50 1.50	650,1003
136)	Country Club of Miami C. Center (Ferri Prop.) Miami Gardens Dr and Old Elm Rd	3/2010	0.57 2.42	0.40 0.00	1.00 0.00	0.45 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.85 0.00	0.00 0.00	2.42 2.42	1002,1131
137)	Country Club of Miami Golf Course 7620 Oakmont Cir	3/2007	4.43 5.50	1.07 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.07 0.00	0.00 0.00	5.50 5.50	650,999
138)	Goolds Park - BBC Bond Program 21805 SW 114 Ave	3/2013	0.00 0.00	0.00 0.00	0.03 0.03	0.10 0.10	0.05 0.05	0.02 0.02	1.00 1.00	1.20 1.20	0.04 0.04	1.24 1.24	1135
139)	Local Parks - Heavy & Mobile Equip. Repl. Unincorporated Miami-Dade County	3/2007	0.15 0.15	0.15 0.15	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.15 0.15	0.00 0.00	0.30 0.30	650
140)	Local Parks - Light Intensity @ Park.Lots Unincorporated Miami-Dade County	3/2007	0.00 0.00	0.02 0.02	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.02 0.02	0.00 0.00	0.02 0.02	650

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
141)	Local Parks - Lighting Protect. System Unincorporated Miami-Dade County	3/2007	0.00 0.00	0.07 0.07	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.07 0.07	0.00 0.00	0.07 0.07	650
142)	Local Parks - Park Improvements Unincorporated Miami-Dade County	3/2007	0.00 0.00	0.24 0.24	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.24 0.24	0.00 0.00	0.24 0.24	650
143)	Local Parks Projects Donated by CD 08 Various Sites	3/2007	0.66 0.97	0.31 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.31 0.00	0.00 0.00	0.97 0.97	1164
144)	Matheson Hammock Park Road 9610 Old Cutler Rd	3/2006	0.15 0.38	0.23 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.23 0.00	0.00 0.00	0.38 0.38	500
145)	Miami Metrozoo Equipment Needs 12400 SW 152 St	3/2007	0.00 0.00	0.10 0.10	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.10 0.10	0.00 0.00	0.10 0.10	650
146)	Palmetto Mini Golf Course 9300 SW 152 St	1/2007	0.00 0.00	0.25 0.25	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.25 0.25	0.00 0.00	0.25 0.25	650
147)	Planning of African Heritage Cult.C. in CD 01 To Be Determined	2/2008	0.02 0.05	0.03 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.00	0.00 0.00	0.05 0.05	650
148)	Tree Canopy Replacement in County Parks Countywide	3/2007	0.00 0.00	2.00 2.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.00 2.00	0.00 0.00	2.00 2.00	650
	Subtotals of Proposed Additions		5.98 9.57	7.66 5.52	2.15 1.15	0.55 0.10	0.05 0.05	0.02 0.02	1.00 1.00	11.43 7.84	0.04 0.04	17.45 17.45	
	TOTALS		204.40 307.38	79.37 43.85	70.69 43.30	68.77 46.98	52.39 41.03	45.52 40.12	30.25 29.52	346.99 244.80	213.79 213.00	765.18 765.18	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

====== Proposed Deletions, April 2006 CDMP Amendment Cycle

Source: Miami-Dade County Park and Recreation Department and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	Gantry Berth Power Conversion	1/2006	13.97	1.50	0.00	0.00	0.00	0.00	0.00	1.50	0.00	15.47	1000
	Dante B. Fascell Port of Miami		13.97	1.50	0.00	0.00	0.00	0.00	0.00	1.50	0.00	15.47	
2)	Dredging- Phase II ==========	== 2/2006	=52.64	=15.48	==0.00	==0.00	==0.00	==0.00	==0.00	==15.48	==0.00	==68.12	142,821,
	Dante B. Fascell Port of Miami		52.64	15.48	0.00	0.00	0.00	0.00	0.00	15.48	0.00	68.12	865,1000
3)	Cargo Gate Complex Phase II ==========	== 1/2006	==2.37	==0.00	==0.00	==0.00	==0.00	==0.00	==0.00	==2.37	==0.00	==11.09	150,821,
	Dante B. Fascell Port of Miami		8.72	2.37	0.00	0.00	0.00	0.00	0.00	2.37	0.00	11.09	865,1000
4)	Access Route Improvements ==========	== 1/2006	==2.77	==3.45	==0.00	==0.00	==0.00	==0.00	==0.00	==3.45	==0.00	==6.22	821,1000
	City of Miami - Port of Miami		2.77	3.45	0.00	0.00	0.00	0.00	0.00	3.45	0.00	6.22	
5)	Gantry Container Cranes; 11, 12, 13, & 14	1/2008	9.13	0.00	4.00	9.00	0.00	0.00	0.00	13.00	0.00	22.13	865,1000
	Dante B. Fascell Port of Miami		9.13	0.00	4.00	9.00	0.00	0.00	0.00	13.00	0.00	22.13	
6)	Seaport Fire Station ==========	== 3/2006	==1.52	==0.00	==0.00	==0.00	==0.00	==0.00	==0.00	==1.52	==0.00	==2.50	1000
	Dante B. Fascell Port of Miami		0.98	1.52	0.00	0.00	0.00	0.00	0.00	1.52	0.00	2.50	
7)	Port Traffic Enhanc. -Eastern Port Blvrd =====	== 1/2006	==6.12	==1.65	==0.00	==0.00	==0.00	==0.00	==0.00	==1.65	==0.00	==7.77	150,821,
	Dante B. Fascell Port of Miami		6.12	1.65	0.00	0.00	0.00	0.00	0.00	1.65	0.00	7.77	865,1000
8)	Construction Supervision	3/2009	2.00	2.00	2.00	2.00	2.00	2.00	2.00	12.00	2.00	16.00	426
	Dante B. Fascell Port of Miami		2.00	2.00	2.00	2.00	2.00	2.00	2.00	12.00	2.00	16.00	
9)	Perimeter Security Cameras	1/2007	0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00	1000
	Dante B. Fascell Port of Miami		0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00	
10)	New Cruise Terminal E	2/2006	38.46	4.74	0.00	0.00	0.00	0.00	0.00	4.74	0.00	43.20	821,1000,
	Dante B. Fascell Port of Miami		38.46	4.74	0.00	0.00	0.00	0.00	0.00	4.74	0.00	43.20	1002
11)	New Cruise Terminal D	2/2006	38.54	4.74	0.00	0.00	0.00	0.00	0.00	4.74	0.00	43.28	1000
	Dante B. Fascell Port of Miami		38.54	4.74	0.00	0.00	0.00	0.00	0.00	4.74	0.00	43.28	
12)	Crane Maintenance Facility ==========	== 1/2006	==0.51	==1.87	==0.22	==0.00	==0.00	==0.00	==0.00	==2.09	==0.00	==2.60	1000
	Dante B. Fascell Port of Miami		0.51	1.87	0.22	0.00	0.00	0.00	0.00	2.09	0.00	2.60	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
13)	Dredging - Phase II Mitigation Oleta River - North Miami	1/2010	0.00 0.00	0.10 0.10	0.25 0.25	0.35 0.35	0.45 0.45	1.40 1.40	0.00 0.00	2.25 2.25	0.00 0.00	2.50 2.50	1000
14)	Cruise Terminal 8 & 9 Improvements Dante B. Fascell Port of Miami	1/2009	0.00 0.00	0.00 0.00	1.80 1.80	1.00 1.00	0.30 0.30	0.00 0.00	0.00 0.00	3.10 3.10	0.00 0.00	3.10 3.10	1000
15)	U.S. INS Facility in Terminal 7 Dante B. Fascell Port of Miami	1/2007	0.33 0.33	2.10 2.10	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.10 2.10	0.00 0.00	2.43 2.43	401,1000, 1129
16)	Waterside Surveillance System Dante B. Fascell Port of Miami	1/2006	0.07 0.07	0.65 0.65	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.65 0.65	0.00 0.00	0.72 0.72	1000,1145
17)	Container Yard Improv. - Pomtoc Yard====== Dante B. Fascell Port of Miami	== 1/2006	==4.60 4.60	==0.00 1.53	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==1.53 1.53	==0.00 0.00	==6.13 6.13	1000
18)	Container Yard Improvements - Seaboard Dante B. Fascell Port of Miami	1/2008	0.00 0.00	0.00 0.00	2.92 2.92	1.30 1.30	0.00 0.00	0.00 0.00	0.00 0.00	4.22 4.22	0.00 0.00	4.22 4.22	865,1000
19)	Eastern Port Blvrd Improvements Dante B. Fascell Port of Miami	1/2006	0.00 0.00	3.19 3.19	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	3.19 3.19	0.00 0.00	3.19 3.19	1000,1091
20)	Container Yard Impr/ments-Marshalling Yard Dante B. Fascell Port of Miami	1/2010	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	15.00 15.00	15.00 15.00	0.00 0.00	30.00 30.00	0.00 0.00	30.00 30.00	917,1000
21)	Container Yard Impr/ments - Wharf 6 & 7===== Dante B. Fascell Port of Miami	== 1/2006	==1.97 1.97	==0.15 0.15	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.15 0.15	==0.00 0.00	==2.12 2.12	1000
22)	Container Yard Improv. & Tank Removal===== Dante B. Fascell Port of Miami	== 1/2006	==0.00 0.00	==0.45 0.45	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.45 0.45	==0.00 0.00	==0.45 0.45	917, 1000
23)	Container Yard Improvements - Phase IV Dante B. Fascell Port of Miami	3/2011	0.00 0.00	0.00 0.00	4.00 4.00	4.00 4.00	4.00 4.00	4.00 4.00	4.00 4.00	20.00 20.00	0.00 0.00	20.00 20.00	1000
24)	Parking Garage-Seaboard US C&BP Build. Dante B. Fascell Port of Miami	2/2009	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	10.00 10.00	0.00 0.00	0.00 0.00	10.00 10.00	0.00 0.00	10.00 10.00	1000

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
25)	Expand Parking Capacity in Garage 6 ======	== 2/2011	==0.00	==0.00	==0.00	==0.00	==0.00	==0.00	==3.61	==3.61	==0.00	==3.61	1000
	Dante B. Fascell Port of Miami		0.00	0.00	0.00	0.00	0.00	0.00	3.61	3.61	0.00	3.61	
26)	Parking Garages (Terminals D,E, & 2) =======	== 2/2006	==1.00	=14.00	==0.00	==0.00	==0.00	==0.00	==0.00	==14.00	==0.00	==15.00	1000
	Dante B. Fascell Port of Miami		1.00	14.00	0.00	0.00	0.00	0.00	0.00	14.00	0.00	15.00	
27)	Security Enhanc.-Tran.Sec.Adm.R1=========	== 2/2006	==1.96	==0.00	==0.00	==0.00	==0.00	==0.00	==0.00	==1.96	==0.00	==16.21	150,426,
	Dodge and Lummus Islands		14.25	1.96	0.00	0.00	0.00	0.00	0.00	1.96	0.00	16.21	865
28)	Container Yard Improv.- Maersk Yard Dr.Imp.	1/2006	0.00	0.60	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.60	1000
	Dante B. Fascell Port of Miami		0.00	0.60	0.00	0.00	0.00	0.00	0.00	0.60	0.00	0.60	
29)	Mooring Improvements - Various	2/2008	0.00	0.00	2.50	2.50	0.00	0.00	0.00	5.00	0.00	5.00	1000
	Dante B. Fascell Port of Miami		0.00	0.00	2.50	2.50	0.00	0.00	0.00	5.00	0.00	5.00	
30)	Stolen Auto Rec. (Star) Units for New Gateway	1/2006	0.80	7.77	0.00	0.00	0.00	0.00	0.00	7.77	0.00	8.57	865,1000,
	Dante B. Fascell Port of Miami		0.80	7.77	0.00	0.00	0.00	0.00	0.00	7.77	0.00	8.57	1002
31)	Intermodal Container Transfer Facility	1/2006	0.40	1.67	0.00	0.00	0.00	0.00	0.00	1.67	0.00	2.07	821,1000
	To Be Determined		0.40	1.67	0.00	0.00	0.00	0.00	0.00	1.67	0.00	2.07	
32)	Cruise Terminal 10 Improvements	1/2007	0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.00	0.50	1000
	Dante B. Fascell Port of Miami		0.00	0.00	0.50	0.00	0.00	0.00	0.00	0.50	0.00	0.50	
33)	Mooring Improvements Phase III ==========	== 1/2006	==9.12	==2.89	==0.00	==0.00	==0.00	==0.00	==0.00	==2.89	==0.00	==12.01	1000
	Dante B. Fascell Port of Miami		9.12	2.89	0.00	0.00	0.00	0.00	0.00	2.89	0.00	12.01	
34)	Finger Pier for Ultra Voyager	2/2006	0.08	1.51	0.00	0.00	0.00	0.00	0.00	1.51	0.00	1.59	1000
	Dante B. Fascell Port of Miami		0.08	1.51	0.00	0.00	0.00	0.00	0.00	1.51	0.00	1.59	
35)	Cruise Provisioning Inspection Facility	1/2007	0.04	1.26	1.75	0.00	0.00	0.00	0.00	3.01	0.00	3.05	1000,1145
	Dante B. Fascell Port of Miami		0.04	1.26	1.75	0.00	0.00	0.00	0.00	3.01	0.00	3.05	
36)	Shed E Extension for US Customs & Border P.	3/2009	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	3.00	1000
	Dante B. Fascell Port of Miami		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	3.00	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
37)	Riprap Improvements to Pilot House Area Dante B. Fascell Port of Miami	1/2006	0.68 0.68	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.68 0.68	1000
38)	Communications & Command & Control Center Dante B. Fascell Port of Miami	1/2007	4.19 4.19	1.90 1.90	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.90 1.90	0.00 0.00	6.09 6.09	1000,1141
39)	Railroad Bridge Improvement Dante B. Fascell Port of Miami	1/2007	0.02 0.02	0.89 0.89	0.61 0.61	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.50 1.50	0.00 0.00	1.52 1.52	821,1000
40)	Seaport Tunnel Dante B. Fascell Port of Miami	2/2012	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	100.00 100.00	100.00 100.00	1135
41)	New Cargo Wharf 7 Dante B. Fascell Port of Miami	2/2009	0.00 0.00	0.00 0.00	0.25 0.25	1.50 1.50	8.55 8.55	0.00 0.00	0.00 0.00	10.30 10.30	0.00 0.00	10.30 10.30	1000
42)	Canopies & Intermodal Improvements Dante B. Fascell Port of Miami	2/2008	0.00 0.00	0.00 0.00	3.77 3.77	4.68 4.68	0.00 0.00	0.00 0.00	0.00 0.00	8.45 8.45	0.00 0.00	8.45 8.45	1000
43)	Cruise Terminal 3, 4, & 5 Improvements Dante B. Fascell Port of Miami	1/2006	==1.34 1.34	==1.26 1.26	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==1.26 1.26	==0.00 0.00	==2.60 2.60	1000
44)	Dredging - Phase III Dante B. Fascell Port of Miami	1/2011	0.74 0.74	0.65 0.65	5.00 5.00	15.00 15.00	15.43 15.43	29.00 29.00	29.00 29.00	94.08 94.08	60.00 60.00	154.82 154.82	142,821, 1000

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
45)	Access Controls - 2nd Tier ==========	== 2/2006	==0.00	==0.50	==0.00	==0.00	==0.00	==0.00	==0.00	==0.50	==0.00	==0.50	1000,1145
	Dante B. Fascell Port of Miami		0.00	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.50	
	Subtotals		109.45	35.27	30.35	41.33	55.73	51.40	35.00	248.78	165.00	523.48	
			109.45	35.27	30.35	41.33	55.73	51.40	35.00	248.78	165.00	523.48	
	Proposed Additions, April 2006 CDMP Amendment Cycle **********												
46)	Container Yard Mitigation	1/2008	0.00	0.00	1.25	1.25	0.00	0.00	0.00	2.50	0.00	2.50	1000
	Dante B. Fascell Port of Miami		0.00	0.00	1.25	1.25	0.00	0.00	0.00	2.50	0.00	2.50	
	Subtotals of Proposed Additions		0.00	0.00	1.25	1.25	0.00	0.00	0.00	2.50	0.00	2.50	
			0.00	0.00	1.25	1.25	0.00	0.00	0.00	2.50	0.00	2.50	
	TOTALS		109.45	35.27	31.60	42.58	55.73	51.40	35.00	251.28	165.00	525.98	
			109.45	35.27	31.60	42.58	55.73	51.40	35.00	251.28	165.00	525.98	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

====== Proposed Deletions, April 2006 CDMP Amendment Cycle

Source: Miami-Dade County Seaport Department and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	Central M-D W.W.Tr.Mains & P.St. Improv. W.W. System - Central District Area	3/2013	0.69 3.47 ~~2.63~~	~~0.35~~ 1.19 0.00	1.49 0.00	4.10 12.00	4.00 0.00	4.00 0.00	21.00 63.97	~~34.94~~ 35.78 75.97	42.97 0.00	~~78.6~~ 79.44 79.44 ~~78.60~~	521,914, 961
2)	Gravity Sewer Renovations Systemwide	1/2013	~~18.66~~ 18.56 38.56 ~~40.06~~	~~10.70~~ 10.00 2.39	~~13.24~~ 12.54 0.15	4.65 12.65	4.15 0.15	4.15 0.15	2.65 7.25	~~39.54~~ 38.14 22.74	4.75 0.15	~~62.95~~ 61.45 61.45 ~~62.85~~	490,914,961, 970,973
3)	Sanitary Sewer Improvements Systemwide	1/2014	0.51 5.71	0.52 0.00	0.78 0.00	0.78 0.00	0.78 0.00	0.78 0.00	0.78 0.00	4.42 0.00	0.78 0.00	5.71 5.71	497
4)	W.W. General Maint. & Office Facilities Systemwide	1/2014	8.04 23.43	3.20 0.60	2.65 0.60	8.25 13.90	12.65 1.50	13.97 8.73	11.90 33.42	52.62 58.75	27.82 6.30	88.48 88.48	490,521,914, 961,962
5)	W.W. Telemetering System Systemwide	1/2007	2.52 2.52	0.12 0.12	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.12 0.12	0.00 0.00	2.64 2.64	490
6)	Lift Station Upgrades & Struct. Maint. Impr. Systemwide	3/2013	9.04 15.56	2.87 4.01	12.11 4.45	10.14 10.14	9.73 9.73	9.73 9.73	9.73 9.73	54.31 47.79	9.73 9.73	73.08 73.08	490
7)	South District W.W.Tr. Mains & P.St. Impro W.W. System - South District Area	3/2013	0.00 1.24	0.10 0.00	0.90 0.00	1.00 4.76	2.00 0.00	2.00 0.00	0.31 3.02	6.31 7.78	3.49 0.78	9.80 9.80	521,961
8)	~~W.W. System Improvements - New ------ Systemwide~~	~~== 3/2011~~	~~==9.06~~ ~~6.81~~	~~==8.02~~ ~~11.60~~	~~==6.45~~ ~~4.93~~	~~==6.44~~ ~~10.61~~	~~=15.49~~ ~~15.54~~	~~==6.76~~ ~~3.46~~	~~==1.05~~ ~~0.32~~	~~=44.21~~ ~~46.46~~	~~==0.00~~ ~~0.00~~	~~=53.27~~ ~~53.27~~	~~521~~
9)	Wastewater System Maint. & Upgrades Systemwide	3/2013	2.61 2.61	5.70 5.70	3.14 3.14	3.33 3.33	3.53 3.53	3.74 3.74	3.97 3.97	23.41 23.41	4.20 4.20	30.22 30.22	490

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
10)	Pump Station Improvements Program Systemwide	3/2013	29.10 46.68	12.98 0.00	4.60 0.00	3.68 20.00	7.98 0.00	8.34 0.00	12.64 24.00	50.22 44.00	11.36 0.00	90.68 90.68	521,914, 961,973
11)	Corrosion Control Facilities Improvements Systemwide	1/2012	8.60 10.47	0.96 0.00	0.91 0.00	1.20 5.35	1.55 0.00	1.03 0.00	1.57 0.00	7.22 5.35	0.00 0.00	15.82 15.82	914,961
12)	Wastewater Engineering Studies Systemwide	3/2008	10.50 14.66	3.28 0.34	1.43 0.21	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	4.71 0.55	0.00 0.00	15.21 15.21	521,914, 970,973
13)	Sanitary Sewer System Extension Systemwide	3/2014	~~18.24~~ 18.43 24.73 ~~26.73~~	~~5.26~~ 3.88 3.06	~~12.08~~ 12.26 11.48	~~14.93~~ 14.49 13.97 ~~14.47~~	~~19.25~~ 13.02 15.88 ~~16.88~~	~~14.57~~ 14.21 13.01 ~~14.01~~	~~14.09~~ 15.81 12.48	~~80.18~~ 73.67 69.88 ~~72.38~~	~~91.91~~ 93.73 91.22	~~190.33~~ 185.83 185.83 ~~190.33~~	490,1026, 1135
14)	Peak Flow Management Facilities Systemwide	1/2016	21.05 61.95	23.06 19.92	18.70 9.00	8.98 23.02	44.02 17.24	6.16 15.21	36.67 84.09	137.59 168.48	356.69 284.90	515.33 515.33	521,914,961, 962,973
15)	W.W. Equipment & Vehicles Systemwide	3/2013	18.23 21.42	14.48 16.56	12.56 7.29	11.97 11.97	9.23 9.23	9.23 9.23	9.23 9.23	66.70 63.51	9.23 9.23	94.16 94.16	490
16)	Central District Upgrades - W.W.T.P. Virginia Key	3/2014	7.34 13.68	2.81 0.20	3.58 0.20	0.85 0.50	1.59 2.12	1.02 0.50	9.42 29.87	19.27 33.39	20.46 0.00	47.07 47.07	521,914,951, 961,962,970
17)	North District Upgrades - W.W.T.P. 2575 NE 151 St.	3/2013	1.45 2.79	0.89 0.00	0.45 0.00	0.00 0.00	0.30 0.37	0.07 0.00	0.92 2.63	2.63 3.00	1.71 0.00	5.79 5.79	521,914, 961

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
18)	South District Upgrades - W.W.T.P. 8950 SW 232 St.	3/2015	4.55 13.46	3.41 0.00	5.40 0.00	0.10 0.00	0.10 0.16	0.06 0.00	0.83 1.85	9.90 2.01	15.74 14.72	30.19 30.19	521,914,961, 970,973
19)	W.W. Treatment Repl. & Renov. Systemwide	3/2013	14.17 17.64	6.55 5.67	15.29 12.80	17.70 17.70	18.04 17.94	19.42 19.42	20.20 20.20	97.20 93.73	19.65 19.65	131.02 131.02	490
20)	Pump Station Generators & Misc. Upgrades Systemwide	3/2014	2.27 2.54	0.13 0.00	0.14 0.00	3.92 13.80	6.55 0.00	3.33 0.00	1.33 4.00	15.40 17.80	2.67 0.00	20.34 20.34	914,961
21)	Wastewater Treatment Plant Autom. Enh. Systemwide	3/2013	1.62 2.37	0.39 0.10	0.50 0.10	1.87 2.64	1.16 0.33	0.00 0.00	2.86 9.43	6.78 12.60	6.57 0.00	14.97 14.97	521,914, 961
22)	W.W.T.P Miscellaneous Upgrades Wastewater Treatment Plants	3/2014	0.17 1.82	0.15 0.00	1.50 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.66 13.07	4.31 13.07	11.05 0.64	15.53 15.53	521,961, 973
23)	North M-D W.W.Tr. Mains & P.St. Improv. Wastewater System - North District Area	3/2007	2.79 3.41	0.62 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.62 0.00	0.00 0.00	3.41 3.41	914,521
24)	South District W.W.T.P Expansion (Ph III) 8950 SW 232 St.	2/2014	0.00 7.00 ~~0.00~~	0.00 0.00	0.00 0.00	1.50 1.00 ~~8.00~~	3.50 1.00	7.00 3.00	32.00 62.00	44.00 67.00 ~~74.00~~	51.00 21.00	95.00 95.00	521,961
25)	South District W.W.T.P.-High Level Disinf. 8950 SW 232 St.	2/2015	16.60 122.68 ~~57.96~~	~~13.49~~ 18.51 3.84	~~103.19~~ 108.46 19.88 ~~74.30~~	~~202.90~~ 197.88 295.61 ~~305.90~~	~~154.22~~ 148.85 56.36	10.54 2.57	0.00 0.00	484.34 378.26 ~~442.88~~	4.60 4.60	505.54 505.54	521,914,961, 962,966,970

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
	Subtotals		~~198.75~~ 198.84 460.40 ~~391.34~~	~~112.02~~ 115.80 62.51 62.51	~~214.64~~ 219.39 69.30 ~~123.73~~	~~301.85~~ 296.39 462.34 ~~480.13~~	~~304.33~~ 292.73 135.54 ~~136.54~~	~~119.14~~ 118.78 85.29 ~~86.29~~	~~194.76~~ 196.48 394.21 ~~394.21~~	~~1246.74~~ 1239.67 1209.19 ~~1283.41~~	~~696.38~~ 698.20 467.12 ~~467.12~~	~~2141.87~~ 2136.71 2136.71 ~~2141.87~~	
	Proposed Additions, April 2006 CDMP Amendment Cycle **********												
26)	~~W.W. Treatment Plants Effluent Reuse Systemwide~~ Village of Key Biscayne Reuse Distribution System	~~3/2007~~ 2/2008	~~0.29~~ ~~0.39~~ 0.00 0.00	~~6.29~~ ~~0.00~~ 3.15 5.00	~~16.42~~ ~~14.57~~ 1.85 0.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~22.72~~ ~~14.57~~ 5.00 5.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~23.01~~ ~~23.01~~ 5.00 5.00	~~966,970~~ 835
27)	Coastal Wetlands Rehydration Demonstration Project (1mgd)	2/2009	0.00 4.39	1.30 0.00	0.11 0.00	2.98 0.00	9.12 14.81	5.69 0.00	0.00 0.00	19.20 14.81	0.00 0.00	19.20 19.20	521, 973 961
28)	Aquifer Recharge Pilot Study (20,000 gpd)	2/2009	0.00 0.32	0.09 0.00	0.23 0.00	0.70 0.70	0.00 ~~0.00~~	0.00 ~~0.00~~	0.00 ~~0.00~~	1.02 0.70	0.00 0.00	1.02 1.02	521,973
29)	North District W.W.T.P. Reuse Projects (7mgd)	2/2010	0.00 6.04	0.01 0.00	1.53 7.50	6.17 0.00	12.93 13.26	6.16 0.00	0.00 0.00	26.80 20.76	0.00 0.00	26.80 26.80	521,961 973
30)	Central District W.W.T.P. Reuse Projects (1mgd)	2/2010	0.00 0.91	0.01 0.00	0.90 1.98	3.36 1.38	7.03 11.03	4.00 0.00	0.00 0.00	15.30 14.39	0.00 0.00	15.30 15.30	521,961, 973

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
31)	South District W.W.T.P. Reuse Project Phase I (18 mgd)	2/2014	0.00 3.87	0.01 12.01	17.87 2.00	17.87 17.87	25.53 104.35	78.82 0.00	121.40 121.40	261.50 257.63	96.00 96.00	357.50 357.50	521,961, 973
32)	South District W.W.T.P. Reuse Project Phase II (20 mgd)	2/2021	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	298.00 298.00	298.00 298.00	 961
33)	South District W.W.T.P. Reuse Project Phase III (15 mgd)	2/2026	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	217.50 217.50	217.50 217.50	 961
	Subtotals of Proposed Additions		~~0.29~~ ~~8.44~~ 0.00 15.53	~~6.29~~ ~~0.00~~ 4.57 17.01	~~16.43~~ ~~14.57~~ 22.49 11.48	~~0.00~~ ~~0.00~~ 31.08 19.95	~~0.00~~ ~~0.00~~ 54.61 143.45	~~0.00~~ ~~0.00~~ 94.67 0.00	~~0.00~~ ~~0.00~~ 121.40 121.40	~~22.72~~ ~~14.67~~ 328.82 313.29	~~0.00~~ ~~0.00~~ 611.50 611.50	~~23.01~~ ~~23.01~~ 940.32 940.32	
	TOTALS		~~199.04~~ ~~399.78~~ 198.84 475.93	~~118.31~~ ~~62.51~~ 120.37 79.52	~~231.07~~ ~~138.30~~ 241.88 80.78	~~301.85~~ ~~480.13~~ 327.47 482.29	~~304.33~~ ~~136.54~~ 347.34 278.99	~~119.14~~ ~~86.29~~ 213.45 85.29	~~194.76~~ ~~394.21~~ 317.88 515.61	~~1269.46~~ ~~1297.98~~ 1568.49 1522.48	~~696.38~~ ~~467.12~~ 1309.70 1078.62	~~2164.88~~ ~~2164.88~~ 3077.03 3077.03	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

====== Proposed Deletions, April 2006 CDMP Amendment Cycle

Words and figures ~~stricken through~~ have been deleted from the CIE table transmitted to DCA in December 2006.

Words and figures underscored are proposed additions to the CIE table transmitted to DCA in December 2006.

Source: Miami-Dade Water and Sewer Department and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	South Miami-Dade Landfill - Cell 3 Closure	3/2009	3.60	4.10	3.10	0.55	0.00	0.00	0.00	7.75	0.00	11.35	450,972,
	24000 SW 97 Ave.		10.75	0.00	0.05	0.55	0.00	0.00	0.00	0.60	0.00	11.35	966,1027, 1140
2)	Environmental Improvements	3/2008	0.75	0.15	0.10	0.00	0.00	0.00	0.00	0.25	0.00	1.00	450,966,
	Various Sites		0.75	0.15	0.10	0.00	0.00	0.00	0.00	0.25	0.00	1.00	972
3)	South Miami-Dade Landfill Gr/water Rem.Tr.	3/2007	0.53	0.15	0.07	0.00	0.00	0.00	0.00	0.22	0.00	0.75	450,1027
	24000 SW 97 Ave.		0.53	0.15	0.07	0.00	0.00	0.00	0.00	0.22	0.00	0.75	
4)	Resource Recovery- Cell 17 Cl.(1st 10 Acr.)===	== 3/2006	==0.16	==0.04	==0.00	==0.00	==0.00	==0.00	==0.00	==0.04	==0.00	==0.20	450,1027
	6990 NW 97 Ave.		0.16	0.04	0.00	0.00	0.00	0.00	0.00	0.04	0.00	0.20	
5)	Truck Washing Facilities ==========	== 3/2006	==1.59	==0.31	==0.00	==0.00	==0.00	==0.00	==0.00	==0.31	==0.00	==1.90	451
	Various Locations		1.59	0.31	0.00	0.00	0.00	0.00	0.00	0.31	0.00	1.90	
6)	Trash & Recycling Center Improvements	3/2008	1.61	0.10	0.10	0.00	0.00	0.00	0.00	0.20	0.00	1.81	451
	Various Sites		1.61	0.10	0.10	0.00	0.00	0.00	0.00	0.20	0.00	1.81	
7)	NE Transfer Station Site Improvements ======	== 3/2006	==5.86	==0.33	==0.00	==0.00	==0.00	==0.00	==0.00	==0.33	==0.00	==6.19	450,451,
	18701 NE 6 Ave.		5.86	0.33	0.00	0.00	0.00	0.00	0.00	0.33	0.00	6.19	915,966,972
8)	Collection Facility Improvements	3/2007	0.78	0.06	0.06	0.00	0.00	0.00	0.00	0.12	0.00	0.90	451
	Various Sites		0.78	0.06	0.06	0.00	0.00	0.00	0.00	0.12	0.00	0.90	
9)	Resource Recovery - Additional Retrofit	3/2007	16.93	1.17	0.73	0.00	0.00	0.00	0.00	1.90	0.00	18.83	450,987
	6990 NW 97 Ave.		16.93	1.17	0.73	0.00	0.00	0.00	0.00	1.90	0.00	18.83	
10)	Lot Clearing	1/2006	1.19	1.32	0.00	0.00	0.00	0.00	0.00	1.32	0.00	2.51	650
	Various Sites		1.19	1.32	0.00	0.00	0.00	0.00	0.00	1.32	0.00	2.51	
11)	Resources Recovery Cells 17 & 18 Closure	3/2009	0.40	1.00	3.50	0.10	0.00	0.00	0.00	4.60	0.00	5.00	450
	6990 NW 97 Ave.		0.40	1.00	3.50	0.10	0.00	0.00	0.00	4.60	0.00	5.00	
12)	NE Transfer St.Tipping Floor Crane Repl.	3/2007	0.20	0.08	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.28	450
	18701 NE 6 Ave.		0.20	0.08	0.00	0.00	0.00	0.00	0.00	0.08	0.00	0.28	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
13)	W. Miami-Dade Waste Tr. St. Repl.of 4th Crane 2900 SW 72 Ave.	3/2007	0.05 0.05	0.23 0.23	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.23 0.23	0.00 0.00	0.28 0.28	450
14)	N. Miami-Dade Landfill Gas Extr.Syst.(Phase II) 21500 NW 47 Ave.	3/2014	0.69 0.69	0.10 0.10	0.10 0.04	0.10 0.00	0.10 1.36	0.10 0.00	0.10 0.00	0.60 1.50	0.90 0.00	2.19 2.19	450,965, 1027
15)	Disposal Facilities Improvements Countywide	3/2007	0.90 0.90	0.10 0.10	0.10 0.10	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.20 0.20	0.00 0.00	1.10 1.10	450
16)	N.Miami-Dade Landfill Gr/water Rem. Trench 21300 NW 47 Ave.	3/2008	0.00 1.48	0.10 0.00	1.00 0.00	0.40 0.02	0.00 0.00	0.00 0.00	0.00 0.00	1.50 0.02	0.00 0.00	1.50 1.50	450,1140
17)	Central Facility Compactor Replacement 1150 NW 20 St.	3/2007	2.70 2.70	1.19 1.19	0.31 0.31	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.50 1.50	0.00 0.00	4.20 4.20	450
18)	NE Transfer Station Compactors Repl/ment 18701 NE 6 Ave.	3/2009	0.71 0.71	0.65 0.65	0.65 0.65	0.39 0.39	0.00 0.00	0.00 0.00	0.00 0.00	1.69 1.69	0.00 0.00	2.40 2.40	450
19)	West/Southwest Trash & Recycling Center West/Southwest Miami-Dade County	3/2009	0.04 0.04	0.05 0.05	1.40 1.40	0.51 0.51	0.00 0.00	0.00 0.00	0.00 0.00	1.96 1.96	0.00 0.00	2.00 2.00	451
20)	58th St.Maintenannce Facility Drainage Impr. 8831 NW 58th St.	1/2007	0.25 0.25	0.05 0.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.05 0.05	0.00 0.00	0.30 0.30	450
21)	N. M-Dade TRC Ramp Repair & New Guardh. 21500 NW 47th Ave.	3/2007	0.53 0.53	0.07 0.07	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.07 0.07	0.00 0.00	0.60 0.60	450
22)	NE Transfer St. Surge Pit Tipping Floor Roof 18701 NE 6th Ave.	3/2007	0.10 0.10	0.50 0.50	0.05 0.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.55 0.55	0.00 0.00	0.65 0.65	450
23)	NE Transfer St. Surge Pit Tunnel Roof 18701 NE 6th Ave.	3/2008	0.10 0.10	0.40 0.40	0.05 0.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.45 0.45	0.00 0.00	0.55 0.55	450
24)	S. M-Dade Home Chemical Collection Center 24000 SW 97th Ave.	1/2007	0.28 0.28	0.05 0.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.05 0.05	0.00 0.00	0.33 0.33	450

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
25)	Replacement of Scales at Disp. Facilities Various Sites	3/2008	0.15 0.15	0.15 0.15	0.15 0.15	0.15 0.15	0.00 0.00	0.00 0.00	0.00 0.00	0.45 0.45	0.00 0.00	0.60 0.60	450
26)	South Miami-Dade Landfill Cell 5 Closure 24000 SW 97 Ave.	3/2023	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	15.00 15.00	15.00 15.00	450,965
27)	Virginia Key Landfill Study and Closure Grant Virginia Key	3/2011	0.85 28.49	27.79 0.10	0.10 0.20	0.10 0.10	17.46 17.41	0.04 0.04	0.00 0.00	45.49 17.85	0.00 0.00	46.34 46.34	965,450, 1140
28)	South Miami-Dade Landfill Cell 4 Closure 24000 SW 97 Ave.	3/2016	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	13.40 13.40	13.40 13.40	965
29)	South Miami-Dade Landfill Cell 5 Construction 24000 SW 97 Ave.	3/2019	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.20 1.20	1.20 1.20	11.72 11.72	12.92 12.92	450,1135
30)	Scalehouse Expansion Project Various Sites	3/2009	0.10 0.10	0.10 0.10	0.40 0.40	0.30 0.30	0.00 0.00	0.00 0.00	0.00 0.00	0.80 0.80	0.00 0.00	0.90 0.90	450
31)	Resources Recovery - Cell 20 Construction 24000 SW 97 Ave.	3/2018	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	3.85 3.85	3.85 3.85	450,965
32)	North Miami-Dade Landfill East Cell Closure 21500 NW 47 Ave.	3/2016	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	19.92 19.92	19.92 19.92	965
33)	Resources Recovery Ash Landfill Cell 19 Cl. 6990 NW 97 Ave.	3/2015	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	3.00 3.00	3.00 3.00	450,965
	Subtotals		33.44 69.71	39.66 7.77	11.97 7.96	2.60 2.12	17.56 18.77	0.14 0.04	1.30 1.20	73.23 37.86	67.79 66.89	174.46 174.46	
	Proposed Additions, April 2006 CDMP Amendment Cycle **********												
34)	Truck Washing Facilities - Collections Various Sites	3/2007	2.01 2.01	0.32 0.32	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.32 0.32	0.00 0.00	2.33 2.33	451

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
35)	Truck Washing Facilities - Disposal Various Sites	3/2008	0.00 0.00	0.20 0.20	0.20 0.20	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.40 0.40	0.00 0.00	0.40 0.40	450
36)	58 Street Home Chem. Coll. Center Access 8831 NW 58 St	3/2007	0.00 0.00	0.35 0.35	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.35 0.35	0.00 0.00	0.35 0.35	450
37)	Disposal Facility Exit Scales Various Sites	3/2008	0.24 0.24	0.03 0.03	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.00 0.00	0.27 0.27	450
38)	Disposal Scalehouse Lighting & Surge Prot. Various Sites	3/2007	0.05 0.05	0.03 0.03	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.00 0.00	0.08 0.08	450
39)	Homestead Municipal Landfill Clorure Grant SW 344 St and 167 Ave	3/2008	7.60 7.60	0.10 0.10	0.03 0.03	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.13 0.13	0.00 0.00	7.73 7.73	450,1140
40)	Northeast Tranfer Station New Pump 18701 NE 6 Ave	3/2008	0.00 0.00	0.50 0.50	0.20 0.20	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.70 0.70	0.00 0.00	0.70 0.70	450
41)	Resources Recovery Ash Landfill Cell 20 Clos. 6990 NW 97 Ave	3/2018	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	5.00 5.00	5.00 5.00	450
42)	West M-D Waste Transfer Station Tipp. Floor 2900 SW 72 Ave	3/2008	0.00 0.00	0.35 0.35	0.30 0.30	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.65 0.65	0.00 0.00	0.65 0.65	450
	Subtotals of Proposed Additions		8.42 8.42	1.71 1.71	0.80 0.80	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.51 2.51	5.00 5.00	15.93 15.93	
	TOTALS		41.86 78.13	41.37 9.48	12.77 8.76	2.60 2.12	17.56 18.77	0.14 0.04	1.30 1.20	75.74 40.37	72.79 71.89	190.39 190.39	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

====== Proposed Deletions, April 2006 CDMP Amendment Cycle

Source: Miami-Dade County Department of Solid Waste Management and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	Traffic Control Devices - Equip. & Materials Countywide	1/Cont.	0.60 0.60	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75	0.75 0.75	4.50 4.50	0.75 0.75	5.85 5.85	670
2)	Improvements on North 20 St. N 20 St from NW 2 Ave to NE 2 Ave	1/2011	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.50 0.50	0.50 0.50	0.00 0.00	1.00 1.00	0.00 0.00	1.00 1.00	500
3)	Widen SW 104 St. SW 104 St from SW 147 Ave to SW 137 Ave	1/2007	1.44 4.54	2.20 1.30	2.20 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	4.40 1.30	0.00 0.00	5.84 5.84	500
4)	Widen NE 15 Ave from 159 St to 163 & 170 St. NE 15 Ave	1/2007	0.86 5.86	1.67 0.00	1.67 0.00	1.66 0.00	0.00 0.00	0.00 0.00	0.00 0.00	5.00 0.00	0.00 0.00	5.86 5.86	500
5)	Widen SW 117 Ave SW 117 Ave from SW 184 St to 152 St	1/2009	2.70 8.85	2.05 0.00	2.05 0.00	2.05 0.00	0.00 0.00	0.00 0.00	0.00 0.00	6.15 0.00	0.00 0.00	8.85 8.85	500
6)	Intersection Improvements ========== Countywide	== 1/Cont.	==6.02 6.02	==2.73 2.73	==3.84 3.84	==4.33 4.33	==5.76 5.76	==5.76 5.76	==5.75 5.75	==28.17 28.17	==5.76 5.76	==39.95 39.95	500
7)	Traffic Control Devices-New & Upgrades==== Countywide	== 1/2011	==0.00 0.00	==2.40 2.40	==3.50 3.50	==4.33 4.33	==5.76 5.76	==5.76 5.76	==5.75 5.75	==27.50 27.50	==5.76 5.76	==33.26 33.26	500
8)	Reconstruction of NW 62 Street NW 62 St from NW 47 Ave to NW 37 Ave	1/2008	0.37 2.40	1.91 1.30	1.92 0.50	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	3.83 1.80	0.00 0.00	4.20 4.20	670
9)	Causeway Toll System Upgrade or Repl. Rickenbacker Causeway	3/2007	0.00 0.00	3.59 3.59	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	3.59 3.59	0.00 0.00	3.59 3.59	440,1043
10)	Replace the 23 St Bridge & Approaches Intersection of 23 St. & Collins Canal	3/2008	0.77 4.67	1.95 0.00	1.95 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	3.90 0.00	0.00 0.00	4.67 4.67	500
11)	Road Resurfacing - Unincorporated M-D Unincorporated Miami-Dade County	3/2013	0.00 4.46	6.32 1.86	1.86 1.86	1.86 1.86	1.86 1.86	1.87 1.87	1.87 1.87	15.64 11.18	1.86 1.86	17.50 17.50	1131,688
12)	Road Resurfacing - Arterial Streets========= Countywide	== 1/Cont.	==6.31 6.31	==2.40 2.40	==3.50 3.50	==4.33 4.33	==5.76 5.76	==5.76 5.76	==5.75 5.75	==27.50 27.50	==5.76 5.76	==39.57 39.57	500

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
13)	Sidewalks & Pedestr. Paths - Uninc. Area====	== 3/Cont.	=44.53	==5.04	==5.32	==0.00	==0.00	==0.00	==0.00	==10.36	==0.00	==54.89	982,1087,
	Unincorporated Miami-Dade County		54.89	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	54.89	1131,1133
14)	Railroad Improvements	3/Cont.	0.69	0.69	0.69	0.69	0.70	0.70	0.70	4.17	0.70	5.56	670
	Countywide		0.69	0.69	0.69	0.69	0.70	0.70	0.70	4.17	0.70	5.56	
15)	Street Lighting Safety Maintenance	1/Cont.	3.00	3.00	3.00	3.00	3.00	3.45	3.62	19.07	3.80	25.87	670,821
	Various Sites		3.00	3.00	3.00	3.00	3.00	3.45	3.62	19.07	3.80	25.87	
16)	Bridge Repair and Painting	1/2013	0.50	0.50	0.50	0.50	0.50	0.50	0.50	3.00	0.50	4.00	670
	Countywide		0.50	0.50	0.50	0.50	0.50	0.50	0.50	3.00	0.50	4.00	
17)	Maintenance of Roads & Bridges	1/Cont.	0.00	16.94	16.94	16.94	16.94	16.94	0.00	84.70	0.00	84.70	198,670,
	Countywide		0.00	16.94	16.94	16.94	16.94	16.94	0.00	84.70	0.00	84.70	1083
18)	Widen W 137 Ave.==========	== 1/2005	==0.00	==1.80	==0.00	==0.00	==0.00	==0.00	==0.00	==1.80	==0.00	==1.80	500
	W 137 Ave from NW 12 St to SW 8 St		1.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.80	
19)	Improvements on NE 8 St	1/2009	0.00	0.00	0.20	0.80	0.00	0.00	0.00	1.00	0.00	1.00	500
	From Biscayne Blvd. to Port Blvd.		0.00	0.00	1.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00	
20)	Widen NW 87 Ave	3/2009	1.05	1.00	3.00	6.86	0.00	0.00	0.00	10.86	0.00	11.91	1116
	NW 87 Ave from NW 186 St.- 154 St.		1.05	1.00	3.00	6.86	0.00	0.00	0.00	10.86	0.00	11.91	
21)	Widen NW 17 Ave	1/2007	0.92	2.00	1.50	0.00	0.00	0.00	0.00	3.50	0.00	4.42	500
	From Opa-Locka Blvd to NW 119 St		4.42	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.42	
22)	Improvements on Miami Gardens Dr. Conn.	3/2008	0.00	0.00	0.60	0.00	0.00	0.00	0.00	0.60	0.00	0.60	500
	Miami Gardens Dr. from U.S 1- Wm.Leh.C.		0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	
23)	Widen W 24 Ave	1/2011	0.00	0.00	0.00	0.00	0.00	2.19	2.19	4.38	2.19	6.57	670
	W 24 Ave from W 76 St to W 52 St		0.00	0.00	0.00	0.00	2.19	2.19	2.19	6.57	0.00	6.57	
24)	Widen SW 127 Ave	1/2008	0.56	5.00	5.60	0.00	0.00	0.00	0.00	10.60	0.00	11.16	1116,500
	SW 127 Ave from SW 120 St to 88 St		0.56	5.00	5.60	0.00	0.00	0.00	0.00	10.60	0.00	11.16	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
25)	Improvements on Tamiami Canal	1/2011	0.05	0.00	0.00	0.00	0.45	0.50	0.00	0.95	0.00	1.00	500
	Tamiami Blvd. from SW 8th St.-Flagler St.		0.05	0.00	0.00	0.00	0.45	0.50	0.00	0.95	0.00	1.00	
26)	Widen NW 14 St.	1/2008	0.00	0.00	0.00	0.00	0.50	0.50	0.00	1.00	0.00	1.00	500
	From Civic Center to Biscayne Blvd.		0.00	0.00	0.00	0.00	0.50	0.50	0.00	1.00	0.00	1.00	
27)	Widen NE 12 Ave	1/2008	0.50	2.10	1.60	0.00	0.00	0.00	0.00	3.70	0.00	4.20	500
	NE 12 Ave from NE 167 St to NE 151 St		4.20	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.20	
28)	Reconstruction of SW 137 Ave	1/2007	1.01	1.56	1.00	0.00	0.00	0.00	0.00	2.56	0.00	3.57	500
	SW 137 Ave from SW 88 St. - SW 84 St.)		3.57	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.57	
29)	KTC Intersection Improvements	2/2007	0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.18	0.00	0.18	507
	Kllllan Pkwy, various Intersections		0.00	0.18	0.00	0.00	0.00	0.00	0.00	0.18	0.00	0.18	
30)	KTC Traffic Signals	2/2007	0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.25	507
	Sunset Drive, SW 157 & 162 Ave.		0.00	0.25	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.25	
31)	SW 137 Ave, Sunset to Kendall	1/2007	0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00	507
	Widen to 6 lanes		0.00	1.00	0.00	0.00	0.00	0.00	0.00	1.00	0.00	1.00	
32)	SW 137 Ave, Mller to Sunset	3/2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	507
	Widen to 6 lanes		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.00	1.00	
33)	Widen SW 120 St	3/2013	0.01	0.00	0.00	0.00	0.30	0.20	3.00	3.50	2.00	5.51	1116
	SW 120 St from 137 Ave to SW 117 Ave		0.01	0.00	0.00	0.00	0.30	0.20	3.00	3.50	2.00	5.51	
34)	Widen NE 15 Ave	1/2006	0.76	0.60	0.00	0.00	0.00	0.00	0.00	0.60	0.00	1.36	500
	NE 15 Ave from NE 170 St to NE 163 St		0.76	0.60	0.00	0.00	0.00	0.00	0.00	0.60	0.00	1.36	
35)	Widen NW 72 Ave & Construct New Bridge	1/2009	6.35	2.05	0.90	0.00	0.00	0.00	0.00	2.95	0.00	9.30	500
	NW 72 Ave from NW 74 St to Okeech.Rd.		6.35	2.05	0.90	0.00	0.00	0.00	0.00	2.95	0.00	9.30	
36)	Widen NW 74 St	1/2008	4.87	6.00	3.15	0.00	0.00	0.00	0.00	9.15	0.00	14.02	1116
	NW 74 St from the HEFT NW 82 Ave		4.87	6.00	3.15	0.00	0.00	0.00	0.00	9.15	0.00	14.02	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
37)	Widen NE 2nd Ave	1/2008	0.20	3.33	3.32	0.00	0.00	0.00	0.00	6.65	0.00	6.85	500
	NE 2nd Ave from NE 105 St to NE 91 St		6.85	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.85	
38)	Rickenbacker Causeway Toll Booths	1/2006	0.11	0.40	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.51	440
	Rickenbacker Causeway		0.11	0.40	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.51	
39)	Widen SW 320 Street==========	== 1/2011	==0.00	==0.00	==0.00	==0.00	==0.00	==0.00	==0.00	==0.00	==1.07	==1.07	500
	SW 320 St from SW 187 Ave to US-1		1.07	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.07	
40)	NW 25 St.: NW 117 Ave. to NW 127 Ave.	2/2006	0.00	4.18	0.00	0.00	0.00	0.00	0.00	4.18	0.00	4.18	507
	New 4 Lanes		0.00	4.18	0.00	0.00	0.00	0.00	0.00	4.18	0.00	4.18	
41)	NW 127 Ave.: NW 12 St. to SW 8 St.	3/2007	0.00	3.90	0.00	0.00	0.00	0.00	0.00	3.90	0.00	3.90	507
	Widen to 4 Lanes		0.00	3.90	0.00	0.00	0.00	0.00	0.00	3.90	0.00	3.90	
42)	NW 127 Ave.: NW 12 St. to NW 25 St.	2/2007	0.00	3.80	0.00	0.00	0.00	0.00	0.00	3.80	0.00	3.80	507
	New 4 Lanes		0.00	3.80	0.00	0.00	0.00	0.00	0.00	3.80	0.00	3.80	
43)	NW 17 St.: NW 127 Ave. to NW 137 Ave.	2/2007	0.00	3.80	0.00	0.00	0.00	0.00	0.00	3.80	0.00	3.80	507
	New 4 Lanes		0.00	3.80	0.00	0.00	0.00	0.00	0.00	3.80	0.00	3.80	
44)	NW 137 Ave.: NW 12 St. to NW 17 St.	2/2007	0.00	1.90	0.00	0.00	0.00	0.00	0.00	1.90	0.00	1.90	507
	New 4 Lanes		0.00	1.90	0.00	0.00	0.00	0.00	0.00	1.90	0.00	1.90	
45)	NW 25 St.: NW 127 Ave. to NW 132 Ave.	2/2007	0.00	1.20	0.00	0.00	0.00	0.00	0.00	1.20	0.00	1.20	507
	New 2 Lanes		0.00	1.20	0.00	0.00	0.00	0.00	0.00	1.20	0.00	1.20	
46)	NW 122 Ave.: NW 25 St. to NW 41 St.	2/2007	0.00	2.50	0.00	0.00	0.00	0.00	0.00	2.50	0.00	2.50	507
	New 2 Lanes		0.00	2.50	0.00	0.00	0.00	0.00	0.00	2.50	0.00	2.50	
47)	Guardrail Safety Improvements	1/2013	0.00	0.10	0.10	0.10	0.10	0.10	0.10	0.60	0.10	0.70	670
	Countywide		0.00	0.10	0.10	0.10	0.10	0.10	0.10	0.60	0.10	0.70	
48)	Widening SW 184 Street	2/2008	4.85	1.70	0.00	0.00	0.00	0.00	0.00	1.70	0.00	6.55	500
	SW 184 St from SW 137 Ave.- 127 Ave.		4.85	1.70	0.00	0.00	0.00	0.00	0.00	1.70	0.00	6.55	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
49)	Widening SW 184 Street	1/2008	0.25	0.25	3.80	1.90	0.00	0.00	0.00	5.95	0.00	6.20	500
	SW 184 St from SW 147 Ave.- 137 Ave.		0.50	0.00	3.80	1.90	0.00	0.00	0.00	5.70	0.00	6.20	
50)	Construction of NW 97 Ave Bridge	2/2013	9.65	1.10	1.10	1.10	1.10	1.10	1.10	6.60	3.30	19.55	681
	NW 97 Ave over State Road 836		19.55	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	19.55	
51)	Beautification Improvements	1/2013	0.00	3.33	3.33	3.33	3.32	3.32	3.32	19.95	3.32	23.27	670
	Countywide		0.00	3.33	3.33	3.33	3.32	3.32	3.32	19.95	3.32	23.27	
52)	Renovate SW 97 Ave Bridge over Black CC	3/2006	0.43	0.38	0.00	0.00	0.00	0.00	0.00	0.38	0.00	0.81	500
	SW 97 Ave.over Black Creek Canal		0.81	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.81	
53)	Rickenbacker C Traffic Control Barriers Dev.	3/2007	0.00	0.00	0.30	0.05	0.00	0.00	0.00	0.35	0.00	0.35	440
	Rickenbacker Causeway		0.00	0.00	0.30	0.05	0.00	0.00	0.00	0.35	0.00	0.35	
54)	Rickenbacker Causeway Rd Resurfacing====	== 1/2008	==0.00	==0.00	==0.75	==0.75	==0.00	==0.00	==0.00	==1.50	==0.00	==1.50	500
	Rickenbacker Causeway		0.00	0.00	0.75	0.75	0.00	0.00	0.00	1.50	0.00	1.50	
55)	Widen SW 328 St	1/2007	3.50	3.00	0.00	0.00	0.00	0.00	0.00	3.00	0.00	6.50	500
	SW 328 St from SW 162 Ave - SW 152 Ave		6.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	6.50	
56)	Widen NW 74 St ==========	== 1/2009	==0.85	==2.00	==2.00	==4.00	==5.15	==0.00	==0.00	==13.15	==0.00	==14.00	1116
	NW 74 St from NW 87 Ave.- NW 84 Ave		0.85	4.00	0.00	4.00	5.15	0.00	0.00	13.15	0.00	14.00	
57)	Rickenbacker Caus.Pub.Fac.Impr.Ph I=======	== 1/2006	==0.00	==0.30	==0.00	==0.00	==0.00	==0.00	==0.00	==0.30	==0.00	==0.30	440
	Rickenbacker Causeway		0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.30	
58)	People's Transp. Plan Neighborhood Improv.	1/2012	8.96	8.55	12.19	12.89	10.79	10.65	10.45	65.52	10.60	85.08	1116
	Countywide		8.96	8.55	12.19	12.89	10.79	10.65	10.45	65.52	10.60	85.08	
59)	Refurbish NW 17 Ave Bridge	1/2008	1.15	1.00	1.00	1.60	0.00	0.00	0.00	3.60	0.00	4.75	500
	Bascule bridge over Miami River		3.69	1.06	0.00	0.00	0.00	0.00	0.00	1.06	0.00	4.75	
60)	Rickenbacker Bearcut Fishing Catwalk Rep.	3/2012	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	1.50	1135
	Rickenbacker Causeway		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.50	1.50	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
61)	Widen SW 328 St	1/2011	2.58	2.21	2.21	0.00	0.00	0.00	0.00	4.42	0.00	7.00	500
	SW 328 St from US-1 to SW 162 Ave		7.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	7.00	
62)	Light Emitting Diodes (Led) Project	3/2008	0.00	3.50	3.50	0.00	0.00	0.00	0.00	7.00	0.00	7.00	907
	Countywide		0.00	7.00	0.00	0.00	0.00	0.00	0.00	7.00	0.00	7.00	
63)	Reconstruction of SW 62 Avenue	3/2008	0.18	1.16	1.86	0.00	0.00	0.00	0.00	3.02	0.00	3.20	1116
	From SW 70 St to SW 64 St.		0.18	1.16	1.86	0.00	0.00	0.00	0.00	3.02	0.00	3.20	
64)	Study SW 1 Ave Miami River Crossing=======	== 3/2006	==0.25	==0.25	==0.00	==0.00	==0.00	==0.00	==0.00	==0.25	==0.00	==0.50	1116
	From SW 8 St to SW 1 St		0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	
65)	Improvements on SW 62 Ave	3/2008	0.40	3.00	7.04	0.00	0.00	0.00	0.00	10.04	0.00	10.44	1116
	From SW 24 St to NW 7 St.		0.40	3.00	7.04	0.00	0.00	0.00	0.00	10.04	0.00	10.44	
66)	Rickebacker Bike Path Facilities==========	== 1/2005	==0.00	==1.80	==0.00	==0.00	==0.00	==0.00	==0.00	==1.80	==0.00	==1.80	440
	Rickenbacker Causeway		0.00	0.30	0.00	0.00	0.00	0.00	0.00	0.30	0.00	0.30	
67)	Widen SW 160 Street	1/2008	0.37	3.00	4.80	0.00	0.00	0.00	0.00	7.80	0.00	8.17	1116
	SW 160 St from SW 147 Ave - SW 137 Ave		0.37	3.00	4.80	0.00	0.00	0.00	0.00	7.80	0.00	8.17	
68)	Grade Separations	3/2013	0.00	0.00	0.00	6.00	6.00	6.00	6.00	24.00	6.00	30.00	1116
	Countywide		0.00	0.00	0.00	6.00	6.00	6.00	6.00	24.00	6.00	30.00	
69)	Construction of NW 138 St Bridge	1/2008	0.28	2.30	3.81	0.00	0.00	0.00	0.00	6.11	0.00	6.39	1116
	NW 138 St and the Miami River Canal		0.28	2.30	3.81	0.00	0.00	0.00	0.00	6.11	0.00	6.39	
70)	Improvements on NE 2 Ave (NE 36 - 43 St)	3/2008	0.01	1.70	2.70	0.00	0.00	0.00	0.00	4.40	0.00	4.41	1116
	From NE 36 St to NE 43 St.		0.01	1.70	2.70	0.00	0.00	0.00	0.00	4.40	0.00	4.41	
71)	Construction of new Access to Country Walk	1/2006	0.37	0.26	0.00	0.00	0.00	0.00	0.00	0.26	0.00	0.63	1116
	SW 143 Ter from Railroad tracks to SW 136 St.		0.63	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.63	
72)	Improvements on NE 2 Ave (NE 43 - 62 St)	3/2009	0.01	2.30	3.50	6.06	0.00	0.00	0.00	11.86	0.00	11.87	1116
	From NE 43 St to NE 62 St.		0.01	2.30	3.50	6.06	0.00	0.00	0.00	11.86	0.00	11.87	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
73)	Widen SW 56th St From SW 158 Ave to SW 152 Ave	2/2008	0.99 3.99	2.00 0.00	1.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	3.00 0.00	0.00 0.00	3.99 3.99	500
74)	Study Reverse Flow Lanes ========== Countywide	== 3/2010	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==4.32 0.00	==0.00 0.00	==4.32 4.32	==0.00 0.00	==4.32 4.32	1116
75)	Widen SW 26 Street From SW 149 Ave to SW 147 Ave	3/2006	0.70 1.60	0.50 0.00	0.40 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.90 0.00	0.00 0.00	1.60 1.60	500
76)	Improvements on Ponce De Leon Blvd Ponce De Leon Blvrd from Almeria to Alcazar	3/2010	0.25 0.25	1.00 1.00	1.00 1.00	0.50 0.50	0.50 0.50	0.00 0.00	0.00 0.00	3.00 3.00	0.00 0.00	3.25 3.25	500
77)	Advanced Traffic Management Syst.ATMS) Countywide	3/2009	10.11 10.11	10.50 10.50	10.25 10.25	10.27 10.27	0.00 0.00	0.00 0.00	0.00 0.00	31.02 31.02	0.00 0.00	41.13 41.13	821,1116
78)	Venetian Causeway Steetscape Venetian Causeway	1/2007	0.00 0.00	0.00 0.00	0.50 0.50	0.50 0.50	0.00 0.00	0.00 0.00	0.00 0.00	1.00 1.00	0.00 0.00	1.00 1.00	440
79)	Americans with Disabilities Act Hotline Proj. Countywide	3/2013	0.60 0.60	0.67 0.67	0.67 0.67	0.66 0.66	0.66 0.66	0.66 0.66	0.66 0.66	3.98 3.98	0.66 0.66	5.24 5.24	670,688
80)	Improv. on NE 2 Ave (West Little River Canal) From West Little River Canal to NE 91 St.	3/2008	0.30 0.30	1.97 1.97	3.16 3.16	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	5.13 5.13	0.00 0.00	5.43 5.43	1116
81)	Constr. of SW 157 Ave. from SW 136 St.-120 S SW 157 Ave. from SW 136 St. to SW 120 St.	3/2009	0.02 0.02	0.63 0.63	2.00 2.00	4.99 4.99	0.00 0.00	0.00 0.00	0.00 0.00	7.62 7.62	0.00 0.00	7.64 7.64	1116
82)	Rickenb. Cwy. Old Bay Bridge Jer.Bar.Rem. Rickenbacker Causeway	3/2007	0.00 0.00	0.00 0.00	0.25 0.25	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.25 0.25	0.00 0.00	0.25 0.25	440
83)	Resurf. S. B. Dr.from McFarlane Rd.-Av.===== S. Bays. Dr. from McFarlane Rd. to Av.Ave.	== 3/2006	==0.05 0.05	==0.38 0.38	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.38 0.38	==0.00 0.00	==0.43 0.43	1116
84)	District 01 Infrastr. Improv. in the Uninc. Area To be Determined	3/2011	0.47 0.47	0.19 0.19	0.09 0.09	0.07 0.07	0.03 0.03	0.03 0.03	0.06 0.06	0.47 0.47	0.48 0.48	1.42 1.42	1135

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
85)	Widen SW 27 Ave. from US-1 to Bayshore Dr.	3/2011	0.15	0.30	0.00	0.50	2.00	1.25	0.00	4.05	0.00	4.20	1116
	SW 27 Ave. from US-1 to Bayshore Dr.		0.15	0.30	0.00	0.50	2.00	1.25	0.00	4.05	0.00	4.20	
86)	Widen SW 136 St.from SW 149 Ave-SW 139 C	3/2013	0.12	0.78	1.50	3.70	0.00	0.00	0.00	5.98	0.00	6.10	1116
	136 St. from SW 149 Ave. to SW 139 Ct.		0.12	0.78	1.50	3.70	0.00	0.00	0.00	5.98	0.00	6.10	
87)	Reconst. of SW 62 Ave.==========	== 3/2006	==0.18	==2.33	==0.00	==0.00	==0.00	==0.00	==0.00	==2.33	==0.00	==2.51	1116
	SW 62 Ave. from SW 70 St. to SW 64 St.		0.18	2.33	0.00	0.00	0.00	0.00	0.00	2.33	0.00	2.51	
88)	Street Light Retrofit	3/2008	0.09	1.50	1.50	0.41	0.00	0.00	0.00	3.41	0.00	3.50	1116
	Countywide		0.09	1.50	1.50	0.41	0.00	0.00	0.00	3.41	0.00	3.50	
89)	Widen SW 137 Ave. from HEFT to US-1	3/2011	0.01	0.00	0.24	2.50	2.00	4.13	0.00	8.87	0.00	8.88	1116
	137 Ave from HEFT to US-1		0.01	0.00	0.24	2.50	2.00	4.13	0.00	8.87	0.00	8.88	
90)	Bike Path Constr. on Old Cutler Road	3/2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.25	1135
	From SW 184 St to SW 220 St		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.25	0.25	
91)	Rickenb. Cwy. Bearcut Bridge Exp. Joint Rep.	3/2007	0.00	0.00	0.50	0.50	0.00	0.00	0.00	1.00	0.00	1.00	1043
	Rickenbacker Causeway		0.00	0.00	0.50	0.50	0.00	0.00	0.00	1.00	0.00	1.00	
92)	District 12 Infrastr. Improv. in the Uninc. Area	3/2011	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.77	1135
	To be Determined		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.77	0.77	
93)	Widen W 60 St. from W 12 Ave. to W 4 Ave.	3/2008	0.05	0.42	0.41	0.41	0.41	0.41	0.19	2.25	0.00	2.30	500,1116
	W 60 St. from W 12 Ave. to W 4 Ave.		0.05	0.42	0.41	0.41	0.41	0.41	0.19	2.25	0.00	2.30	
94)	District 08 Infrastr. Improv. in the Uninc. Area	3/2017	0.40	0.39	0.39	0.34	0.09	0.21	0.49	1.91	3.19	5.50	1135
	To be Determined		0.40	0.39	0.39	0.34	0.09	0.21	0.49	1.91	3.19	5.50	
95)	Widen SW 97 Ave. from SW 56 St.to SW 40 St	3/2007	3.01	2.73	0.00	0.00	0.00	0.00	0.00	2.73	0.00	5.74	1116
	SW 97 Ave. from SW 56 St. to SW 40 St.		3.01	2.73	0.00	0.00	0.00	0.00	0.00	2.73	0.00	5.74	
96)	Improv.on SW 180 St. from SW 147 .-137 Ave.	3/2009	0.22	0.10	2.00	3.50	0.00	0.00	0.00	5.60	0.00	5.82	1116
	SW 180 St. from SW 147 Ave. to SW 137 Ave.		0.22	0.10	2.00	3.50	0.00	0.00	0.00	5.60	0.00	5.82	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
97)	Resurfacing and Remarking in District 1	3/2007	1.99	3.39	0.00	0.00	0.00	0.00	0.00	3.39	0.00	5.38	1116
	Various Locations		1.99	3.39	0.00	0.00	0.00	0.00	0.00	3.39	0.00	5.38	
98)	Improv. on NE 2 Ave. from NE 20 St.- NE 36 St.	3/2008	0.01	1.95	3.18	0.00	0.00	0.00	0.00	5.13	0.00	5.14	1116
	NE 2 Ave. from NE 20 St. to NE 36 St.		0.01	1.95	3.18	0.00	0.00	0.00	0.00	5.13	0.00	5.14	
99)	District 07 Infrastr. Improv. in the Uninc. Area	3/2016	1.30	0.74	0.32	0.29	0.12	0.12	0.23	1.82	1.88	5.00	1135
	To be Determined		1.30	0.74	0.32	0.29	0.12	0.12	0.23	1.82	1.88	5.00	
100)	District 09 Infrastr. Improv. in the Uninc. Area	3/2011	1.88	0.62	0.24	0.20	0.04	0.08	0.00	1.18	0.00	3.06	1135
	To be Determined		1.88	0.62	0.24	0.20	0.04	0.08	0.00	1.18	0.00	3.06	
101)	Rights-Of-Way Acquis. for Const. Proj. in D 07	3/2011	0.04	0.70	4.00	2.00	0.00	0.00	0.00	6.70	0.00	6.74	1116
	To Be Determined		0.04	0.70	4.00	2.00	0.00	0.00	0.00	6.70	0.00	6.74	
102)	Constr.of SW 157 Ave.from SW 72 St.to 70 St.	3/2007	0.70	0.40	0.00	0.00	0.00	0.00	0.00	0.40	0.00	1.10	500
	SW 157 Ave. from SW 72 St. to SW 70 St.		0.70	0.40	0.00	0.00	0.00	0.00	0.00	0.40	0.00	1.10	
103)	Rights-Of-Way Acquis. for Const. Proj. in D 11	3/2011	0.60	0.00	1.01	0.00	0.00	0.00	0.00	1.01	0.00	1.61	1116
	To Be Determined		0.60	0.00	1.01	0.00	0.00	0.00	0.00	1.01	0.00	1.61	
104)	Rights-Of-Way Acquis. for Const.Proj.in D 10	3/2011	1.59	1.25	0.00	0.00	0.00	0.00	0.00	1.25	0.00	2.84	1116
	To Be Determined		1.59	1.25	0.00	0.00	0.00	0.00	0.00	1.25	0.00	2.84	
105)	Widen SW 42 St. from SW 149 Ave.-150 Ave.	3/2006	0.00	0.80	0.00	0.00	0.00	0.00	0.00	0.80	0.00	0.80	500
	SW 42 St. from SW 149 Ave. to SW 150 Ave		0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.80	
106)	Refurbi.SW 296 St. Sonov.Bridge Over C-103C	3/2006	0.00	0.40	0.00	0.00	0.00	0.00	0.00	0.40	0.00	0.40	1135
	SW 296 St. Sonovoid Bridge Over C-103		0.26	0.14	0.00	0.00	0.00	0.00	0.00	0.14	0.00	0.40	
107)	District 06 Infrastr. Improv. in the Uninc. Area	3/2017	0.00	0.00	0.10	0.21	0.07	0.17	0.43	0.98	4.04	5.02	1135
	To be Determined		0.00	0.00	0.10	0.21	0.07	0.17	0.43	0.98	4.04	5.02	
108)	Resurface Card Sound Road ==========	== 3/2006	==3.00	==1.00	==0.00	==0.00	==0.00	==0.00	==0.00	==1.00	==0.00	==4.00	500
	Card Sound Road		4.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.00	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
109)	Improv. on SW 142 Ave. from SW 42 St.- 8 St.	3/2008	0.63	1.15	0.57	0.00	0.00	0.00	0.00	1.72	0.00	2.35	500
	SW 142 Ave. from SW 42 St. to SW 8 St.		2.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.35	
110)	Constr. of SW 120 St. Bridge/Black Cr.C.=====	== 3/2007	==0.80	==0.00	==0.00	==0.00	==0.00	==0.00	==0.00	==0.00	==0.52	==1.32	500
	SW 120 St. over Black Creek Canal		0.80	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.52	1.32	
111)	District 13 Infrastr. Improv. in the Uninc. Area	3/2007	0.19	0.08	0.02	0.02	0.01	0.01	0.02	0.16	0.15	0.50	1135
	To be Determined		0.19	0.08	0.02	0.02	0.01	0.01	0.02	0.16	0.15	0.50	
112)	Widen SW 137 Ave. from US-1 to SW 200 St.	3/2012	0.01	0.00	0.59	1.20	5.00	5.00	5.00	16.79	0.00	16.80	1116
	SW 137 Ave. from US-1 to SW 200 St.		0.01	0.00	0.59	1.20	5.00	5.00	5.00	16.79	0.00	16.80	
113)	Rickenb.Cwy.William Powell Brid.JBH=======	== 3/2007	==0.00	==0.00	==0.30	==0.00	==0.00	==0.00	==0.00	==0.30	==0.00	==0.30	440
	Rickenbacker Causeway		0.00	0.00	0.30	0.00	0.00	0.00	0.00	0.30	0.00	0.30	
114)	Reconst. of NW 82 Ave. from NW 7 St.-10 St.==	== 3/2006	==1.50	==0.50	==0.00	==0.00	==0.00	==0.00	==0.00	==0.50	==0.00	==2.00	1116
	NW 82 Ave. from NW 7 St. to NW 10 St.		1.50	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.00	2.00	
115)	Rickenb.Cwy.Bridges Struct.Surv.&Des.Stu.==	== 3/2006	==0.10	==0.10	==0.00	==0.00	==0.00	==0.00	==0.00	==0.10	==0.00	==0.20	440
	Rickenbacker Causeway		0.10	0.10	0.00	0.00	0.00	0.00	0.00	0.10	0.00	0.20	
116)	Bike Paths Construction in District 10	3/2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.70	1135
	To be Determined		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	0.70	
117)	Venetian Cwy. Master Plan Study	3/2006	0.10	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.60	500
	Venetian Causeway		0.60	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.60	
118)	Renovate Miami Avenue Bridge over the MR	3/2007	1.30	1.50	1.50	0.00	0.00	0.00	0.00	3.00	0.00	4.30	500,1135
	Miami Ave. over the Miami River		4.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.30	
119)	Refurbish Temp. Portable Emerg. Bridge	3/2007	0.00	0.01	0.09	0.00	0.00	0.00	0.00	0.10	0.00	0.10	1135
	Countywide		0.00	0.01	0.09	0.00	0.00	0.00	0.00	0.10	0.00	0.10	
120)	Improv. on NE 2 Ave. from NE 20 St.- WLR	3/2008	0.01	2.00	4.39	0.00	0.00	0.00	0.00	6.39	0.00	6.40	1116
	NE 2 Ave. from NE 62 St. to WLR		0.01	2.00	4.39	0.00	0.00	0.00	0.00	6.39	0.00	6.40	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
121)	Widen NW 37 Ave.from N.River Dr. -NW 79 St. NW 37 Ave. from N. River Dr. to NW 79 St.	3/2025	0.53 0.53	0.26 0.26	0.26 0.26	4.00 4.00	7.08 7.08	0.00 0.00	0.00 0.00	11.60 11.60	0.00 0.00	12.13 12.13	1116
122)	Bike Path Construction on Ludlam Ave======= Along Ludlam Ave	== 3/2011	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==1.74 1.74	==1.74 1.74	1135
123)	Resurfacing and Remarking in Distr.7======= Various Locations	== 3/2006	==1.24 1.24	==0.63 0.63	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.63 0.63	==0.00 0.00	==1.87 1.87	1116
124)	Rights-Of-Way Acquis.for Const.Proj. in D 13 Various Sites	3/2011	0.00 1.10	1.10 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.10 0.00	0.00 0.00	1.10 1.10	1116
125)	Rights-Of-Way Acquis. for Const. Proj. in D 02 Various Sites	3/2011	0.00 0.00	1.00 1.00	2.00 2.00	2.60 2.60	0.00 0.00	0.00 0.00	0.00 0.00	5.60 5.60	0.00 0.00	5.60 5.60	1116
126)	Improv. on SW 72 Ave. from SW 40 St.-20 St. SW 72 Ave. from SW 40 St. to SW 20 St.	3/2007	0.51 0.51	0.62 0.62	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.62 0.62	0.00 0.00	1.13 1.13	1116
127)	District 03 Infrastr. Improv. in the Uninc. Area To be Determined	3/2011	0.00 0.00	0.00 0.00	0.02 0.02	0.04 0.04	0.02 0.02	0.02 0.02	0.04 0.04	0.14 0.14	0.77 0.77	0.91 0.91	1135
128)	Venetian Cwy. Bridge Struct. Repairs Venetian Causeway	3/2009	0.00 0.00	0.30 0.30	0.30 0.30	0.30 0.30	0.00 0.00	0.00 0.00	0.00 0.00	0.90 0.90	0.00 0.00	0.90 0.90	440
129)	Constr. of SW 157 Ave. from SW 120 to 112 St. SW 157 Ave. from SW 120 St. to SW 112 St.	3/2008	0.42 0.42	1.20 1.20	3.59 3.59	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	4.79 4.79	0.00 0.00	5.21 5.21	1116
130)	Infrastr. Improv. in the Uninc. Area Com.D. 05 To be Determined	3/2016	0.21 0.21	0.07 0.07	0.03 0.03	0.03 0.03	0.01 0.01	0.01 0.01	0.02 0.02	0.17 0.17	0.19 0.19	0.57 0.57	1135
131)	Bike Path Improv. on Snapper Cr.Canal====== SW 117 Ave from SW 16 St-SW 107 Ave at SW 79 St	== 3/2011	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.50	==0.50 0.50	1135
132)	Improv. on SW 176 St. from US-1 - SW 107 Ave SW 176 St. from US-1 to SW 107 Ave.	3/2009	0.18 0.18	0.17 0.17	2.00 2.00	3.50 3.50	0.00 0.00	0.00 0.00	0.00 0.00	5.67 5.67	0.00 0.00	5.85 5.85	1116

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
				(In Millions of Dollars)									
133)	Widen SW 312 St. from SW 187 Ave-177 Ave.	3/2011	0.00	0.00	0.00	0.00	0.00	0.15	0.30	0.45	3.75	4.20	1116
	SW 312 St. from SW 187 Ave. to SW 177 Ave.		0.00	0.00	0.00	0.00	0.00	0.15	0.30	0.45	3.75	4.20	
134)	Reconst. of NE 2 Ave. from NE 14 St. -NE 12 S	3/2006	0.03	0.27	0.00	0.00	0.00	0.00	0.00	0.27	0.00	0.30	500
	NE 2 Ave. from NE 14 St. to NE 12 St.		0.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.30	
135)	Bike Path Improv. along SFWMD Canals=====	== 3/2008	==0.00	==0.05	==0.23	==0.00	==0.00	==0.00	==0.00	==0.28	==0.00	==1.00	1135
	Various Sites		0.05	0.00	0.23	0.00	0.00	0.00	0.00	0.23	0.72	1.00	
136)	Res.&Rem.NW 22 Ave. from NW 135-62 St===	== 3/2006	==0.75	==0.13	==0.00	==0.00	==0.00	==0.00	==0.00	==0.13	==0.00	==0.88	1116
	NW 22 Ave. from NW 135 St. to NW 62 St.		0.88	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.88	
137)	Renovate NW 22 Ave.Basc.Brid.over the MR	3/2011	0.13	0.87	0.00	0.00	0.00	0.00	0.00	0.87	0.00	1.00	500
	NW 22 Ave. over the Miami River		0.13	0.87	0.00	0.00	0.00	0.00	0.00	0.87	0.00	1.00	
138)	Rights-Of-Way Acquis. for Const. Proj. in D 08	3/2011	0.02	0.00	1.34	1.32	0.05	1.18	1.71	5.60	0.00	5.62	1116
	Various Sites		0.02	0.00	1.34	1.32	0.05	1.18	1.71	5.60	0.00	5.62	
139)	Resurf., sidewalks, & Drain. on arterial Roads	3/2007	2.50	3.00	3.30	0.00	0.00	0.00	0.00	6.30	0.00	8.80	1116
	Countywide		2.50	3.00	3.30	0.00	0.00	0.00	0.00	6.30	0.00	8.80	
140)	Commodore Bike Trail	3/2013	0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.97	1.00	1135
	Various Sites		0.00	0.00	0.00	0.00	0.00	0.00	0.03	0.03	0.97	1.00	
141)	Infrastr. Improv. in the Uninc. Area-Com.D.11	3/2016	1.64	0.68	0.25	0.23	0.09	0.09	0.18	1.52	0.99	4.15	1135
	To be Determined		1.64	0.68	0.25	0.23	0.09	0.09	0.18	1.52	0.99	4.15	
142)	Baywalk Bike Path	3/2008	0.00	0.30	0.20	0.00	0.00	0.00	0.00	0.50	0.00	0.50	1135
	Bayfront Park to Pace Park along BBay		0.03	0.27	0.20	0.00	0.00	0.00	0.00	0.47	0.00	0.50	
143)	Rickenbacker Caus.Pub.Fac. Impr.Ph II======	== 1/2018	==0.00	==0.00	==1.25	==1.25	==0.00	==0.00	==0.00	==2.50	==0.00	==2.50	440
	Rickenbacker Causeway		0.00	0.00	1.25	1.25	0.00	0.00	0.00	2.50	0.00	2.50	
144)	Renovate SW 107 Ave. Bridge over C-102 C.	3/2010	0.05	0.66	0.00	0.00	0.00	0.00	0.00	0.66	0.00	0.71	500
	SW 107 Ave. Bridge over C-102 Canal		0.71	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.71	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
145)	Infrastr. Improv. in the Uninc. Area- Com.D 04	3/2016	0.35	0.16	0.07	0.06	0.02	0.02	0.05	0.38	0.40	1.13	1135
	To be Determined		0.35	0.16	0.07	0.06	0.02	0.02	0.05	0.38	0.40	1.13	
146)	Constr. of Old Cutler Rd Bridge Over C-100 C.	3/2008	0.00	0.18	1.62	0.00	0.00	0.00	0.00	1.80	0.00	1.80	1135
	Old Cutler Road Bridge Over C-100 Canal		0.18	0.00	1.62	0.00	0.00	0.00	0.00	1.62	0.00	1.80	
147)	Renovate Palmer Lake Bridge	3/2010	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	3.00	1135
	2600 S. River Dr.		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.00	3.00	
148)	Rickenb.Cwy.Bridg.Struct.Surv.&Des.Rep.===	== 3/2008	==0.00	==0.10	==0.50	==1.00	==0.00	==0.00	==0.00	==1.60	==0.00	==1.60	500
	Rickenbacker Causeway		0.00	0.10	0.50	1.00	0.00	0.00	0.00	1.60	0.00	1.60	
149)	New Bike Tr.on Snake Cr.Bridge over I-95====	== 3/2011	==0.00	==0.05	==0.23	==0.23	==0.00	==0.00	==0.01	==0.52	==0.48	==1.00	1135
	I-95 & Snake Creek Canal		0.05	0.00	0.23	0.23	0.00	0.00	0.01	0.47	0.48	1.00	
150)	School Speedzone Flashing Signals	3/2009	1.18	3.50	3.50	3.02	0.00	0.00	0.00	10.02	0.00	11.20	1116
	Various Sites		3.18	2.50	2.50	3.02	0.00	0.00	0.00	8.02	0.00	11.20	
151)	Improv. on S. Miami Ave.	3/2006	0.34	0.50	0.00	0.00	0.00	0.00	0.00	0.50	0.00	0.84	1116
	S. Miami Ave. from 25 Rd to 15 Rd		0.84	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.84	
152)	Widen SW 136 St.from SW 127 Av.-FT(SR874)	3/2013	0.00	0.00	0.00	0.40	0.28	2.00	2.00	4.68	1.62	6.30	1116
	SW 136 St. from SW 127 Ave. to Fl. Tpike		0.00	0.00	0.00	0.40	0.28	2.00	2.00	4.68	1.62	6.30	
153)	Improv. on NW 62 St from NW 37 Ave. to I-95	3/2007	0.30	2.20	0.00	0.00	0.00	0.00	0.00	2.20	0.00	2.50	1116
	NW 62 St from NW 37 Ave. to I-95		1.40	1.10	0.00	0.00	0.00	0.00	0.00	1.10	0.00	2.50	
154)	Infrastr. Improv. in the Uninc. Area-Com.D.10	3/2016	4.00	2.00	2.42	0.00	0.17	0.17	0.88	5.64	2.53	12.17	1135
	To be Determined		4.00	2.00	2.42	0.00	0.17	0.17	0.88	5.64	2.53	12.17	
155)	Bike Path Improv. to the Metrorail Path	3/2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.40	1.40	1135
	Metrorail path from SW 67 Ave to M River		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1.40	1.40	
156)	Renovate Tamiami Swing Bridge	1/2010	0.00	0.00	0.00	3.00	7.50	8.50	0.00	19.00	0.00	19.00	1135
	2000 S River Dr.		0.00	0.00	0.00	3.00	7.50	8.50	0.00	19.00	0.00	19.00	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
157)	Reconst. of NW 8 St. from NW 87 Ave.-79 Ave.	3/2006	1.70	0.30	0.00	0.00	0.00	0.00	0.00	0.30	0.00	2.00	1116
	NW 8 St. from NW 87 Ave. to NW 79 Ave.		2.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2.00	
158)	Widen SW 97 Ave. from SW 72 St.to SW 56 St	3/2007	2.03	3.71	0.00	0.00	0.00	0.00	0.00	3.71	0.00	5.74	1116
	SW 97 Ave. from SW 72 St. to SW 56 St.		2.03	3.71	0.00	0.00	0.00	0.00	0.00	3.71	0.00	5.74	
159)	Constr. of SW 157 Ave. from SW 184 St.-152 S	3/2009	0.32	0.58	1.00	8.75	0.00	0.00	0.00	10.33	0.00	10.65	1116
	SW 157 Ave. from SW 184 St. to SW 152 St.		0.32	0.58	1.00	8.75	0.00	0.00	0.00	10.33	0.00	10.65	
160)	Rights-Of-Way Acquis. for Const. Proj. in D 12	3/2011	6.72	5.21	10.00	2.00	5.00	0.00	0.00	22.21	0.00	28.93	1116,976
	To Be Determined		6.72	5.21	10.00	2.00	5.00	0.00	0.00	22.21	0.00	28.93	
161)	Americans With Dis. Act (ADA) Compl. Proj.	3/2013	2.00	0.00	1.50	0.00	2.00	0.00	2.00	5.50	2.50	10.00	1135
	Countywide		2.00	0.00	1.50	0.00	2.00	0.00	2.00	5.50	2.50	10.00	
162)	Infrastr. Improv. in the Uninc. Area Com.D. 02	3/2016	0.06	0.13	0.13	0.05	0.05	0.05	0.09	0.50	0.79	1.35	1135
	To be Determined		0.06	0.13	0.13	0.05	0.05	0.05	0.09	0.50	0.79	1.35	
163)	Widen NW 97 Ave. from NW 41 St.-NW 25 St.	3/2009	0.13	0.23	1.95	1.00	0.00	0.00	0.00	3.18	0.00	3.31	1116
	NW 97 Ave. from NW 41 St. to NW 25 St		0.13	0.23	1.95	1.00	0.00	0.00	0.00	3.18	0.00	3.31	
164)	Bike Path Constr. on W Dixie Highway	3/2013	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.12	0.12	1135
	W Dixie H between Ives Dairy Rd & MG Dr		0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.02	0.10	0.12	
165)	Reconst.of Grand Av.from SW 37 Av.-32 Av==.	== 3/2006	==0.00	==2.00	==0.00	==0.00	==0.00	==0.00	==0.00	==2.00	==0.00	==2.00	1116
	Grand Ave. from SW 37 Ave. to SW 32 Ave.		0.00	2.00	0.00	0.00	0.00	0.00	0.00	2.00	0.00	2.00	
166)	Widen SW 87 Ave. from SW 216 St-168 St.	3/2013	0.01	0.00	0.00	0.44	0.90	1.50	4.00	6.84	5.75	12.60	1116
	SW 87 Ave. from SW 216 St. to SW 168 St.		0.01	0.00	0.00	0.44	0.90	1.50	4.00	6.84	5.75	12.60	
167)	Improv. on NW 7 St. from NW 72 Ave.-37 Ave.	3/2008	0.15	0.90	0.73	0.00	0.00	0.00	0.00	1.63	0.00	1.78	1116
	NW 7 St. from NW 72 Ave. to NW 37 Ave.		0.15	0.90	0.73	0.00	0.00	0.00	0.00	1.63	0.00	1.78	
168)	Rights-Of-Way Acquis. for Const. Proj. in D 04	3/2011	0.00	0.00	0.00	0.92	0.00	0.00	0.00	0.92	0.00	0.92	1116
	Various Sites		0.00	0.00	0.00	0.92	0.00	0.00	0.00	0.92	0.00	0.92	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			Expenditures / Revenues (In Millions of Dollars)										
169)	Sonovoid Bridge Improv. Program Countywide	3/2011	0.06 1.27	3.38 2.17	0.46 0.46	0.00 0.00	0.00 0.00	0.50 0.50	0.26 0.50	4.60 3.63	5.34 5.10	10.00 10.00	1135
170)	Improv.on SW 216 St.from the FT.-SW 127 Ave SW 216 St. from the Fl. Turnp. to SW 127 Ave.	3/2010	0.23 0.23	0.15 0.15	0.00 2.00	2.00 3.50	3.50 0.00	0.00 0.00	0.00 0.00	5.65 5.65	0.00 0.00	5.88 5.88	1116
171)	Improv.on SW 264 St. from US-1 to SW 137 Av SW 264 St. from US-1 to SW 137 Ave.	3/2009	0.17 0.17	0.10 0.10	2.00 2.00	3.00 3.00	0.00 0.00	0.00 0.00	0.00 0.00	5.10 5.10	0.00 0.00	5.27 5.27	1116
172)	Rights-Of-Way Acquis. for Const. Proj. in D 09 Various Sites	3/2011	0.00 0.00	0.55 0.55	0.00 0.00	0.00 0.00	2.53 2.53	0.00 0.00	0.00 0.00	3.08 3.08	0.00 0.00	3.08 3.08	1116
173)	Resurf.&Rem.NW 22 Ave NW 22 Ave. from NW 135 St. to SR-9.	== 3/2006	==0.36 0.38	==0.02 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.02 0.00	==0.00 0.00	==0.38 0.38	1116
174)	Traffic Signals and Signs Operations Countywide	3/2012	1.33 1.33	1.35 1.35	1.35 1.35	1.35 1.35	1.35 1.35	1.35 1.35	1.35 1.35	8.10 8.10	2.68 2.68	12.11 12.11	1135
175)	Renovation of the Sonovoid Bridge NW 112 Ave & NW 138 St	1/2007	0.30 0.43	0.13 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.13 0.00	0.00 0.00	0.43 0.43	500
176)	Countywide Safety Lighting To Be Determined	3/2025	0.30 0.30	0.30 0.30	0.30 0.30	0.30 0.30	0.30 0.30	0.30 0.30	0.30 0.30	1.80 1.80	0.30 0.30	2.40 2.40	670
177)	Widen W 68 Street From W 19 Ct to W 17 Ct	1/2008	0.07 0.07	1.00 1.00	0.10 0.10	0.20 0.20	0.00 0.00	0.00 0.00	0.00 0.00	1.30 1.30	0.00 0.00	1.37 1.37	500
178)	NW 6 Steet Traffic Study From NW 118 Ave to NW 132 Ave	1/2012	0.00 0.05	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.05 0.00	0.05 0.05	500
179)	Capitalization of Traffic Signals & Signs Crews Countywide	1/2013	2.00 2.00	2.00 2.00	2.00 2.00	2.00 2.00	2.00 2.00	2.00 2.00	2.00 2.00	12.00 12.00	2.00 2.00	16.00 16.00	670
180)	Traffic Control Crew Countywide	== 1/2011	==0.60 0.00	==0.60 0.60	==0.60 0.60	==0.60 0.60	==0.60 0.60	==0.60 0.60	==0.60 0.60	==3.60 3.60	==0.60 0.60	==4.20 4.20	688

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
	Subtotals		365.52 445.63	452.72 415.26	437.26 410.47	388.76 383.05	337.93 335.52	326.52 325.42	303.23 302.39	1006.42 932.11	332.23 326.43	1208.17 1208.17	
	Proposed Additions, April 2006 CDMP Amendment Cycle **********												
181)	Community Image Advisory Board Projects Various Sites	1/2007	0.00 0.00	1.50 1.50	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.50 1.50	0.00 0.00	1.50 1.50	650
182)	Construction of NW 106 St Culvert NW 106 St and S River Dr	3/2008	0.00 0.00	0.00 0.00	0.90 0.90	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.90 0.90	0.00 0.00	0.90 0.90	500
183)	Hurricane Preparation Various Sites	3/2008	0.00 0.00	0.04 0.04	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.04 0.04	0.00 0.00	0.04 0.04	650
184)	Illuminated Street Signs Various Sites	1/2009	0.41 0.41	3.00 3.00	5.45 5.45	5.39 5.39	0.00 0.00	0.00 0.00	0.00 0.00	13.84 13.84	0.00 0.00	14.25 14.25	350,650, 670,821, 1116
185)	Improvements on Arterial Roads Countywide	3/2008	0.26 0.26	3.50 3.50	3.69 3.69	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	7.19 7.19	0.00 0.00	7.45 7.45	1116
186)	Improv. to Intersect.@ Blue Road & Alha.Cr Blue Rd & Alhambra Cr	1/2007	0.02 0.13	0.11 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.11 0.00	0.00 0.00	0.13 0.13	500
187)	Improv. to Intersect.@ Blue Road & Amaro Dr Blue Rd & Amaro Dr	1/2007	0.00 0.13	0.02 0.00	0.11 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.13 0.00	0.00 0.00	0.13 0.13	500
188)	Improv. to Intersect.@ Coral Way & Segovia St Coral Way & Segovia St	1/2007	0.05 0.60	0.30 0.00	0.25 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.55 0.00	0.00 0.00	0.60 0.60	500
189)	Improv.to Intersect.@ Hardee Rd & Granada B Hardee Rd & Granada Blvd	1/2007	0.03 0.20	0.17 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.17 0.00	0.00 0.00	0.20 0.20	500
190)	Improv.to Intersect.@ Le Jeune Rd & Loquat St Le Jeune @ Loquat St	1/2007	0.00 0.20	0.20 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.20 0.00	0.00 0.00	0.20 0.20	500

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
191)	Improv. to Intersect.@ NW 154 St & NW 122 Av	1/2007	0.25	0.25	0.00	0.00	0.00	0.00	0.00	0.25	0.00	0.50	500
	NW 154 St & NW 122 Ave		0.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.50	
192)	Improv. to Intersect.@ SW 88 St & Red Rd	1/2007	0.00	0.35	0.00	0.00	0.00	0.00	0.00	0.35	0.00	0.35	500
	SW 88 St & Red Rd		0.35	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.35	
193)	Improvements to Intersections & RIF Distr.1	1/2011	0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.03	0.00	0.03	500
	Road Impact Fee D1		0.00	0.00	0.03	0.00	0.00	0.00	0.00	0.03	0.00	0.03	
194)	Improvements to Intersections & RIF Distr.2	1/2011	0.00	0.70	0.00	0.00	0.35	0.30	0.00	1.35	0.00	1.35	500
	Road Impact Fee D2		0.00	0.70	0.00	0.00	0.35	0.30	0.00	1.35	0.00	1.35	
195)	Improvements to Intersections & RIF Distr.3	1/2011	0.00	0.18	0.38	1.30	1.30	1.30	1.30	5.76	1.30	7.06	500
	Road Impact Fee D3		0.00	0.18	0.38	1.30	1.30	1.30	1.30	5.76	1.30	7.06	
196)	Improvements to Intersections & RIF Distr.4	1/2011	0.00	0.04	0.11	0.11	0.11	0.11	0.11	0.59	0.11	0.70	500
	Road Impact Fee D4		0.00	0.04	0.11	0.11	0.11	0.11	0.11	0.59	0.11	0.70	
197)	Improvements to Intersections & RIF Distr.5	1/2011	0.00	0.00	0.00	0.00	0.52	0.27	0.00	0.79	0.00	0.79	500
	Road Impact Fee D5		0.00	0.00	0.00	0.00	0.52	0.27	0.00	0.79	0.00	0.79	
198)	Improvements to Intersections & RIF Distr.6	1/2011	0.00	0.12	0.00	0.00	0.00	1.30	0.00	1.42	0.00	1.42	500
	Road Impact Fee D6		0.00	0.12	0.00	0.00	0.00	1.30	0.00	1.42	0.00	1.42	
199)	Improvements to Intersections & RIF Distr.7	1/2011	0.00	0.71	0.03	0.20	0.20	0.36	0.00	1.50	0.00	1.50	500
	Road Impact Fee D7		0.00	0.71	0.03	0.20	0.20	0.36	0.00	1.50	0.00	1.50	
200)	Improvements to Intersections & RIF Distr.8	1/2011	0.00	0.76	0.32	0.32	0.32	0.31	0.31	2.34	0.32	2.66	500
	Road Impact Fee D8		0.00	0.76	0.32	0.32	0.32	0.31	0.31	2.34	0.32	2.66	
201)	Improvements to Intersections & RIF Distr.9	1/2011	0.00	0.03	0.02	0.20	0.27	0.27	0.27	1.06	0.27	1.33	500
	Road Impact Fee D9		0.00	0.03	0.02	0.20	0.27	0.27	0.27	1.06	0.27	1.33	
202)	Improv. to S Bayshore Dr from Darwin - Mercy	3/2009	0.01	0.41	3.00	3.00	0.00	0.00	0.00	6.41	0.00	6.42	500,1116
	S Bayshore Dr from Darwin St to Mercy Way		0.42	0.00	3.00	3.00	0.00	0.00	0.00	6.00	0.00	6.42	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
203)	Local Match for FEMA Roadway Projects Countywide	3/2013	1.54 1.54	4.00 4.00	4.00 4.00	4.00 4.00	4.00 4.00	4.00 4.00	4.00 4.00	24.00 24.00	4.00 4.00	29.54 29.54	670
204)	Mast Arm Upgrades Countywide	1/2011	0.00 0.00	16.94 16.94	16.94 16.94	16.94 16.94	16.94 16.94	16.94 16.94	0.00 0.00	84.70 84.70	0.00 0.00	84.70 84.70	198,670, 1083
205)	Resurface Arterial Streets - RIF Distr.1 Road Impact Fee D1	1/2011	0.00 0.00	0.00 0.00	0.03 0.03	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.00 0.00	0.03 0.03	500
206)	Resurface Arterial Streets - RIF Distr.2 Road Impact Fee D2	1/2011	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.35 0.35	0.30 0.30	0.00 0.00	0.65 0.65	0.00 0.00	0.65 0.65	500
207)	Resurface Arterial Streets - RIF Distr.3 Road Impact Fee D3	1/2011	0.00 0.00	0.18 0.18	0.38 0.38	1.30 1.30	1.30 1.30	1.30 1.30	1.30 1.30	5.76 5.76	1.30 1.30	7.06 7.06	500
208)	Resurface Arterial Streets - RIF Distr.4 Road Impact Fee D4	1/2011	0.00 0.00	0.04 0.04	0.11 0.11	0.11 0.11	0.11 0.11	0.11 0.11	0.11 0.11	0.59 0.59	0.11 0.11	0.70 0.70	500
209)	Resurface Arterial Streets - RIF Distr.5 Road Impact Fee D5	1/2011	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.52 0.52	0.27 0.27	0.00 0.00	0.79 0.79	0.00 0.00	0.79 0.79	500
210)	Resurface Arterial Streets - RIF Distr.6 Road Impact Fee D6	1/2011	0.00 0.00	0.12 0.12	0.00 0.00	0.00 0.00	0.00 0.00	1.30 1.30	0.00 0.00	1.42 1.42	0.00 0.00	1.42 1.42	500
211)	Resurface Arterial Streets - RIF Distr.7 Road Impact Fee D7	1/2011	0.00 0.00	0.71 0.71	0.03 0.03	0.20 0.20	0.20 0.20	0.36 0.36	0.00 0.00	1.50 1.50	0.00 0.00	1.50 1.50	500
212)	Resurface Arterial Streets - RIF Distr.8 Road Impact Fee D8	1/2011	0.00 0.00	0.76 0.76	0.31 0.31	0.31 0.31	0.32 0.32	0.32 0.32	0.32 0.32	2.34 2.34	0.32 0.32	2.66 2.66	500
213)	Resurface Arterial Streets - RIF Distr.9 Road Impact Fee D9	1/2011	0.00 0.00	0.03 0.03	0.02 0.02	0.20 0.20	0.27 0.27	0.27 0.27	0.27 0.27	1.06 1.06	0.27 0.27	1.33 1.33	500
214)	Rickenbacker Csway Barrier Islands Prot.Imp. Rickenbacker Causeway	1/2009	0.20 0.20	0.00 0.00	1.25 1.25	1.25 1.25	0.00 0.00	0.00 0.00	0.00 0.00	2.50 2.50	0.00 0.00	2.70 2.70	440,1043

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
215)	Rickenbacker Csway Bridge Spall Repairs Countywide	1/2009	0.00 0.00	1.00 1.00	1.00 1.00	1.20 1.20	0.00 0.00	0.00 0.00	0.00 0.00	3.20 3.20	0.00 0.00	3.20 3.20	440
216)	Rickenbacker Csway Heavy Equip. Repl. Rickenbacker Causeway	1/2007	0.10 0.10	0.10 0.10	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.10 0.10	0.00 0.00	0.20 0.20	440
217)	Rickenbacker Csway Rd Resurf.&Bike Imp.P2 Rickenbacker Causeway	1/2007	0.00 0.00	1.30 1.30	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.30 1.30	0.00 0.00	1.30 1.30	440
218)	Rickenbacker Csway Rd Resurf.&Bike Imp.P3 Rickenbacker Causeway	1/2008	0.00 0.00	0.00 1.20	1.20 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.20 1.20	0.00 0.00	1.20 1.20	500
219)	Sign Replacement Echancement Countywide	1/2007	0.00 0.00	1.50 1.50	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	1.50 1.50	0.00 0.00	1.50 1.50	650
220)	Special Taxing District Landsc.& Maintenance Countywide	3/2013	0.00 0.00	0.47 0.47	0.50 0.50	0.52 0.52	0.52 0.52	0.52 0.52	0.53 0.53	3.06 3.06	0.00 0.00	3.06 3.06	670
221)	Traffic Control Center 11500 NW 25 St	1/2008	4.50 4.50	1.50 1.50	1.50 1.50	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	3.00 3.00	0.00 0.00	7.50 7.50	1116
222)	Traffic Control Devices - Signalization RIF D1 Road Impact Fee D1	1/2013	0.00 0.00	0.00 0.00	0.03 0.03	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.03 0.03	0.00 0.00	0.03 0.03	500
223)	Traffic Control Devices - Signalization RIF D2 Road Impact Fee D2	1/2013	0.00 0.00	0.70 0.70	0.00 0.00	0.00 0.00	0.35 0.35	0.30 0.30	0.00 0.00	1.35 1.35	0.00 0.00	1.35 1.35	500
224)	Traffic Control Devices - Signalization RIF D3 Road Impact Fee D3	1/2013	0.00 0.00	0.18 0.18	0.38 0.38	1.30 1.30	1.30 1.30	1.30 1.30	1.30 1.30	5.76 5.76	1.30 1.30	7.06 7.06	500
225)	Traffic Control Devices - Signalization RIF D4 Road Impact Fee D4	1/2013	0.00 0.00	0.04 0.04	0.11 0.11	0.11 0.11	0.11 0.11	0.11 0.11	0.11 0.11	0.59 0.59	0.11 0.11	0.70 0.70	500
226)	Traffic Control Devices - Signalization RIF D5 Road Impact Fee D5	1/2013	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.52 0.52	0.27 0.27	0.00 0.00	0.79 0.79	0.00 0.00	0.79 0.79	500

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
227)	Traffic Control Devices - Signalization RIF D6	1/2013	0.00	0.12	0.00	0.00	0.00	1.30	0.00	1.42	0.00	1.42	500
	Road Impact Fee D6		0.00	0.12	0.00	0.00	0.00	1.30	0.00	1.42	0.00	1.42	
228)	Traffic Control Devices - Signalization RIF D7	1/2013	0.00	0.71	0.03	0.20	0.20	0.36	0.00	1.50	0.00	1.50	500
	Road Impact Fee D7		0.00	0.71	0.03	0.20	0.20	0.36	0.00	1.50	0.00	1.50	
229)	Traffic Control Devices - Signalization RIF D8	1/2013	0.00	0.76	0.31	0.31	0.32	0.32	0.32	2.34	0.32	2.66	500
	Road Impact Fee D8		0.00	0.76	0.31	0.31	0.32	0.32	0.32	2.34	0.32	2.66	
230)	Traffic Control Devices - Signalization RIF D9	1/2013	0.00	0.03	0.02	0.20	0.27	0.27	0.00	0.79	0.00	0.79	500
	Road Impact Fee D9		0.00	0.03	0.02	0.20	0.27	0.27	0.00	0.79	0.00	0.79	
231)	Widen NW 138 St from I-75 to NW 107 Ave	1/2007	0.83	1.83	1.83	1.83	0.00	0.00	0.00	5.49	0.00	6.32	500
	NW 138 St from I-75 to NW 107 Ave		0.83	1.83	1.83	1.83	0.00	0.00	0.00	5.49	0.00	6.32	
232)	Widen NW 62 Ave (W 8 Ave) from NW 138 St	1/2008	1.90	0.60	0.60	0.00	0.00	0.00	0.00	1.20	0.00	3.10	500,1116
	NW 62 Ave from NW 138 St to NW 105 St		1.90	0.60	0.60	0.00	0.00	0.00	0.00	1.20	0.00	3.10	
233)	Widen NW 87 Ave from 162 St to NW 170 St	1/2007	2.50	0.20	0.00	0.00	0.00	0.00	0.00	0.20	0.00	2.70	500
	NW 87 Ave from 162 St to NW 170 St		2.50	0.20	0.00	0.00	0.00	0.00	0.00	0.20	0.00	2.70	
234)	Widen NW 97 Ave from NW 138 St-NW 154 St	1/2007	0.00	1.65	1.65	0.00	0.00	0.00	0.00	3.30	0.00	3.30	500
	NW 97 Ave from NW 138 St to NW 154 St		1.65	1.65	0.00	0.00	0.00	0.00	0.00	1.65	0.00	3.30	
235)	Widen SW 117 Ave from SW 40 St - SW 8 St	1/2014	0.00	0.00	0.00	2.00	2.00	2.00	2.00	8.00	4.00	12.00	500
	SW 117 Ave from SW 40 St to SW 8 St		0.00	0.00	0.00	2.00	2.00	2.00	2.00	8.00	4.00	12.00	
236)	Widen SW 147 Ave from SW 10 St to SW 8 St	1/2007	0.37	0.33	0.00	0.00	0.00	0.00	0.00	0.33	0.00	0.70	500
	SW 147 Ave from SW 10 to SW 8 St		0.70	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.70	
237)	Widen SW 152 Ave from US-1 to SW 312 St	1/2010	0.00	0.00	4.10	4.10	4.10	0.00	0.00	12.30	0.00	12.30	500
	SW 152 Ave from US-1 to SW 312 St		0.00	0.00	4.10	4.10	4.10	0.00	0.00	12.30	0.00	12.30	
238)	Widen SW 152 Ave from SW 157 Ave-147Ave	1/2010	0.00	0.00	0.00	1.70	2.00	2.80	0.00	6.50	0.00	6.50	500
	SW 152 Ave from SW 157 Ave-SW 147 Ave		0.00	0.00	0.00	1.70	2.00	2.80	0.00	6.50	0.00	6.50	

Project Number	Project Name and Location	Purpose* / Year of Completion	Expenditures / Revenues	Prior Years	2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
				(In Millions of Dollars)										
239)	Widen SW 268 St from US-1 to SW 112 Ave	1/2010		0.00	0.50	2.00	2.00	1.50	0.00	0.00	6.00	0.00	6.00	500
	SW 286 St from US-1 to SW 112 Ave			0.00	6.00	0.00	0.00	0.00	0.00	0.00	6.00	0.00	6.00	
	Subtotals of Proposed Additions			12.97	48.69	52.62	50.30	40.27	38.94	12.25	243.07	13.73	269.77	
				17.12	53.25	47.41	48.30	38.77	38.94	12.25	238.92	13.73	269.77	
	TOTALS			378.49	501.41	489.88	439.06	378.20	365.46	315.48	1249.49	345.96	1477.94	
				462.75	468.51	457.88	431.35	374.29	364.36	314.64	1171.03	340.16	1477.94	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

====== Proposed Deletions, April 2006 CDMP Amendment Cycle

Source: Miami-Dade Public Works Department and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	Bus Acquisition	2/2012	0.00	26.00	24.26	13.42	5.77	42.89	29.95	142.29	0.00	142.29	123,125,
	Countywide		0.00	26.00	24.26	13.42	5.77	42.89	29.95	142.29	0.00	142.29	908
2)	Park & Ride Lots ==========	== 2/2011	==0.99	==2.40	==1.52	==4.58	==4.58	==0.00	==0.00	==13.08	==0.00	==14.07	401,688,
	Various Locations		7.03	1.10	5.32	0.62	0.00	0.00	0.00	7.04	0.00	14.07	821
3)	Rail & Mover Facilities & Equipment ========	== 2/2016	==7.71	=10.81	==6.51	==4.95	==1.88	==1.97	==2.43	==28.55	==28.52	==64.78	123,821,
	Various Locations		15.85	2.67	6.51	4.95	1.88	1.97	2.43	20.41	28.52	64.78	907,1116
4)	Central Control Overhaul	1/2009	1.48	5.14	11.69	11.69	0.00	0.00	0.00	28.52	0.00	30.00	821,907,
	111 NW 1st St.		5.53	1.10	23.37	0.00	0.00	0.00	0.00	24.47	0.00	30.00	1116
5)	Security & Safety Equipment	1/2012	1.18	0.85	1.23	1.50	0.79	0.10	0.10	4.57	0.00	5.75	123,125,
	Countywide		1.18	0.85	1.23	1.50	0.79	0.10	0.10	4.57	0.00	5.75	688,821
6)	Rail Vehicle Mid-Life Rehabilitation	1/2013	9.99	54.49	28.65	75.84	59.46	50.12	22.68	291.24	17.34	318.57	907,1116
	Countywide		64.49	0.00	104.49	0.00	109.57	0.00	40.02	254.08	0.00	318.57	
7)	ADA Improvements & Equipment	2/2012	0.10	0.67	1.41	0.87	0.25	0.25	0.30	3.75	0.00	3.85	123,821,
	Countywide		1.85	0.75	0.20	0.25	0.25	0.25	0.30	2.00	0.00	3.85	1116
8)	AVL/AVM Radio System	3/2012	0.00	0.05	0.10	0.13	0.10	0.10	0.10	0.58	0.00	0.58	123
	Countywide		0.00	0.05	0.10	0.13	0.10	0.10	0.10	0.58	0.00	0.58	
9)	Capital Project Adm. Planning & Monitoring	3/2012	0.00	0.30	1.20	1.95	0.90	1.30	1.30	6.95	0.00	6.95	123,1116
	Countywide		0.00	0.30	2.80	0.35	1.85	0.35	1.30	6.95	0.00	6.95	
10)	Passenger Amenities & Transit Enhanc.	1/2012	1.07	0.53	0.20	0.25	0.23	0.20	0.35	1.76	0.00	2.83	123,125
	Countywide		1.07	0.53	0.20	0.25	0.23	0.20	0.35	1.76	0.00	2.83	821
11)	Facility and Equipment Rehabilitation	3/2012	0.12	0.20	0.40	0.38	0.28	0.22	0.40	1.88	0.00	2.00	123
	Countywide		0.12	0.20	0.40	0.38	0.28	0.22	0.40	1.88	0.00	2.00	
12)	Bus Tools & Equipment	2/2012	0.25	0.30	0.45	0.45	0.50	0.53	0.60	2.83	0.00	3.08	123
	Countywide		0.25	0.30	0.45	0.45	0.50	0.53	0.60	2.83	0.00	3.08	

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
13)	Metrorail & Metromover Tools & Equip. Countywide	3/2016	0.50 0.50	0.52 0.52	0.55 0.55	0.58 0.58	0.61 0.61	0.64 0.64	0.67 0.67	3.57 3.57	0.00 0.00	4.07 4.07	123
14)	Fare Collection Equipment Countywide	2/2009	0.90 38.10	1.98 0.40	49.67 41.05	27.45 0.45	0.00 0.00	0.00 0.00	0.00 0.00	79.10 41.90	0.00 0.00	80.00 80.00	125,907, 1116
15)	Information Technology Equipment Countywide	3/2012	0.28 0.28	0.20 0.20	0.40 0.40	0.40 0.40	0.45 0.45	0.45 0.45	0.55 0.55	2.45 2.45	0.00 0.00	2.73 2.73	123
16)	Treasury Service Equipment Countywide	2/2012	0.00 0.00	0.04 0.04	0.10 0.10	0.10 0.10	0.10 0.10	0.10 0.10	0.10 0.10	0.54 0.54	0.00 0.00	0.54 0.54	123
17)	Service Vehicles Countywide	2/2012	0.05 0.05	0.33 0.33	0.30 0.30	0.35 0.35	0.40 0.40	0.40 0.40	0.40 0.40	2.18 2.18	0.00 0.00	2.23 2.23	123
18)	Passenger Activity Centers Countywide	2/2014	0.00 9.17	0.00 0.48	6.03 0.52	1.80 0.54	0.30 1.50	2.70 1.50	0.72 1.80	11.55 6.34	6.44 2.48	17.99 17.99	125,821, 688,1090, 1107
19)	South M-Dade Transit Corridor Study ======= South Miami-Dade County	== 3/2006	==0.50 0.50	==1.00 1.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==1.00 1.00	==0.00 0.00	==1.50 1.50	123
20)	Northeast Corridor Study ========== Northeast Miami-Dade County	== 2/2006	==0.30 2.00	==1.70 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==1.70 0.00	==0.00 0.00	==2.00 2.00	821
21)	Bus Facilities 8141 NW 80 St & Hmstd Air Reserve Base	2/2008	0.40 12.90	12.50 0.00	25.00 31.10	6.10 0.00	0.00 0.00	0.00 0.00	0.00 0.00	43.60 31.10	0.00 0.00	44.00 44.00	1116
22)	East West Corridor West-Central Miami-Dade County	2/2014	12.29 46.39	29.14 0.00	96.32 121.65	144.23 113.94	198.73 265.99	320.29 253.03	313.57 313.57	1102.28 1068.18	261.70 261.70	1376.27 1376.27	125, 821, 907,1116
23)	North Corridor MLK Station to the Miami-Dade/Broward CL	2/2016	27.30 74.10	41.83 35.75	72.23 93.39	196.18 158.90	199.35 214.39	208.60 168.96	127.35 120.01	845.54 791.40	41.86 49.20	914.70 914.70	125, 821, 907,1116
24)	Capitalization of preventive Maintenance Countywide	3/2012	70.58 70.58	70.30 70.30	70.25 70.25	72.04 72.04	74.38 74.38	77.19 77.19	79.59 79.59	443.75 443.75	0.00 0.00	514.33 514.33	123,688

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
25)	Earlington Heights/MIC Connector Earlington Heights Rail Station to MIA	3/2010	33.94 82.92	20.32 23.27	67.71 148.64	125.17 13.90	92.89 71.30	0.00 0.00	0.00 0.00	306.09 257.11	0.00 0.00	340.03 340.03	821,907, 1116
26)	Pedestrian Overpasses @ Dadeland N. Dadeland North Metrorail St.	1/2011	0.00 0.00	0.00 0.00	0.00 0.00	0.30 1.93	1.63 0.00	1.00 1.00	0.00 0.00	2.93 2.93	0.00 0.00	2.93 2.93	127,688
27)	South Miami-Dade Busway Extension - Ph.II South Miami-Dade County	2/2007	92.14 106.65	14.51 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	14.51 0.00	0.00 0.00	106.65 106.65	125,821
28)	Bus Pull-Out Bays Countywide	3/2010	1.03 5.53	0.97 0.30	2.15 1.60	2.28 0.00	1.00 0.00	0.00 0.00	0.00 0.00	6.40 1.90	0.00 0.00	7.43 7.43	821,907, 1116
29)	Capitalization of prev. Maint.& Rel.Costs===== Countywide	== 3/2012	=14.98 14.98	=15.11 15.11	=15.43 15.43	=15.67 15.67	=15.90 15.90	=16.14 16.14	=16.38 16.38	==94.63 94.63	==16.63 16.63	=126.24 126.24	688
30)	Kendall Corridor Study ========== Kendall Area	== 2/2006	==0.00 0.00	==0.74 0.74	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.00 0.00	==0.74 0.74	==0.00 0.00	==0.74 0.74	1107
31)	Track and Guideway Rehabilitation Countywide	3/2011	4.90 12.58	8.43 0.75	7.38 11.71	5.08 0.75	5.08 8.88	4.55 0.75	0.00 0.00	30.52 22.84	0.00 0.00	35.42 35.42	821,907, 1116
	Subtotals		258.50 534.24	289.60 162.42	467.68 678.76	688.54 380.61	643.20 757.34	711.63 548.66	578.73 589.81	3379.38 3117.60	327.34 313.38	3965.22 3965.22	
	Proposed Additions, April 2006 CDMP Amendment Cycle **********												
32)	Park & Ride Lots - Along Busway Along the South Miami-Dade Busway	1/2009	0.00 1.60	2.46 3.24	2.46 3.20	3.87 0.75	0.00 0.00	0.00 0.00	0.00 0.00	8.79 7.19	0.00 0.00	8.79 8.79	127,688, 821
33)	Park & Ride Lots-Dadeland S. & Dadeland N. Dadeland S & Dadeland N Metrorail St.	2/2008	0.00 5.18	0.75 0.00	2.50 1.97	4.15 0.25	0.00 0.00	0.00 0.00	0.00 0.00	7.40 2.22	0.00 0.00	7.40 7.40	127,688, 821,976
34)	Park & Ride Lots Kendall Dr & Miami Grdns.Dr Countywide	3/2008	0.00 0.90	1.75 0.85	0.83 0.83	0.72 0.72	0.00 0.00	0.00 0.00	0.00 0.00	3.30 2.40	0.00 0.00	3.30 3.30	688,821, 1090

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
35)	Bus Stop Signage Enhanc. & Repl. Countywide	3/2011	1.12 1.12	0.20 0.20	0.20 0.20	0.20 0.20	0.20 0.20	0.28 0.28	0.00 0.00	1.08 1.08	0.00 0.00	2.20 2.20	907,1107
36)	Bus Washer & Vacuum Repl. Various Sites	3/2008	1.45 3.73	2.27 0.00	0.23 0.22	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.50 0.22	0.00 0.00	3.95 3.95	907,1116
37)	Facilities Roof Projects Countywide	3/2016	0.85 1.33	0.48 0.00	0.53 1.05	0.53 0.00	0.52 1.05	0.52 0.00	0.52 2.57	3.10 4.67	2.05 0.00	6.00 6.00	907,1116
38)	Metromover Station Canopies & Esc. Repl. Countywide	3/2010	0.28 3.02	0.31 0.00	2.43 3.99	2.30 0.00	1.69 0.00	0.00 0.00	0.00 0.00	6.73 3.99	0.00 0.00	7.01 7.01	821,907, 1116
39)	Metrorail Guideway Painting Countywide	3/2016	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	5.50 5.50	5.50 5.50	1107
40)	Metrorail Piers & Guideway Coating Countywide	2/2016	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	5.00 5.00	5.00 5.00	1107
41)	Metrorail Station Refurbishment Countywide	3/2012	3.86 6.23	2.38 0.00	1.42 2.12	0.70 0.00	0.64 1.23	0.58 0.00	0.60 0.60	6.32 3.95	0.00 0.00	10.18 10.18	907,1116
42)	Mover Vehicle Repl. - Phase I Countywide	2/2008	13.42 23.46	10.04 0.00	9.41 9.58	0.17 0.00	0.00 0.00	0.00 0.00	0.00 0.00	19.62 9.58	0.00 0.00	33.04 33.04	907,1116
43)	Paint & Refinish Bus & Rail Facilities Countywide	1/2016	0.98 0.98	0.33 0.33	0.33 0.33	0.33 0.33	0.33 0.33	0.33 0.33	0.33 0.33	1.98 1.98	1.04 1.04	4.00 4.00	907,1116
44)	Passenger Activity Cntr @ NW 7 Ave & 62 St NW 7 Ave and 62 St	2/2009	0.10 7.76	5.50 1.34	5.50 3.70	5.44 1.77	0.00 1.97	0.00 0.00	0.00 0.00	16.44 8.78	0.00 0.00	16.54 16.54	125,821, 1116
45)	Rail 5-Year & 10-Year Maintenance Countywide	1/2007	0.07 2.70	2.63 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.63 0.00	0.00 0.00	2.70 2.70	907,1116
46)	Replace Acoustical Barriers Countywide	1/2016	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	2.50 2.50	2.50 2.50	1107

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
47)	Replace Bus Garage Lifts	1/2010	1.55	0.59	0.59	0.58	0.26	0.00	0.00	2.02	0.00	3.57	1116
	Countywide		2.13	0.00	1.44	0.00	0.00	0.00	0.00	1.44	0.00	3.57	
48)	Repl.Elevators @ M-Rail, M-mover & Bus Fac.	1/2010	0.18	0.77	1.50	1.50	2.22	0.00	0.00	5.99	0.00	6.17	907,1116
	Countywide		0.95	0.00	3.00	0.00	2.22	0.00	0.00	5.22	0.00	6.17	
49)	Test Track for Metrorail	1/2008	0.22	2.00	1.78	0.00	0.00	0.00	0.00	3.78	0.00	4.00	907,1116
	Countywide		2.22	0.00	1.78	0.00	0.00	0.00	0.00	1.78	0.00	4.00	
50)	Uninterrapted Power Supply/Emerg.Light Batt.	2/2008	0.52	0.25	0.37	0.00	0.00	0.00	0.00	0.62	0.00	1.14	1107
	Countywide		0.52	0.25	0.37	0.00	0.00	0.00	0.00	0.62	0.00	1.14	
51)	Upgrade Illumination	2/2019	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.68	3.68	1116
	Countywide		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	3.68	3.68	
	Subtotals of Proposed Additions		24.60	32.71	30.08	20.49	5.86	1.71	1.45	92.30	19.77	136.67	
			63.83	6.21	33.78	4.02	7.00	0.61	3.50	55.12	17.72	136.67	
	TOTALS		283.10	322.31	497.76	709.03	649.06	713.34	580.18	3471.68	347.11	4101.89	
			598.07	168.63	712.54	384.63	764.34	549.27	593.31	3172.72	331.10	4101.89	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined
====== Proposed Deletions, April 2006 CDMP Amendment Cycle

Source: Miami-Dade Transit, Office of Public Transportation Management, and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

TABLE 12

April 2006

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
1)	South Miami-Dade Water Trans.Mains Impr.	3/2015	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	15.00	998
	South Miami-Dade County		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	15.00	15.00	
2)	Water T. Plant - Alexander Orr,Jr. Expan.	3/2014	11.83	~~3.93~~ 4.49	~~4.64~~ 5.21	6.42	5.41	7.08	12.07	~~39.55~~ 40.68	31.82	~~82.20~~ 8433	520,912,
	6800 S.W. 87 Ave.		~~20.4~~ 21.53	0.00	0.00	20.45	0.00	0.00	42.35	62.80	0.00	~~82.20~~ 8433	952,959, 997,998
3)	Water T.Plant - Hialeah/Preston Improv.	3/2014	0.37	~~1.25~~ 1.55	~~3.62~~ 3.92	~~5.7~~ 5.57	5.56	5.37	12.74	~~34.84~~ 34.84	33.39	~~68.00~~ 68.61	520,912,
	700 W. 2 Ave./1100 W. 2 Ave.		5.09	0.00	0.16	15.19	0.92	0.52	46.12	62.91	0.00	68.00	959,969, 998
4)	Wellfield Improvements	3/2015	~~6.98~~ 3.98	10.30	~~9.2~~ 13.17	~~7.85~~ 4.35	~~7.85~~ 4.35	6.50	7.94	47.26	41.87	~~98.11~~ 93.11	495,520, 912,
	Systemwide		~~26.99~~ 27.95	~~3~~ 0.00	0.00	~~16.85~~ 16.35	~~0.46~~ 0.00	0.00	20.00	~~40.31~~ 36.35	28.81	~~98.11~~ 93.11	959,,998, 1135
5)	Water Mains - Extensions	1/2014	1.30	1.30	0.30	0.31	0.30	0.31	0.30	2.82	0.31	4.43	496
	Systemwide		4.43	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	4.43	
6)	Central Miami-Dade Water Trans.Mains Imp.	3/2014	0.61	1.65	0.74	0.00	0.00	0.00	0.92	3.31	29.14	33.06	520,912,
	Central Miami-Dade County		3.00	0.00	0.00	0.00	0.00	0.00	19.82	19.82	10.24	33.06	998
7)	North Miami-Dade Water Transm.Mains Imp	3/2015	~~1.32~~ 0.92	~~3~~ 3.40	0.00	~~4.4~~ 0.50	~~2.1~~ 1.00	1.18	0.00	~~10.68~~ 6.08	2.70	~~14.70~~ 9.70	520,998,
	North Miami-Dade County		4.32	0.00	0.00	~~6.58~~ 2.68	~~1.1~~ 0.00	0.00	0.00	~~7.68~~ 0.00	2.70	~~14.70~~ 9.70	1135

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
8)	W.T.P. Replacement & Renovations	3/2013	7.93	8.14	11.64	11.64	11.08	10.63	10.63	63.76	10.64	82.33	495
	Water Treatment Plants		18.09	2.63	7.43	11.64	11.14	11.13	10.13	54.10	10.14	82.33	
9)	Water System Maintenance & Upgrades	2/2013	9.86	11.29	8.10	8.59	9.10	9.65	10.22	56.95	10.84	77.65	495
	Systemwide		13.55	7.60	8.10	8.64	9.14	9.65	10.14	53.27	10.83	77.65	
10)	Water Distribution System Extension Enh.	3/2014	~~46.01~~ 45.90	~~13.24~~ 12.06	17.29	~~15.14~~ 16.66	~~15.75~~ 16.90	~~15.12~~ 9.85	~~10.86~~ 12.46	~~87.40~~ 84.73	~~71.75~~ 72.53	~~205.16~~ 203.16	495,912, 959,
	Systemwide		~~74.67~~ 73.67	~~10.93~~ 10.18	~~6.31~~ 6.06	10.05	15.06	7.84	9.60	~~56.79~~ 58.79	70.70	~~205.16~~ 203.16	1026, 1135
11)	Water Equipment & Vehicles	3/2013	12.23	10.60	8.28	8.41	8.79	8.79	8.79	53.66	8.78	74.67	495
	Systemwide		19.11	7.74	4.52	8.79	8.79	8.79	8.79	47.42	8.14	74.67	
12)	Water General Maint. & Office Facilities	3/2014	9.35	1.85	1.95	7.00	10.44	8.46	10.26	39.96	13.74	63.05	495,520, 912,
	Systemwide		12.97	0.28	2.00	18.36	3.43	3.20	22.81	50.08	0.00	63.05	969,997, 998
13)	Water System Fire Hydrant Installation	1/2013	3.88	3.05	3.54	4.35	3.90	3.90	1.90	20.64	3.66	28.18	403
	Systemwide		10.33	2.47	2.50	2.52	2.55	2.58	2.60	15.22	2.63	28.18	
14)	Water Engineering Studies	3/2008	3.01	~~2.15~~ 3.15	~~1.67~~ 2.67	0.00	0.00	0.00	0.00	~~3.82~~ 5.82	0.00	~~6.83~~ 8.83	520,912,
	Systemwide		~~6.83~~ 8.83	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	~~6.83~~ 8.83	959
15)	Safe Drink. Water Act Modifications (D-DBP)	3/2014	1.05	0.14	0.00	0.25	0.50	0.25	0.00	1.14	2.90	5.09	520,969,
	Systemwide		1.19	0.00	0.00	1.00	0.00	0.00	0.00	1.00	2.90	5.09	998

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
16)	Safe Drink. Water Act Modifications (IESWT	3/2008	35.88	5.05	3.37	0.00	0.00	0.00	0.00	8.42	0.00	44.30	952,959
	Systemwide		44.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	44.30	
17)	South Miami Heights W.T.P & Wellfield	3/2013	9.25	10.03	30.65	42.61	~~38.86~~ 38.43	~~21.03~~ 20.60	~~5.84~~ 6.70	149.02	0.45	158.72	912,959, 969,
	11800 SW 208 St.		51.63	1.54	~~2.85~~ 0.85	~~97.42~~ 100.15	~~1.2~~ 0.40	~~2.33~~ 1.51	~~1.3~~ 2.19	160.64	0.45	158.72	997,998, 1007
18)	Water Telemetering System Enhanc.	2/2007	3.13	0.13	0.00	0.00	0.00	0.00	0.00	0.13	0.00	3.26	495
	Systemwide		3.13	0.13	0.00	0.00	0.00	0.00	0.00	0.13	0.00	3.26	
19)	W.T.P. Miscellaneous Upgrades	3/2008	1.00	2.50	2.00	0.00	0.00	0.00	0.00	4.50	0.00	5.50	959,997
	Water Treatment Plants		5.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	5.50	
20)	~~Reuse and~~ Alternative Water Supply												
	~~A. Systemwide Reuse - 25% Alternative~~	~~3/2026~~	~~0.00~~	~~0.00~~	~~5.00~~	~~10.00~~	~~15.00~~	~~20.00~~	~~25.00~~	~~75.00~~	~~425.00~~	500.00	952,998
			~~0.00~~	~~0.00~~	~~5.00~~	~~10.00~~	~~15.00~~	~~20.00~~	~~25.00~~	~~75.00~~	~~425.00~~	500.00	
	~~B. Pilot Project I: 1 Mgd Coastal Wetlan~~	~~2/2009~~	~~0.00~~	~~0.10~~	~~1.50~~	~~5.00~~	~~5.40~~	~~0.00~~	~~0.00~~	~~12.00~~	~~0.00~~	12.00	952,998
	~~Rehydration at SDWWTP~~		~~0.00~~	~~0.10~~	~~1.50~~	~~5.00~~	~~5.40~~	~~0.00~~	~~0.00~~	~~12.00~~	~~0.00~~	12.00	
	~~Pilot Project II: 20,000 Gpd Wellfield~~	~~2/2009~~	~~0.00~~	~~0.05~~	~~0.95~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~1.00~~	~~0.00~~	1.00	952,998
	~~Recharge~~		~~0.00~~	~~0.05~~	~~0.95~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~1.00~~	~~0.00~~	1.00	
	~~C. 10 Mgd Upper Floridian Reverse~~	~~2/2011~~	~~0.00~~	~~0.50~~	~~4.00~~	~~1.50~~	~~0.00~~	~~0.00~~	~~0.00~~	~~6.00~~	~~0.00~~	6.00	972
	~~Osmosis WT System: Design~~		~~6.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	~~0.00~~	6.00	

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
	~~10 Mgd Upper Floridian Reverse Osmosis WT System: Construction~~	~~2/2011~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~5.00~~ ~~5.00~~	~~20.00~~ ~~20.00~~	~~20.00~~ ~~20.00~~	~~5.00~~ ~~5.00~~	~~50.00~~ ~~50.00~~	~~0.00~~ ~~0.00~~	50.00 50.00	952,998
	~~D~~A. ASR Ultraviolet (UV) Disinfection System for ASR System at Miami-Dade County West and SW Wellfield (7.4 mgd ASR and blending)	3/2008	0.34 ~~4~~ 7.475	0.50 1.00	6.91 0.00	0.00 ~~0~~ 0.25	0.00 ~~0~~ 0.25	0.00 0.00	0.00 0.00	7.41 ~~1.00~~ 2.75	0.00 0.00	7.75 ~~5.00~~ 7.75	520,969 1178
	~~E~~B. Southwest Wellfield Monitoring	1/2006	1.06 ~~0.87~~ 1.23	0.17 ~~0.03~~ 0.00	0.00 0.00	0.00 ~~0.12~~ 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.17 ~~0.15~~ 0.00	0.00 0.00	1.23 ~~1.02~~ 1.23	520,912
	~~F~~C. 10 Mgd Hialeah-Preston Floridan Aquifer Blending Wellfield ASR System (4.8 mgd blending)	3/2009	0.00 ~~0~~ 4.80	0.30 0.00	0.80 0.00	2.50 0.50	6.70 ~~2.5~~ 5.5	0.00 4.50	0.00 0.00	10.30 7.50	0.00 0.00	10.30 ~~7.5~~ 10.30	~~972, 998~~ 520,959 998, 1178
	Subtotals		~~165.33~~ ~~336.40~~ 162.88 342.72	~~90.53~~ ~~37.50~~ 91.65 32.57	~~120.34~~ ~~41.32~~ 120.05 31.62	~~146.17~~ ~~238.11~~ 119.29 216.07	~~162.15~~ ~~96.69~~ 123.12 56.96	~~142.77~~ ~~90.54~~ 92.57 45.22	~~122.47~~ ~~223.66~~ 94.93 194.56	~~784.44~~ ~~727.82~~ 641.61 577.00	~~701.99~~ ~~587.54~~ 277.77 162.54	~~1651.76~~ ~~1651.76~~ 1082.26 1082.26	
	Proposed Additions, April 2006 CDMP Amendment Cycle **********												
20) D	New Upper Floridan Aquifer Reverse Osmosis (RO) WTP Phase I (Hialeah 10 mgd Water Treatment Plant)	1/2011	0.00 ~~34.12~~ 31.61	2.00 ~~4.00~~ 10.27	8.86 ~~3.01~~ 4.34	17.03 ~~5.69~~ 3.90	36.14 ~~2.36~~ 41.63	28.97 ~~0.82~~ 1.25	0.00 0.00 0.00	93.00 ~~15.88~~ 61.39	0.00 0.00 0.00	93.00 ~~50.00~~ 93.00	520.1135

TABLE 12

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
~~21)~~	~~Aquifer Storage Recovery - Wellfields - Systemwide~~	~~3/2015~~	~~1.93~~ ~~6.08~~	~~2.09~~ ~~1.00~~	~~2.07~~ ~~1.01~~	~~5.00~~ ~~7.50~~	~~4.50~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~13.66~~ ~~9.51~~	~~8.50~~ ~~8.50~~	~~24.09~~ ~~24.09~~	~~520,912,~~ ~~959,969,~~ 998
~~22)~~ 21)	Water System Improvements	~~2/2007~~	~~3.87~~ 1.13	~~3.05~~ 0.50	~~3.55~~ ~~0.38~~	~~4.35~~ 0.00	~~3.9~~ 0.00	~~3.9~~ 0.00	~~1.9~~ 0.00	~~20.65~~ 0.00	~~3.66~~ 0.88	~~28.18~~ 2.01	~~403~~
	Systemwide	3/2015	~~10.33~~ 1.63	~~2.47~~ 0.20	~~2.5~~ 0.18	~~2.52~~ 0.00	~~2.55~~ 0.00	~~2.58~~ 0.00	~~2.6~~ 0.00	~~15.22~~ 0.00	~~2.63~~ 0.00	~~28.18~~ 2.01	520
~~23)~~	~~Water Treatment Plant - Floridian Aquifer - Hialeah~~	~~1/2011~~	~~0.00~~ ~~34.12~~	~~5.60~~ ~~4.00~~	~~22.30~~ ~~3.01~~	~~17.80~~ ~~5.69~~	~~3.48~~ ~~2.36~~	~~0.82~~ ~~0.82~~	~~0.00~~ ~~0.00~~	~~50.00~~ ~~15.88~~	~~0.00~~ ~~0.00~~	~~50.00~~ ~~50.00~~	~~520,1135~~
	Subtotals of Proposed Additions		~~5.8~~ 1.13 ~~50.53~~ 33.24	~~10.74~~ 2.50 ~~7.47~~ 10.47	~~27.92~~ 9.24 ~~6.52~~ 9.52	~~27.15~~ 17.03 ~~15.71~~ 3.90	~~11.88~~ 36.14 ~~4.91~~ 41.63	~~4.72~~ 28.97 ~~3.4~~ 1.25	~~1.9~~ 0.00 ~~2.6~~ 0.00	~~84.31~~ 93.88 ~~40.61~~ 61.77	~~12.16~~ 0.00 ~~11.13~~ 0.00	~~102.27~~ 95.01 ~~102.27~~ 95.01	
	TOTALS		~~171.13~~ ~~386.93~~ 164.01 375.96	~~101.27~~ ~~44.97~~ 94.15 43.04	~~148.26~~ ~~47.84~~ 129.29 36.14	~~173.32~~ ~~253.82~~ 136.32 219.97	~~174.03~~ ~~101.60~~ 159.26 98.59	~~147.49~~ ~~93.94~~ 121.54 46.47	~~124.37~~ ~~226.26~~ 94.93 194.56	~~868.75~~ ~~768.43~~ 735.49 638.77	~~714.15~~ ~~598.67~~ 277.77 162.54	~~1754.03~~ ~~1754.03~~ 1177.27 1177.27	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

Source: Miami-Dade Water and Sewer Department and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

CAPITAL IMPROVEMENTS ELEMENT
LIST OF FUNDING SOURCES

Code

Federal

123 FTA Section 5307/5309 Formula Grant
124 Federal Aviation Administration
125 FTA Section 5309 Discretionary Grant
127 Federal Highway Administration
142 Army Corps of Engineers
150 Federal Transportation Grant
160 Department of Interior of UPRA Grant
198 FEMA Reimbursements

Local Governments
(Non-Miami-Dade County)

350 Municipal Contribution
370 City of Miami Contribution

Proprietary

401 Lease Financing - Operations
403 Fire Hydrant Fund
406 Aviation Passenger Facility Charge
426 Seaport Revenues
440 Causeway Toll Revenue
450 Waste Disposal Operating Fund
451 Waste Collection Operating Fund
470 Biscayne Bay Envir. Trust Fund
490 Wastewater Renewal Fund
495 Water Renewal & Replacement Fund
496 Water Special Construction Fund
497 Wastewater Special Construction Fund
500 Road Impact Fees
501 Park Impact Fees
507 Developer Fees/Donation
520 Water Connection Charges
521 Wastewater Connection Charges

Other County Sources

621 Environmental Trust Fund
622 Biscayne Bay Envir. Trust Fund
630 Stormwater Utility

632 QNIP Phase I Stormwater Pay as You Go
640 Interest Earnings
650 Capital Outlay Reserve
660 Endangered Lands Voted Millage
670 Secondary Gas Tax
681 Financing Proceeds
688 Capital Impr. Local Option Gas Tax

State of Florida

821 Florida DOT Funds
~~822 FDOT Bond Funds~~
834 State Beach Erosion Control Funds
840 Florida Boating Improvement Fund
~~843 State Dept. of Environmental Protection~~
865 Florida Ports Trust Bond Program
885 Florida Inland Navigational District
890 Florida Department of State
892 Florida Division of Cultural Affairs
895 S.Fl. Water Mgmt. District Grant

County Bonds/Debt

905 Decade of Progress Bond Interest
907 Sunshine State Financing
908 Lease Financing – County Bonds/Debt
912 Water Revenue Bonds 1997
914 Wastewater Revenue Bonds 1997
915 Solid Waste System Rev. Bonds
917 Tenant Financing
920 Future Aviation Revenue Bonds
921 Aviation Revenue Bonds Sold
927 Safe Neigh. Parks (SNP) Proceeds
951 State Revolving Loan Wastewater Program
952 State Revolving Loan Water Program
959 Water Revenue Bonds 1999
961 Future Wastewater Revenue Bonds
962 Wastewater Revenue Bonds Series 1994
965 Future Solid Waste Disp. Notes/Bonds
966 Bond Anticipation Notes
969 Water Revenue Bonds Series1995
970 Wastewater Revenue Bonds Series 1995
972 Solid Waste System Rev. Bonds 1998
973 Wastewater Revenue Bonds Series 1999
976 Third Party Financing
979 QNIP Phase I UMSA Bond Proceeds

980 QNIP Phase I-Stormwater Bond Proceeds
~~981 Future Seaport Bonds/Loans~~
982 QNIP Phase I UMSA Bond Proceeds
985 PAC Bond Proceeds
987 Industrial Development Revenue Bonds
997 Water Revenue Bonds Series 1994
998 Future Water Revenue Bonds
999 Other – County Bonds/Debt

1000 Series Codes (Category)

1000 Seaport Bonds/Loans (County Bonds/Debt)
1001 PAC Interest Earnings
1002 Other - Non County Sources
1003 Non-County Contributions
1004 Cash Donations - Non County Sources
~~1005 FPL Contributions (Local Governments)~~
1007 Miscellaneous - Other County Sources
1008 Operating Revenue
1026 EPA Grant
1027 Solid Waste System Rev. Bond 2001 (County Bonds/Debt)
1029 Home - 1993
1043 Future Financing
1045 US HUD Capital Fund Program 2003
1082 Florida Department of Environmental Protection (State of Florida)
1083 Florida Department of Community Affairs (State of Florida)
1085 Liability Trust Fund (Other County Sources)
1087 QNIP Phase II UMSA Bond Proceeds
1090 FDOT -County Incentive Grant Program (State of Florida)
1091 FDOT -County Incentive Grant Program (State of Florida)
~~1096 Nat'l Oceanic Atmospheric Association (Federal Government)~~
1107 Chapter County Transit System Surtax
1116 People's Transportation Plan Bond Program
1118 US Department of Agriculture
~~1127 Replacement Housing Factor (RHF)~~
~~1129 Federal GSA~~
1131 QNIP Phase IV UMSA Bond Proceeds
~~1132 FAA Discretionary Grants~~
1133 QNIP Phase III Pay As You Go
1135 Building Better Communities GOB Program
1140 Solid Waste System Revenue Bonds, Series 2005
1141 US Department of Homeland Security
1145 Transportation Security Administration Funds
1164 Commissioner Donations
1167 Retainage Sub-Account
1168 Reserve Maintenance

DISTRIBUTED BY DPZ Staff

TABLE 8

April 2006

SEWER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
	Subtotals		~~198.75~~ ~~391.34~~	~~112.02~~ ~~62.51~~	~~214.64~~ ~~123.73~~	~~301.85~~ ~~480.13~~	~~304.33~~ ~~136.54~~	~~119.14~~ ~~86.29~~	~~194.76~~ ~~394.21~~	~~1246.74~~ ~~1283.41~~	~~696.38~~ ~~467.12~~	~~2141.87~~ ~~2141.87~~	
			198.84 395.68	115.80 62.51	219.39 123.73	296.39 472.63	292.83 135.54	118.78 85.29	196.48 394.21	1239.67 1273.91	698.20 467.12	2136.71 2136.71	
	Proposed Additions, April 2006 CDMP Amendment Cycle **********												
26)	~~W.W. Treatment Plants Effluent Reuse — Systemwide~~ Village of Key Biscayne Reuse Distribution System	3/2007	~~0.29~~ ~~8.44~~ 0.00 0.00	~~6.29~~ ~~0.00~~ 3.15 5.00	~~16.42~~ ~~14.57~~ 1.85 0.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~22.72~~ ~~14.57~~ 5.00 5.00	~~0.00~~ ~~0.00~~ 0.00 0.00	~~23.01~~ ~~23.01~~ 5.00 5.00	~~966,970~~ 835
27)	Coastal Wetlands Rehydration Demonstration Project (1mgd)	2/2009	0.00 4.39	1.30 0.00	0.11 0.00	2.98 0.00	9.12 14.81	5.69 0.00	0.00 0.00	19.20 14.81	0.00 0.00	19.20 19.20	521,961 973
28)	Aquifer Recharge Pilot Study (20,000 gpd)	2/2009	0.00 0.32	0.09 0.00	0.23 0.00	0.70 0.70	0.00 ~~0.00~~	0.00 ~~0.00~~	0.00 ~~0.00~~	1.02 0.70	0.00 0.00	1.02 1.02	521,973
29)	North District W.W.T.P. Reuse Projects (7mgd)	2/2010	0.00 6.04	0.01 0.00	1.53 7.50	6.17 0.00	12.93 13.26	6.16 0.00	0.00 0.00	26.80 20.86	0.00 0.00	26.80 26.80	521,961 973
30)	Central District W.W.T.P. Reuse Projects (1mgd)	2/2010	0.00 0.91	0.01 0.00	0.90 1.98	3.36 1.38	7.03 11.03	4.00 0.00	0.00 0.00	15.30 14.39	0.00 0.00	15.30 ~~0.00~~ 15.39	521,961, 973

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Appl. #16
Exhibit 3-28-07

TABLE 8

April 2006

SEWER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
31)	South District W.W.T.P. Reuse Project Phase I (18 mgd)	2/2014	0.00 3.87	0.01 12.01	17.87 2.00	17.87 17.87	25.53 104.35	78.82 0.00	121.40 121.40	261.50 257.63	96.00 96.00	357.50 357.50	521,961, 973
32)	South District W.W.T.P. Reuse Project Phase II (20 mgd)	2/2021	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	298.00 298.00	298.00 298.00	961
33)	South District W.W.T.P. Reuse Project Phase III (15 mgd)	2/2026	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	217.50 217.50	217.50 217.50	961
34)	Biscayne Bay Coastal Wetlands Rehydration Project (52 MGD)	2/2021	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	621.00 621.00	621.00 621.00	961
	Subtotals of Proposed Additions		~~0.29~~ ~~8.44~~ 0.00 15.53	~~6.29~~ ~~0.00~~ 4.79 17.01	~~16.43~~ ~~14.57~~ 22.49 11.48	~~0.00~~ ~~0.00~~ 31.08 19.95	~~0.00~~ ~~0.00~~ 54.61 143.45	~~0.00~~ ~~0.00~~ 94.67 0.00	~~0.00~~ ~~0.00~~ 121.40 121.40	~~22.72~~ ~~14.57~~ 328.82 313.29	~~0.00~~ ~~0.00~~ [[611.50]] [[611.50]]	~~23.01~~ ~~23.01~~ [[940.32]] [[940.32]]	
											1232.50 1232.50	1561.32 1561.32	
	TOTALS		~~199.04~~ ~~399.78~~ 198.84 475.93	~~118.31~~ ~~62.51~~ 120.37 79.52	~~231.07~~ ~~138.30~~ 241.88 80.78	~~301.85~~ ~~480.13~~ 327.47 482.29	~~304.33~~ ~~136.54~~ 347.44 278.99	~~119.14~~ ~~86.29~~ 213.45 85.29	~~194.76~~ ~~394.21~~ 317.88 515.61	~~1269.46~~ ~~1297.98~~ 1568.49 1522.48	~~696.38~~ ~~467.12~~ [[1309.7]] [[1078.62]]	~~2164.88~~ ~~2164.88~~ [[3077.03]] [[3077.03]]	
											1930.70 1699.62	3698.03 3698.03	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

====== Proposed Deletions, April 2006 CDMP Amendment Cycle

Words and figures ~~stricken through~~ have been deleted from the CIE table transmitted to DCA in December 2006.

Words and figures [[double bracketed]] have been deleted from the CIE table since the Planning Advisory Board meeting on March 12, 2007.

Words and figures underscored are proposed additions to the CIE table transmitted to DCA in December 2006.

Words and figures double underlined are proposed additions to the CIE table since the Planning Advisory Board meeting on March 12, 2007.

Source: Miami-Dade Water and Sewer Department and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

DISTRIBUTED BY DPZ STAFF

TABLE 12

April 2006

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
16)	Safe Drink. Water Act Modifications (IESWT) Systemwide	3/2008	35.88 44.30	5.05 0.00	3.37 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	8.42 0.00	0.00 0.00	44.30 44.30	952,959
17)	South Miami Heights W.T.P & Wellfield 11800 SW 208 St. (Biscayne Aquifer, 20 MGD, Membrane Softening)	3/2013	9.25 51.63	10.03 1.54	30.65 ~~2.85~~ 0.85	42.61 ~~97.42~~ 100.15	~~38.86~~ 38.43 ~~1.2~~ 0.40	~~21.03~~ 20.60 ~~2.33~~ 1.51	~~5.84~~ 6.70 ~~1.3~~ 2.19	149.02 160.64	0.45 0.45	158.72 158.72	912,959, 969, 997,998, 1007
18)	Water Telemetering System Enhanc. Systemwide	2/2007	3.13 3.13	0.13 0.13	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.13 0.13	0.00 0.00	3.26 3.26	495
19)	W.T.P. Miscellaneous Upgrades Water Treatment Plants	3/2008	1.00 5.50	2.50 0.00	2.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	4.50 0.00	0.00 0.00	5.50 5.50	959,997
20)	~~Reuse and~~ Alternative Water Supply ~~A. Systemwide Reuse - 25% Alternative~~	~~3/2026~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~5.00~~ ~~5.00~~	~~10.00~~ ~~10.00~~	~~15.00~~ ~~15.00~~	~~20.00~~ ~~20.00~~	~~25.00~~ ~~25.00~~	~~75.00~~ ~~75.00~~	~~425.00~~ ~~425.00~~	500.00 500.00	952,998
	~~B. Pilot Project I: 1 Mgd Coastal Wetlan Rehydration at SDWWTP~~	~~2/2009~~	~~0.00~~ ~~0.00~~	~~0.10~~ ~~0.10~~	~~1.50~~ ~~1.50~~	~~5.00~~ ~~5.00~~	~~5.40~~ ~~5.40~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~12.00~~ ~~12.00~~	~~0.00~~ ~~0.00~~	12.00 12.00	952,998
	~~Pilot Project II: 20,000 Gpd Wellfield Recharge~~	~~2/2009~~	~~0.00~~ ~~0.00~~	~~0.05~~ ~~0.05~~	~~0.95~~ ~~0.95~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~1.00~~ ~~1.00~~	~~0.00~~ ~~0.00~~	1.00 1.00	952,998
	~~C. 10 Mgd Upper Floridian Reverse Osmosis WT System: Design~~	~~2/2011~~	~~0.00~~ ~~6.00~~	~~0.50~~ ~~0.00~~	~~4.00~~ ~~0.00~~	~~1.50~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~6.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	6.00 6.00	972

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Appl. #16
Exhibit 3-28-07

TABLE 12

April 2006

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
	~~10 Mgd Upper Floridian Reverse Osmosis WT System: Construction~~	~~2/2011~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~5.00~~ ~~5.00~~	~~20.00~~ ~~20.00~~	~~20.00~~ ~~20.00~~	~~5.00~~ ~~5.00~~	~~50.00~~ ~~50.00~~	~~0.00~~ ~~0.00~~	50.00 50.00	952,998
	~~D~~A. ASR Ultraviolet (UV) Disinfection System for ASR System at Miami-Dade County West and SW Wellfield (7.4 mgd ASR and blending)	3/2008	0.34 ~~4~~ 7.475	0.50 1.00	6.91 0.00 ~~0~~	0.00 0.25 ~~0~~	0.00 0.25	0.00 0.00	0.00 0.00 ~~1.00~~	7.41 2.75	0.00 0.00 ~~5.00~~	7.75 7.75	520,969 1178
	~~E~~B. Southwest Wellfield Monitoring	1/2006	1.06 ~~0.87~~ 1.23	0.17 ~~0.03~~ 0.00	0.00 0.00	0.00 ~~0.12~~ 0.00	0.00 0.00	0.00 0.00	0.00 0.00 ~~0.15~~	0.17 0.00	0.00 0.00 ~~1.02~~	1.23 1.23	520,912
	~~F~~C. 10 Mgd Hialeah-Preston Floridan Aquifer Blending Wellfield ASR System (4.8 mgd blending)	3/2009 ~~0~~	0.00 4.80	0.30 0.00	0.80 0.00	2.50 0.50	6.70 ~~2.5~~ 5.5	0.00 4.50	0.00 0.00 ~~7.5~~	10.30 5.5	0.00 0.00 ~~7.5~~	10.30 10.30	~~972, 998~~ 520,959 998, 1178
	Subtotals		~~165.33~~ ~~336.40~~ 162.88 342.72	~~90.53~~ ~~37.50~~ 91.65 32.57	~~120.34~~ ~~41.32~~ 120.05 31.62	~~146.17~~ ~~238.11~~ 119.29 216.07	~~162.15~~ ~~96.69~~ 123.12 56.96	~~142.77~~ ~~90.54~~ 92.57 45.22	~~122.47~~ ~~223.66~~ 94.93 194.56	~~784.44~~ ~~727.82~~ 641.61 577.00	~~701.99~~ ~~587.54~~ 277.77 162.54	~~1651.76~~ ~~1651.76~~ 1082.26 1082.26	
	Proposed Additions, April 2006 CDMP Amendment Cycle												
20) D	New Upper Floridan Aquifer Reverse Osmosis (RO) WTP Phase I (Hialeah 10 mgd Water Treatment Plant)	1/2011	0.00 ~~34.12~~ 31.61	2.00 ~~4.00~~ 10.27	8.86 ~~3.01~~ 4.34	17.03 ~~5.69~~ 3.90	36.14 ~~2.36~~ 41.63	28.97 ~~0.82~~ 1.25	0.00 0.00 0.00	93.00 ~~15.88~~ 61.39	0.00 0.00 0.00	93.00 ~~50.00~~ 93.00	520,1135

DISTRIBUTED BY DPZ Staff

TABLE 12

April 2006

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
~~21)~~	~~Aquifer Storage Recovery - Wellfields - Systemwide~~	~~3/2015~~	~~1.93~~ ~~6.08~~	~~2.09~~ ~~1.00~~	~~2.07~~ ~~1.01~~	~~5.00~~ ~~7.50~~	~~4.50~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~0.00~~ ~~0.00~~	~~13.66~~ ~~9.51~~	~~8.50~~ ~~8.50~~	~~24.09~~ ~~24.09~~	~~520,912,~~ ~~959,969,~~ 998
~~22)~~ 21)	Water System Improvements	~~2/2007~~	~~3.87~~ 1.13	~~3.05~~ 0.50	~~3.55~~ 0.38	~~4.35~~ 0.00	~~3.9~~ 0.00	~~3.9~~ 0.00	~~1.9~~ 0.00	~~20.65~~ 0.88	~~3.66~~ 0.00	~~28.18~~ 2.01	403
	Systemwide	3/2015	~~10.33~~ 1.63	~~2.47~~ 0.20	~~2.5~~ 0.18	~~2.52~~ 0.00	~~2.55~~ 0.00		~~2.58~~ 0.00	~~2.6~~ 0.00	~~15.22~~ 0.00	~~2.63~~ 0.00	~~28.18~~ 2.01	520
~~23)~~	~~Water Treatment Plant - Floridian Aquifer - Hialeah~~	~~1/2011~~	~~0.00~~ ~~34.12~~	~~5.60~~ ~~4.00~~	~~22.30~~ ~~3.01~~	~~17.80~~ ~~5.69~~	~~3.48~~ ~~2.36~~	~~0.82~~ ~~0.82~~	~~0.00~~ ~~0.00~~	~~50.00~~ ~~15.88~~	~~0.00~~ ~~0.00~~	~~50.00~~ ~~50.00~~	~~520,1135~~
22)	New Upper Floridan Aquifer Reverse Osmosis (RO) WTP Phase II (Hialeah 5 mgd Water Treatment Plant)	2/2018	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	25.00 25.00	25.00 25.00	998
23)	New Upper Floridan Aquifer Reverse Osmosis (RO) WTP Phase III (Hialeah 2.5 mgd Water Treatment Plant)	2/2028	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	0.00 0.00	9.70 9.70	9.70 9.70	998
	Subtotals of Proposed Additions		~~5.80~~ 1.13	~~10.74~~ 2.50	~~27.92~~ 9.24	~~27.15~~ 17.03	~~11.88~~ 36.14	~~4.72~~ 28.97	~~1.90~~ 0.00	~~84.31~~ 93.88	~~12.16~~ [[0.00]] 34.70	~~102.27~~ [[95.01]] 129.71	
			~~50.53~~ 33.24	~~7.47~~ 10.47	~~6.52~~ 9.52	~~15.71~~ 3.90	~~4.91~~ 41.63	~~3.40~~ 1.25	~~2.60~~ 0.00	~~40.61~~ 61.77	~~11.13~~ [[0.0]] 34.70	~~102.27~~ [[95.01]] 129.71	

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Appl. #16
Exhibit 3-28-07

April 2006

TABLE 12

WATER FACILITIES

Project Number	Project Name and Location	Purpose* / Year of Completion	Prior Years	Expenditures / Revenues 2006/07	2007/08	2008/09	2009/10	2010/11	2011/12	Six Year Totals	Future Years	Project Totals	Funding Source
			(In Millions of Dollars)										
TOTALS			~~171.13~~	~~101.27~~	~~148.26~~	~~173.32~~	~~174.03~~	~~147.49~~	~~124.37~~	~~868.75~~	~~714.15~~	~~1754.03~~	
			~~386.93~~	~~44.97~~	~~47.84~~	~~253.82~~	~~101.60~~	~~93.94~~	~~226.26~~	~~768.43~~	~~598.67~~	~~1754.03~~	
			164.01	94.15	129.29	136.32	159.26	121.54	94.93	735.49	[[277.77]]	[[1177.27]]	
			375.96	43.04	36.14	219.97	98.59	46.47	194.56	638.77	~~162.54~~	~~1177.27~~	
											312.47	1211.97	
											197.24	1211.97	

* 1=Existing Deficiency; 2=Future Growth; 3=Combined

Source: Miami-Dade Water and Sewer Department and Department of Planning and Zoning.
Data provided by the Office of Strategic Business Management.

Words and figures ~~stricken through~~ have been deleted from the CIE table transmitted to DCA in December 2006.
Words and figures [[double bracketed]] have been deleted from the CIE table since the Planning Advisory Board meeting on March 12, 2007.
Words and figures underlined are proposed additions to the CIE table transmitted to DCA in December 2006.
Words and figures double underlined are proposed additions to the CIE table since the Planning Advisory Board meeting on March 12, 2007.

APPENDIX A
REVISED RECOMMENDATION REPORT

PROPOSED ADDITIONAL STAFF AMENDMENT TYING PROFFERED DECLARATIONS OF RESTRICTIONS ASSOCIATED WITH LUP MAP AMENDMENTS TO THE CDMP

The Department of Planning and Zoning proposes the following amendment to the CDMP in response to the Department of Community Affairs Objections, Recommendations and Comments (ORC) Report, DCA No. 07-1, as it pertains to the acceptance of restrictions by the Board of County Commissioners in connection with the adoption of land use map amendments and the incorporation of the same into the CDMP:

Land Use Element Amendment

1. Revise the Footnote for the Land Use Plan map to address restrictions accepted by the Board of County Commissioners as follows:

   THIS PLAN IS NOT A ZONING MAP! Within each map category on this plan map, numerous land uses, zoning districts and housing types may occur. This plan map may be interpreted only as provided in the adopted plan text entitled "Interpretation of the Land Use Plan Map: Adopted Policy of the Land Use Element." That adopted text provides necessary definitions and standards for allowable land uses, densities or intensities of use for each map category, and for interpretation and application of the plan as a whole. The adopted text must be consulted in its entirety in interpreting any one plan map category, and no provision shall be used in isolation from the remainder. Restrictions accepted by the Board of County Commissioners in association with Land Use Plan map amendments shall be considered as an adopted part of the Comprehensive Development Master Plan (CDMP) and are delineated in the adopted text.

   This Land Use Plan (LUP) map, in conjunction with all other adopted components of the ~~Comprehensive Development Master Plan (~~CDMP~~)~~, will govern all development-related actions taken or authorized by Miami-Dade County. The LUP map generally reflects municipal land use policies adopted in comprehensive plans. However, with limited exceptions enumerated in the Statement of Legislative Intent, this plan does not supersede local land use authority of incorporated municipal governments authorized in accordance with the Miami-Dade County Charter. For further guidance on future land uses authorized within incorporated municipalities, consult the local comprehensive plan adopted by the pertinent municipality.

   NOTICE: The original true and correct copy of the official Land Use Plan map is maintained by the Director of the Department of Planning and Zoning. This is a reproduction. Any questions regarding information shown on this reproduction shall be resolved by reference to the original.

2. Revise the "Interpretation of the Land Use Plan Map" section by adding a new subsection entitled "Restrictions" after the subsection titled

"Concepts and Limitations of the Land Use Plan," on page I-74, to address restrictions accepted by the Board of County Commissioners.

Uses and Zoning Not Specifically Depicted on the LUP Map. Within each map category numerous land uses, zoning classifications and housing types may occur... However, changes may be approved to lawful uses and zoning not depicted which would make the use or zoning substantially more consistent with the Plan, and in particular the Land Use Element, than the existing use or zoning.

Restrictions. Restrictions accepted by the Board of County Commissioners in association with applications to amend the CDMP, including LUP map amendments, such as Declarations of Restrictions, shall be considered as an adopted part of the CDMP. Restrictions that have been accepted and take effect on or after July 1, 2006, are identified in the table below:

Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments

Amendment Cycle	Application No.	General Location	Township-Range-Section	Type of Restriction	Summary of Restrictions
April 2005-2006	No. 1	Change 26.13 gross acres on the south side of NE 215 Street approximately 900 feet west of San Simeon Way	51-31-42	Declarations of Restrictions	Requires provision of workforce housing units; commits to water conservation measures and to connecting to any regional wastewater re-use system constructed by the County.
April 2005-2006	No. 3	Change 15.5 gross acres on the west side of Biscayne Boulevard to NW 13 Avenue between NE 112 and NE 115 Streets	52-42-32	Declarations of Restrictions	Limits development of the property in accordance with design guidelines (Exhibit B); commits to neighborhood outreach meeting and to coordinate with the Biscayne Corridor Redevelopment Agency prior to seeking rezoning for the property; commits to educational facilities mitigation, transit improvements, public park contribution, workforce housing units, and water-saving measures.

Amendment Cycle	Application No.	General Location	Township-Range-Section	Type of Restriction	Summary of Restrictions
April 2005-2006	No. 15	Change 10 gross acres at Northwest corner of SW 147 Avenue and SW 184 Street, lying southeast of CSX Railroad ROW	55-39-33	Declarations of Restrictions	Prohibits residential uses and requires initial development of the property to include a grocery store.
April 2005-2006	No. 21	Change 0.91 gross acres at the southeast corner of SW 112 Avenue and SW 224 Street	56-40-18	Declarations of Restrictions	Prohibits residential uses.
April 2005-2006	No. 22	Change 62.51 gross acres located at northwest and southeast corners of SW 127 Avenue and SW 240 Street	56-39-23,24	Declarations of Restrictions	Limits development to be consistent with Princeton CUC and Urban Design Manual; commits to educational facilities mitigation, transit improvements, traffic impact mitigation, workforce housing units, water conservation measures, and preservation of specimen sized trees; and exempts from restrictions any portion of the property developed in accordance with existing zoning approval.
October 2005-2006	No. 1	North East 116 to 117 Street and Lying west of NE 16th Avenue.	52-42-32	Declarations of Restrictions	Include site plan depicting a development program according to design guidelines; Applicant to accommodate future transit facilities within property by allowing transit-related encroachments on property.; Applicant to contribute to County for park improvements; Applicant to comply with County, or municipality workforce housing requirements; Applicant to incorporate water conservation measures.

Amendment Cycle	Application No.	General Location	Township-Range-Section	Type of Restriction	Summary of Restrictions
October 2005-2006	No. 4	East side of Biscayne Boulevard/East Dixie Highway between North east 108 and 109 Streets	52-42-32	Declarations of Restrictions	Applicant to comply with County, or municipality workforce housing requirements; Applicant to incorporate water conservation measures.
October 2005-2006	No. 5	North side of NW 78 Street between NW 22 and NW 24 Avenues	53-41-10	Declarations of Restrictions	Uses of property limited to mixed-use multi story structures, ground floor for retail uses, residential on second and higher floors, temporary staging of construction equipment for development of Poinciana Bio-Pharmaceutical Park; Applicant to comply with County, or municipality workforce housing requirements;
October 2005-2006	No. 6	Between theoretical North West 33 and NW 34 Avenues and between NW 79 Street and theoretical NW 78 Street	53-41-9	Declarations of Restrictions	Property limited from certain uses as listed in exhibit C; Applicant to provide vehicular and pedestrian interconnections between property and adjacent parcels; Applicant to accommodate future transit facilities within property by allowing transit-related encroachments on property.
October 2005-2006	No. 7	3200 and 3500 NW 79 Street west of NW 32 Avenue	53-41-9	Declarations of Restrictions	Prohibits residential use; limits development to retail use, to include one single retail use of at least 100,000 square feet.
October 2005-2006	No. 12	Northeast corner of SW 186 Street and Homestead Avenue	56-40-5	Declarations of Restrictions	Applicant to provide a minimum of 25% of units for residential independent senior housing and/or affordable housing or minimum 10% for workforce housing.

Underlined words are additions;
~~Strikethrough~~ words are deletions

Amendment Cycle	Application No.	General Location	Township-Range-Section	Type of Restriction	Summary of Restrictions
April 2006-2007	No. 3	2260 NW 27 Avenue between NW 22 Street and NW 23 Street.	53-41-28	Declarations of Restrictions	Limits residential development to no more than 500 units; 90-foot maximum height limit; provides minimum of 25% workforce housing; provides transit improvements; implement water conservation and re-use.
April 2006-2007	No. 9	East side of Hammocks Boulevard approximately 360-ft north of SW 88 Street/Kendall Drive.	54-39-32	Declarations of Restrictions	Prohibits residential use of the property.
April 2006-2007	No. 12	Northwest corner of SW 200 Street/Quail Roost Drive and SW 127 Avenue/Burr Road.	56-39-02	Declarations of Restrictions	Prohibits development of auditoriums, auto and truck sales; auto service and gas stations, bowling alleys, medical observation dormitories, skating rinks, heavy truck rentals and residential uses.

Recommendation: ADOPT

Principal Reasons for Recommendation:

An amendment to the Land Use Element is needed if the County adopts any amendment to the Land Use Plan (LUP) map with acceptance of a proffered declaration of restrictions or covenant. The current adopted Comprehensive Development Master Plan (CDMP) contains no text linking declarations of restrictions accepted by the Board of County Commissioners (BCC) in conjunction with CDMP Land Use Plan amendments to the overall plan. In the past, the Florida Department of Community Affairs (DCA) has not considered covenants when addressing LUP map applications in Objections, Comments and Recommendations (ORC) reports or Notices of Intent (NOI) to find an amendment in compliance or not in compliance with state law. However, during the April 2005 Cycle CDMP amendment cycle, DCA objected to the acceptance of covenants without linking them to the CDMP. When the Remedial Amendments associated with Application No. 5 (Hialeah) of the April 2005-06 CDMP Cycle were adopted on August 24, 2006, Ordinance 06-116, the needed revisions to the CDMP text to link declarations of restrictions accepted by the BCC to the plan were included. Subsequent to the Adoption of the Remedial Amendments, the DCA issued a Notice of Intent finding the Remedial

Amendments in compliance with state law. The Town of Miami Lakes challenged, by appeal, the DCA NOI and thus, all the adopted Remedial Amendments. Because of the challenge the Remedial Amendments are not in affect. Therefore, in order to comply with DCA's current objection that declarations of restrictions proffered in the April 06 cycle to be accepted by DCA as a binding commitment, the mechanism approved in remedial amendments must be incorporated into the CDMP by readoption.

This mechanism consists of text changes to the footnote on the LUP Map and a new subsection added to the section of the Land Use Element text entitled "Interpretation of the Land Use Plan Map." The statement that "Restrictions accepted by the Board of County Commissioners in association with Land Use Plan map amendments shall be considered as an adopted part of the Comprehensive Development Master Plan (CDMP)" was added to the footnote on the LUP Map. The new subsection titled "Restrictions" contains the above statement plus a table listing the covenants that have been accepted by the BCC in association with LUP map amendments that take effect on or after July 1, 2006. This amendment covers those CDMP amendments adopted since the April 2005 cycle. For each covenant, the table summarizes the restrictions, provides the location of the affected property and identifies it by application number and amendment cycle.

2.20.07

GB,
FYI...
HFJ

10T195

STATE OF FLORIDA

DEPARTMENT OF COMMUNITY AFFAIRS

"Dedicated to making Florida a better place to call home"

c → RC

CHARLIE CRIST
Governor

THOMAS G. PELHAM
Secretary

February 16, 2007

The Honorable Joe A. Martinez
Chairman, Miami-Dade
Board of County Commissioners
111 NW First Street, Suite 320
Miami, Florida 33128

FEB 21 A

Dear Chairman Martinez:

The Department has completed its review of the Miami-Dade proposed Comprehensive Plan Amendment (DCA Number 07-1), which was received on December 15, 2006. Copies of the proposed amendment have been distributed to appropriate state, regional, and local agencies for their review and their comments are enclosed.

The Department has reviewed the comprehensive plan amendment for consistency with Rule Chapter 9J-5, Florida Administrative Code (F.A.C.), and Chapter 163, Part II, Florida Statutes (F.S.) and has prepared the attached Objections, Recommendations, and Comments (ORC) Report which outlines our findings concerning the comprehensive plan amendment.

The objections concern the non-availability of potable water supply to serve the proposed future land use map amendments; the degradation of level of service on Southwest 344 Street/State Road 9336 from the development allowed under future land use map amendments 13,14, and 15; and the failure of the proposed update of the Capital Improvement Element to satisfy all of the applicable requirements in Chapter 163, F.S., and Rule Chapter 9J-5, F.A.C.

2555 SHUMARD OAK BOULEVARD TALLAHASSEE, FLORIDA 32399-2100
Phone: 850.488.8466/Suncom 278.8466 FAX: 850.921.0781/Suncom 291.0781
Internet address: http://www.dca.state.fl.us

CRITICAL STATE CONCERN FIELD OFFICE
2796 Overseas Highway, Suite 212
Marathon, FL 33050-2227
(305) 289-2402

COMMUNITY PLANNING
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-2356

HOUSING & COMMUNITY DEVELOPMENT
2555 Shumard Oak Boulevard
Tallahassee, FL 32399-2100
(850) 488-7956

My staff and I are available to assist the County in addressing this objection. If you have any questions, please contact Mr. Paul Darst, Principal Planner, at (850) 922-1764.

Sincerely,

Mike McDaniel

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/pds

Enclosures: Objections, Recommendations and Comments Report
Review Agency Comments

cc: Mr. George M. Burgess, County Manager
Ms. Carolyn A. Dekle, Executive Director, South Florida Regional Planning Council

My staff and I are available to assist the County in addressing this objection. If you have any questions, please contact Mr. Paul Darst, Principal Planner, at (850) 922-1764.

Sincerely,

Mike McDaniel, Chief
Office of Comprehensive Planning

MM/pds

Enclosures: Objections, Recommendations and Comments Report
Review Agency Comments

cc: Mr. George M. Burgess, County Manager
Ms. Carolyn A. Dekle, Executive Director, South Florida Regional Planning Council

DEPARTMENT OF COMMUNITY AFFAIRS

OBJECTIONS, RECOMMENDATIONS AND COMMENTS REPORT

FOR

MIAMI-DADE COUNTY

AMENDMENT 07-1

February 16, 2007
Division of Community Planning

This report is prepared pursuant to Rule 9J-11.010, F.A.C.

INTRODUCTION

The following Objections, Recommendations and Comments Report is based upon the Department's review Miami-Dade County 07-1 proposed amendment to the Comprehensive Plan pursuant to § 163.3184, Florida Statutes (F.S.).

Any objections discussed relate to specific requirements of relevant portions of Chapter 9J-5, Florida Administrative Code (F.A.C.), and Chapter 163, Part II, F.S. Each objection includes a recommendation of one approach that might be taken to address the cited objection. Other approaches may be more suitable in specific situations. Some of these objections may have initially been raised by one of the other external review agencies. If there is a difference between the Department's objection and the external agency advisory objection or comment, the Department's objection would take precedence.

Each objection must be addressed by the County and corrected prior to the amendment being resubmitted for the Department's compliance review. Objections that are not addressed may result in a determination that the amendment is not in compliance. The Department may have raised an objection regarding missing data and analysis items, which the local government may consider not applicable to its amendment. If that is the case, a statement justifying the local government's non-applicability pursuant to Rule 9J-5.002(2), F.A.C., must be submitted. The Department will make a determination on the non-applicability of the requirement, and if the justification is sufficient, the objection will be considered addressed.

The comments that follow the objections and recommendations section are advisory in nature. Comments will not form bases of a determination of non-compliance. They are included to call attention to items raised by the Department's reviewers. The comments can be substantive, concerning planning principles, methodology or logic, as well as editorial in nature dealing with grammar, organization, mapping, and reader comprehension.

Appended to the back of the Department's report are the comment letters from the other state review agencies and other agencies, organizations, and individuals. These comments are advisory to the Department and may not form bases of Departmental objections unless they appear under the "Objections" heading in this report.

Objections, Recommendations, and Comments Report

for

Miami-Dade County Amendment 07-1

February 15, 2007

I. CONSISTENCY WITH CHAPTER 163, F.S., AND RULES 9J-5 & 9J-11, F.A.C.

The Department has completed its review of the proposed Miami-Dade County Amendment 07-1 and has the following objections and comments.

OBJECTIONS

Non-Availability of Potable Water Supply

The County has not demonstrated that the proposed land uses in Future Land Use Map (FLUM) Amendments (Applications) 6, 7, 8, 13, 14, and 15 will be supported by an adequate potable water supply. All of the proposed map amendments would result in greater potential water consumption, ranging from 2,250 gpd (Application 6) to 284,350 gpd (Application 14). According to the information provided by the County, the total potential increase in potable water demand is 379,700 gallons per day (gpd). The South Florida Water Management District estimates a higher total potable water demand of approximately 0.7 mgd from the new FLUM changes.

Until the County is able to demonstrate that it has an available potable water supply to serve the increased demand from the proposed land use amendments, it would be inappropriate to approve any such land use changes to the comprehensive plan which increase potential future water consumption.

The County has not, per s. 163.3167(13), Florida Statutes (F.S.), addressed in its comprehensive plan the water supply sources necessary to meet and achieve the projected water use demand for the established planning period, considering the additional potential demand which would be added to the future land use map by the proposed map amendments. Note that, per s. 163.3177(6)(a), the future land use plan is to be based upon surveys, studies, and data regarding the area, including the availability of water supplies.

The 6-year schedule of capital improvements in the proposed update of the Capital Improvements Element (CIE) in Amendment 07-1 contains several water supply facility projects which appear to address future alternative sources of potable water. However, the 6-year schedule of capital improvements does not tie the future water supply projects to specific future water supply demand. According to s. 163.3177(3)(a), F.S., the CIE is to include a component which outlines principles for correcting existing public facility deficiencies which are necessary to implement the comprehensive plan and a delineation of when the facilities will be needed. The CIE is to include standards to ensure the availability of public facilities and the adequacy of those facilities including acceptable levels of service.

Additional requirements for potable water facilities to satisfy the data and analysis requirements for the Sanitary Sewer, Solid Waste, Stormwater Management, Potable Water, and Natural Groundwater Aquifer Recharge Element are given in Florida Administrative Code (F.A.C.) Rule 9J-5.011(1)(d). These requirements are not satisfied in the present amendment. In short, the proposed amendment does not clearly identify additional new alternative water supply projects to adequately serve the proposed amendments.

In addition to the non-availability of a water supply source, Application 14 will require outlays for water supply facilities in order to be served by an adequate public water supply. Application 14 is located within the Miami-Dade County Water and Sewer Department (WASD) water franchise area; however, the site is not currently served by WASD. The projected additional demand for potable water resulting from this amendment is 284,350 gpd. To supply the required amount of water would cause the two applicable WASD water treatment plants to exceed their adopted LOS standard of 2 percent capacity above average daily demand. Thus the two water treatment plants which would be expected to serve this site do not have sufficient capacity. There is no indication in the amendment package that the County has budgeted for the additional potable water supply facilities that would be necessary to serve Application 14.

Citations

Florida Statutes: Sections 163.3161(3); 163.3167(13); 163.3177(3)(a), (5)(a), and (6)(a), (c), (d), and (h); and 163.3180(2)(a).

Florida Administrative Code: Rules 9J-5.005(2) and (4); 9J-5.006(3)(b)1 and (c)3; 9J-5.011(1)(a), (d), and (f); 9J-5.011(2)(b)2 and (c)1; 9J-5.016(1)(a) and (2)(b), (c), and (f); 9J-5.016(3)(b)1, 3, and 5 and (c)1.d, e, f, and g; and 9J-5.016(4)(a).

Recommendations

The County should not adopt the proposed land use changes until it can demonstrate the necessary coordination of land use approvals with an assured supply of potable water. Revise the amendments to demonstrate coordination of the proposed land use changes with the planning and provision of potable water supplies. Identify any needed facility improvements for the 6- and 10-year planning time frame. These improvements should be coordinated with the Water, Sewer, and Solid Waste Element and the Capital Improvements Element, including implementation through the County's 6-year schedule of capital improvements for any facilities needed during that time frame.

Impact on Public Transportation Facilities

The Department objects to Applications 13, 14, and 15, because the County fails to coordinate the transportation system with the proposed future land use map changes and ensure that proposed population densities, housing and employment patterns, and land uses are consistent with the transportation modes and services proposed to serve these areas. The amendments do not demonstrate that adopted level of service standards will be maintained through the 6-year planning time frame with the development allowed in the proposed land use changes. Development of FLUM Applications 13, 14, and 15 will cause level of service on a segment of Southwest 344 Street/State Road 9336 to fall below the adopted LOS standard of C for this

segment (in Florida City) by 2012. Southwest 344 Street from SW 192 Avenue/Tower Road east to SW 182 Avenue runs along the southern city limits of Florida City, which has an adopted LOS standard of C for all roads within the city.

In addition, the development allowed under Applications 13, 14, and 15 is projected to lower the LOS on the segment of SW 344 Street between SW 187 Avenue and SW 192 Avenue to F by 2015, which is below the adopted LOS standards for Miami-Dade County and Florida City for this roadway, and will lower the LOS on the segment of SW 344 Street between SW 187 Avenue and SW 182 Avenue to E by 2015, below the adopted LOS standard of C for Florida City.

The Miami-Dade County Transportation Element does not include the widening of SW 344 Street/SR 9336, which would be needed if these applications were to be approved. At this time the Florida Department of Transportation (FDOT) does not have any programmed improvements or preliminary studies in support of widening SW 344 Street.

The applicant for Application 14 has proffered a covenant that limits the property owner from seeking certificates of occupancy for development on the property until the applicant improves SW 344 Street/SR 9336 to a four-lane divided arterial from SW 182 Avenue to SW 192 Avenue. The owner's obligation is subject to the availability of right-of-way or necessary easements and the receipt of all necessary governmental approvals, including necessary approval from FDOT. The applicant for Application 15 has proffered a covenant requiring the applicant to dedicate right of way for improvement of SW 344 Street as a four-lane divided arterial roadway. In order to be accepted by the Department of Community Affairs as a binding commitment, these restrictive covenants must be incorporated into the comprehensive plan according to the mechanism approved in the remedial amendment for adopted Miami-Dade County Amendment 06-1. The present amendment does not propose this action.

FDOT recommends that the proposed amendment for higher density residential land use should be accompanied by a corresponding amendment to provide the services and facilities (roadways) necessary to support the development.

Citations

Florida Statutes: Sections 163.3161(3); 163.3177(3)(a), (5)(a), and (6)(a) and (j)5.

Florida Administrative Code: Rules 9J-5.006(3)(b)1 and (3)(c)3; 9J-5.019 (4)(b)2 and (4)(c)1.

Recommendations

Provide the necessary improvements in the CIE 6-year schedule of capital improvements to SW 344 Street to accommodate the development that would be allowed in Applications 13,14, and 15. If the proffered covenants from the applicants for Applications 14 and 15 regarding improvement of SW 344 Street/SR 9336 are to be relied upon as part of the necessary improvements to SW 344 Street, they must be adopted into the comprehensive plan according to the mechanism adopted into the comprehensive plan in remedial Amendment 06-R1. Note that any potential widening of a State Road, as would be provided in the proffered restrictive covenant, requires coordination with FDOT, including investigation of right-of-way availability.

Alternatively, do not adopt the proposed FLUM designation for Application 14; or adopt a lower-density FLUM designation for Application 14 such that the trips generated by development of Application 14 do not cause a degradation of level of service on SW 344 Street/SR 9336.

Objection: Capital Improvements Element

The Department objects to the proposed update of the Capital Improvements Element because it does not adequately match up its proposed capital improvements with the need to achieve and maintain its adopted LOS standards for public facilities and services over its short-range planning period. The CIE contains a general description of the major components of the capital improvements schedule, which match up somewhat with the elements of the comprehensive plan; but the CIE does not mention the adopted LOS standards or describe how the County will achieve and maintain these LOS standards over the next 6 years through specific capital improvements.

The revised CIE does not include MPO road improvement projects needed to ensure concurrency and financial feasibility, as required pursuant to s. 163.3177(3)(a)6, F.S.

The revised CIE and 6-year schedule of capital improvements do not distinguish between committed and planned revenue sources, per the definition in s. 163.3164(32), F.S. Projects included in the first 3 years of the budget cycle must be funded from committed revenue sources. Projects in years 4 and 5 (and 6 in the case of Miami-Dade County's 6-year schedule of capital improvements) may be funded from planned revenue sources.

Citations

Florida Statutes: Sections 163.3164(32) and 163.3177(3)(a).

Florida Administrative Code: Rules 9J-5.016(1)(a) and (b), (2)(b) and (c), and (4)(a)1 and (b).

Recommendations

Revise the CIE to include provisions for correcting existing public facility deficiencies, which are necessary to implement the comprehensive plan. The CIE should include a delineation of when facilities will be needed and the general location of the facilities, and projected revenue sources to fund the facilities. It should include standards to ensure the availability of public facilities and the adequacy of those facilities including acceptable levels of service.

Revise the 6-year schedule of capital improvements in the CIE to include privately funded projects for which the local government has no fiscal responsibility but which are necessary to ensure that adopted level of service standards are achieved and maintained. For capital improvements that will be funded by the developer, financial feasibility must be demonstrated by being guaranteed in an enforceable development agreement or interlocal agreement pursuant to s. 163.3177(10)(h), F.S., or other enforceable agreement. These development agreements and interlocal agreements should be included in the schedule of capital improvements if the capital improvement is necessary to serve development within the County's 6-year schedule.

Revise the 6-year schedule of capital improvements to include transportation improvements included in the Miami-Dade County Metropolitan Planning Organization's transportation improvement program to the extent that such improvements are relied upon to ensure concurrency and financial feasibility.

II. STATE COMPREHENSIVE PLAN

The above cited amendments do not further and are not consistent with the following goals and policies of the State Comprehensive Plan (Chapter 187, Florida Statutes):

Water Resources Goal and Policies 1, 5, 9, 10, 11, and 14

Land Use Goal and Policies 1 and 6

Urban and Downtown Revitalization Goal and Policy 6

Public Facilities Goal and Policies 1, 2, 7, and 10

Transportation Goal and Policies 2, 3, 9, 13, and 15

Economy Policy 3

Revise the amendment to be consistent with and further the referenced goals and policies of the State Comprehensive Plan. This may be accomplished by revising the amendment as recommended for the specific objections above.

III. COMMENTS

Traffic Impact Mitigation

According to the amendment package, the development of Application 6 under the proposed FLUM designation will produce up to 110 additional peak hour trips. Access to the site is provided from Red Road/SR 959/SW 57 Avenue, which is a State Historic Highway and cannot be widened; no public funds may be expended for any project which would change the historic character of the road. Red Road from SW 56 Street to US 1 is currently operating at LOS F, below the adopted LOS standard of E for this road. US Highway 1 in the area is operating at LOS E + 55 percent, exceeding the adopted LOS standard of E + 50 percent for this road. The LOS on these roadways is projected to deteriorate further. The proposed amendment would exacerbate the existing failing LOS condition on vicinity roads. However, the site is located within the County's Urban Infill Area Transportation Concurrency Exception Area (TCEA) and therefore a concurrency test is not applicable to this amendment. The FDOT report recommended that the County require the development to support and fund mobility within the TCEA, including alternative modes of transportation, and to demonstrate how they will provide mobility other than the traditional addition of lane capacity. The FDOT recommended that the County should collect proportionate fair-share payments for this purpose.

11 RW
1/22/07

South Florida Regional Planning Council

MEMORANDUM

JAN 2 2 2007
AGENDA ITEM #6a

DATE: JANUARY 8, 2007

TO: COUNCIL MEMBERS

FROM: STAFF

SUBJECT: MIAMI-DADE COUNTY PROPOSED COMPREHENSIVE PLAN AMENDMENT

Introduction

On December 19, 2006 Council staff received proposed amendment package #07-1 to the Miami-Dade County Comprehensive Plan for review of consistency with the *Strategic Regional Policy Plan for South Florida (SRPP)*. Staff review is undertaken pursuant to the Local Government Comprehensive Planning and Land Development Regulation Act, Chapter 163, Part II, Florida Statutes (F.S.), and Rules 9J-5 and 9J-11, Florida Administrative Code (F.A.C.).

Community Profile

With a 2005 population estimated at 2,422,075, Miami-Dade County is the most populous county in Florida. The County's population has grown by 7.5% since 2000, and is expected to increase an additional half a million by the year 2020. The percentage of the population that is of working age or younger is larger in Miami-Dade County than the state average. The County also has higher unemployment rates as well as a higher percent of families with incomes below the poverty level than the state average.

The structure of the County's economy is heavily service and trade oriented, with approximately 57% of total employment in these sectors. The County has established itself as a wholesaling and financial center and major tourist destination. Miami-Dade County ranks ninth in export sales among all metropolitan areas in the country. Almost a quarter of the state's total employment in transportation is located in the County. The Port of Miami is the largest cruise ship port in the world and one of the largest container ports in the southeast. The urbanized portion of the County lies between two national parks, Everglades and Biscayne National Parks. The close relationship of tourism to the preservation of Miami-Dade County's unique native plants and wildlife has been recognized as an economic as well as an environmental issue. In order to manage growth, the County's Comprehensive Development Master Plan establishes an Urban Development Boundary (UDB), which distinguishes the area where urban development may occur from areas where it should not occur.

Additional information regarding the County or the Region may be found on the Council's website at www.sfrpc.com.

3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
Broward (954) 985-4416, Area Codes 305, 407 and 561 (800) 985-4416
SunCom 473-4416, FAX (954) 985-4417, SunCom FAX 473-4417
E-mail sfadmin@sfrpc.com

Summary of Staff Analysis

Proposed Amendment package #07-1 to the Miami-Dade County comprehensive plan contains seven (7) proposed amendments: six (6) changes to the Future Land Use Map and one (1) text change to the Capital Improvements Element. The general location of the County is exhibited as Attachment 1. Attachment 2 presents the locations of all map amendments. Individual, detailed locations of the proposed map amendments are shown as Attachments 3-8.

A summary of the proposed amendments in this package is listed below. For the purposes of this review, the amendments retain their county amendment numbers. A detailed analysis of the amendments is included in the attached staff report.

County Amendment Number	Size (in acres)	General Location	Proposed Land Use Change (From/To)	Attachment Number	Staff Recommendation	11/20/2006 BCC Decision
6	7.8	The area bounded by SW 57 Avenue on the east; SW 60 Street on the south; SW 58 Avenue on the west and SW 58 Terrace on the north.	From: Low-Medium Density Residential To: Office/ Residential	3	Generally consistent with *SRPP*.	Voted 11-0 to deny this as a small scale amendment and transmit for review without a recommendation.
7	8.9	North side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue	From: Low Density Residential To: Business and Office	4	Generally consistent with *SRPP*.	Voted 9-0 to deny this as a small scale amendment and to transmit for review with a recommendation to deny.
8	5.37	Northeast corner of SW 127 Avenue and SW 104 Street	From: Estate Density Residential To: Medium-High Density Residential	5	Generally consistent with *SRPP*.	Voted 9-0 to transmit this standard amendment for review without a recommendation.
13	9.89	North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues	From: Estate Density Residential To: Low-Medium Density Residential	6	Generally Inconsistent with the *SRPP*, Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14	Voted 4-3 to transmit this standard amendment for review with a recommendation to deny.

14	119.7	Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues	From: Estate Density Residential To: Low-Medium Density Residential	7	Generally Inconsistent with the *SRPP*, Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14	Voted 4-3 to transmit this standard amendment for review with a recommendation to deny.
15	20.76	Southeast corner of SW 344 Street and SW 192 Avenue	From: Low Density Residential To: Low-Medium Density Residential	8	Generally Inconsistent with the *SRPP*, Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14	Voted 7-0 to transmit this standard amendment for review with a recommendation to deny.
16	N/A	N/A	Text amendment to the Capital Improvements Element of the CDMP to modify currently adopted tables of proposed projects	N/A	Generally consistent with *SRPP*.	Voted 11-0 to transmit this standard text amendment for review with a recommendation to adopt.

On November 20, 2006, Resolution No. R-1230-06 was adopted by the Board of County Commissioners, with a vote of 7-0, to transmit the proposed amendment package to the Florida Department of Community Affairs for review and comment.

Applications 6, 7 and 8

Applications 6, 7 and 8 are proposed amendments for small sites (7.8 acres, 8.9 acres and 5.37 acres, respectively) located in a scattered fashion throughout the urbanized area of Miami-Dade County. As such, the amendments determined to have minimal impact on public facilities and natural resources. Staff review confirms that the proposed amendments would not adversely affect regional resources.

Applications 13, 14 and 15

Applications 13, 14 and 15 are located in southwestern Miami-Dade County adjacent to the western and southern boundaries of the City of Florida City. Because these applications are in close proximity, they result in cumulative impacts. Together, these amendments create a substantial increase in net water demand, requiring an additional 331,800 gallons of water per day and exceed the County's Level of Service (LOS) standard for available capacity at Everglades Labor Camp and Newton water treatment plants.

Objection

Council staff analysis confirms that proposed Amendments 13, 14 and 15 are incompatible with the policy framework articulated in the *Strategic Regional Policy Plan for South Florida (SRPP)* that guides the coordination of land use, natural resources and infrastructure planning; and that supports the protection, conservation and enhancement of the region's water resources. These amendments are specifically inconsistent with the following *SRPP* Goals and Policies:

GOAL 7 — Protect, conserve, and enhance the Region's water resources.

Policy 7.1 — Develop a more balanced, efficient, and ecologically sustainable allocation and reservation of the water resources of the Region.

Policy 7.15 — Conserve water, return water lost from the Everglades ecosystem, and increase the self sufficiency of urban and agricultural water supplies by:

a. creating water storage areas near or within urban areas;
b. increasing the efficiency of water use in agriculture, business, and residential uses;
c. developing alternative water supply sources; and
d. rehydrating wetlands with water of appropriate quality and quantity that would otherwise be lost from the regional system.

GOAL 11 — Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and:

- utilize existing and planned infrastructure in urban areas;
- enhance the utilization of regional transportation systems;
- incorporate mixed-land use developments;
- recycle existing developed sites; and
- provide for the preservation of historic sites.

Policy 11.10 — Decisions regarding the location, rate, and intensity of proposed development shall be based on the existing or programmed capacity of infrastructure and support services or on capacity which will be programmed to serve that proposed development; in addition, consideration should be given to the impact of infrastructure and support services on natural resources.

GOAL 14 — Preserve, protect, and restore Natural Resources of Regional Significance.

Policy 14.1 — Address environmental issues, including the health of our air, water, habitats, and other natural resources, that affect quality of life and sustainability of our Region.

GOAL 15 — Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality.

GOAL 21 — Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and long-term sustainability of our natural, developed, and human resources.

	competing needs and long-term sustainability of our natural, developed, and human resources.
Policy 21.1	Implement better coordination of land use, natural resource, and infrastructure planning, with special attention to regional and ecosystem management approaches.
Policy 21.14	Ensure that decisions regarding the future of the Region balance competing needs and provide for the long-term sustainability of our natural, developed, and human resources.

Recommendation

Find proposed amendments Nos. 13, 14, and 15 generally inconsistent with the *Strategic Regional Policy Plan for South Florida*, citing Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14

Find the remainder of the Miami-Dade County proposed amendment packet #07-1, consisting of amendment Nos. 6, 7 and 8, generally consistent with the *Strategic Regional Policy Plan for South Florida.*

Approve this staff report for transmittal to the Florida Department of Community Affairs.

Council Action

At its January 8, 2007 meeting, the Council found the following for proposed Miami-Dade County amendment package #07-1:

a. **Amendments 13, 14, and 15 generally inconsistent with the *Strategic Regional Policy Plan for South Florida (SRPP)*, citing Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14.**
b. **Amendment 6 generally inconsistent with the *SRPP* citing Goals 6 and 8 & Policies 6.2 and 8.1.**
c. **Amendment No. 7 generally consistent with the *SRPP*; however, the concern is raised with respect to the impact on the area for the proposed use of adjacent areas for medical, offices, hospital, employee and patron use being compatible with adjacent residential uses.**
d. **Amendments Nos. 8 and 16 generally consistent with the *SRPP*.**

The Council, by the same motion, approved the transmittal of the attached staff report to the Florida Department of Community Affairs.

Proposed Comprehensive Plan Amendment Review
Staff Report
for
Miami-Dade County

South Florida Regional Planning Council
January 2007

PROPOSED AMENDMENT PACKAGE #07-1
TO THE
MIAMI-DADE COUNTY COMPREHENSIVE PLAN

Summary of Staff Analysis

Proposed Amendment package #07-1 to the Miami-Dade County comprehensive plan contains seven proposed amendments: six changes to the Future Land Use Map and one text change to the Capital Improvements Element. The general location of the County is exhibited as Attachment 1. Attachment 2 presents the locations of all map amendments and the County study areas in which they are located. Aerial maps of the individual amendment locations are shown as Attachments 3-8. The amendments listed retain their county amendment numbers for the purposes of this Council staff review.

A detailed analysis of the proposed amendments in this package is included below.

Planning Rationale

Miami-Dade's Comprehensive Development Master Plan (CDMP) is a metropolitan guide for growth management. The Plan is county-wide in scale and comprehensive in scope. It establishes the County's policy framework within which specific development decisions are made daily. Among its key growth management objectives, the CDMP seeks to ensure that physical expansion of the urban area is managed to occur 1) at a rate commensurate with projected population and economic growth; 2) in a contiguous pattern centered around a network of high-intensity activity centers, well-connected by multimodal intra-urban transportation facilities; and 3) in locations which optimize efficiency in public service delivery and conservation of valuable natural resources. The foregoing objectives are encouraged by the State's comprehensive planning laws and the *Strategic Regional Policy Plan for South Florida.*

Amendment #6

Proposed amendment #6 would change the land use designation of a 7.8 acre site located northwest of the University of Miami and adjacent to the western edge of the City of Coral Gables on the block bounded by SW 57th Avenue on the east; SW 60th Street on the south, SW 58th Avenue on the west and SW 58th Terrace on the north (see Attachment 3). It would change the subject property from Low-Medium Density Residential (6-13 dwelling unit/acre or du/ac) to Office/Residential (25 du/ac).

The proposed land use designation would allow for an additional 94 residential units to be developed over what is currently allowed for a total of 224 multi-family units or for the construction of 143,748 square feet of office space.

The application site is currently developed as the Miami Art Central Museum, nine duplexes in the University Groves Subdivision and a three-story 81-unit multi-family apartment building, the Cloisters. The site is bounded by single family residential development to the east and west in the Coral Gables Riviera Section Six, University Manor and Gables Edge subdivisions. To the north and south, the site is bounded by primarily duplex development in the University Groves and University Manor subdivisions. Properties to the north and west are designated as Low Density Residential (2.5–6 du/ac) while properties to the south are designated as Low-Medium Density Residential (6-13 du/ac).

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 11-0 to deny this small scale amendment and to transmit it to the Florida Department of Community Affairs for review without a recommendation. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the

Local Planning Agency, conducted a public hearing on the proposed amendment and voted to deny it. Community Council 12 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended denial.

Council staff analysis finds that the proposed amendment will have minimal to no impact on public facilities and natural resources and that the proposed amendment will not adversely affect regional resources.

Recommendation

Council staff recommends that proposed amendment 6 be found generally consistent with the *Strategic Regional Policy Plan for South Florida.*

Amendment 7

Proposed amendment #7 would change the land use designation of an 8.9 acre parcel located on the north side of SW 152 Street and along the east and west sides of theoretical SW 97 Avenue and bounded on the north by the C-100 canal (see Attachment 4). It would change the subject property from Low Density Residential (2.5- 6 du/ac) to Business and Office.

Under the proposed Business and Office designation, an additional 62 dwelling units (for a maximum total of 115 dwelling units); 136,429 square feet of retail commercial or 170,537 square feet of office could be developed.

The site is currently vacant except for a privately owned educational institution on the southern portion (Small Fry Nursery). On the north side of the site, the C-100 canal forms a barrier between the site and the developed Estate Density Residential (1–2.5 du/ac) neighborhood. To the northwest of the site is the Coral Reef Nursing Home, located in an area designated Low Density Residential. The parcels directly adjacent to the east (Office Residential) and to the west (Low Density Residential) are vacant properties with overgrown vegetation. The Coral Reef Golf Course is located south of the subject property. The site's main access road, which runs parallel to the southern property boundary, is SW 152 Street.

The subject parcel is west of the proposed area for the Jackson South Hospital expansion and is intended to provide commercial, residential and/or office facilities to serve this future hospital cluster. The applicant has proffered a draft covenant limiting the permitted uses to "those uses supportive of the adjacent medical offices, hospital, their employees and patrons..."

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 9-0 to deny this small scale amendment and transmit it to the Florida Department of Community Affairs for review with a recommendation to deny. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to adopt the amendment with a condition limiting its commercial use to pharmacy, cafeteria or medically related offices. Community Council 14 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended adoption with a change to Office/Residential.

Council staff analysis finds that the proposed amendment will have minimal to no impact on public facilities and natural resources. The proposed amendment will not adversely affect regional resources and it furthers the Goals and Policies of the *Strategic Regional Policy Plan* relating to the location and implementation of development and redevelopment

Recommendation

Council staff recommends that proposed amendment 7 be found generally consistent with the *Strategic Regional Policy Plan for South Florida.*

Amendment 8

Proposed amendment #8 would change the land use designation of a 5.37 acre parcel located on the northeast corner of the intersection of SW 127 Avenue and SW 104 Street (see Attachment 5). It would change the subject property from Estate Density Residential (1-2.5 du/ac) to Medium-High Density Residential (25-60 du/ac). It would result in a maximum impact of 200 multi-family dwelling units.

The site is currently being used as a retail nursery with the western 175 feet containing north-south overhead electrical transmission lines on a Florida Power and Light (FP&L) easement. The surrounding area is generally composed of single family residences. The properties directly north and east of the subject parcel are designated Estate Density Residential (1-2.5 du/ac) while the properties to the south and west are designated Low Density Residential (2.5-6 du/ac).

Because FP&L regulations do not allow the building of structures or permanent parking under transmission lines, the buildable area of the subject property is limited to the eastern 120 feet.

The application site is located within the Alexander Orr, Snapper Creek and Southwest average day pumpage wellfield protection areas.

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 9-0 to transmit this standard amendment to the Florida Department of Community Affairs for review without a recommendation. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to adopt the amendment with a condition limiting the number of dwelling units to a maximum of 150 units in addition to the conditions proffered in the draft covenant. Community Council 11 voted to transmit the amendment with no recommendation and Miami-Dade County's Planning and Zoning staff report recommended denial.

Comment - Affordable Housing

The Applicant has proffered a draft covenant restricting the use of the property to senior affordable housing (and limiting the building height for proposed structures to three stories). As a result of this draft covenant, this proposed amendment would help meet existing affordable housing needs in the County and to provide housing for a specific special needs population in an under-served area.

Council staff analysis finds that the proposed amendment will have minimal impact on public facilities.

Council staff analysis further finds that the proposed amendment will not adversely affect regional resources and that it advances the Goals and Policies of the *Strategic Regional Policy Plan* relating to the provision of affordable housing.

Recommendation

Council staff recommends that proposed amendment 8 be found generally consistent with the *Strategic Regional Policy Plan for South Florida.*

Amendment 13

Proposed amendment #13 would change the land use designation of a 9.89 acre parcel located adjacent to the western edge of Florida City on the north side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues (see Attachment 6). It would change the subject property from Estate Density Residential (1-2.5 du/ac) to Low-Medium Density Residential (6-13 du/ac). It would result in a maximum impact of 104 dwelling units.

The City of Florida City supports the proposed amendment and has indicated that the subject parcel is likely to be annexed into the City over the next six months. The subject parcel is located within the City of Florida City's Annexation Area "D."

The site is currently developed with a well-maintained single family residence on the northeastern corner of the site. A tree grove covers the remainder of the site. The surrounding designated land uses are Estate Density Residential, Environmentally Protected Parks and High Density Residential. The Florida City area adjacent to the eastern edge of the subject parcel has been re-designated to allow for High Density Residential development (15 du/ac). The surrounding land uses include a County owned Natural Forest Community to the north, a fallow agricultural tract to the east, the Cameron Creek rental apartments (15 du/ac) to the southeast, vacant land to the south and fallow agricultural land to the west. The subject parcel is approximately 0.5 miles east of the Urban Development Boundary (UDB).

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 4-3 to transmit this standard amendment to the Florida Department of Community Affairs for review with a recommendation to deny. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to deny the amendment. Community Council 14 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended denial.

Comment - Affordable Housing

The Applicant has proffered a draft covenant guaranteeing that 20% of the proposed dwelling units will be built as workforce housing, if the land use change to Low-Medium Density Residential is enacted.

Public Facility Impacts

Council staff analysis finds that the proposed amendment will result in minimal impacts to schools, parks and solid waste facilities. However, sewer and water distribution systems will need to be upgraded to serve the amendment. In addition, the proposed land use change would generate a net increase of 23,600 gallons per day in water and sewer demand over the current CDMP designation.

In an effort to address the water supply issues related to this amendment, the Applicant has proffered a draft covenant that would limit the owner from seeking a building permit for more than 24 residential dwelling units on the subject parcel until 1) the execution of Miami-Dade County's Consumptive Use Permit between Miami-Dade County and South Florida Water Management District or until 2) the execution of an agreement with an alternate water supplier contingent upon the release of the service area from Miami-Dade County.

Objection

Council staff finds proposed Amendment 13 incompatible with the framework articulated in the *Strategic Regional Policy Plan for South Florida* guiding the coordination of land use, natural resources and

infrastructure planning; and the protection, conservation and enhancement of the region's water resources. Specifically, it conflicts with Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14 of the *Strategic Regional Policy Plan for South Florida*. Please see the "Cumulative Water Supply Impacts" section below for a full discussion of the objection.

Recommendation

In light of the ongoing water supply policy dialogue, the Applicant should coordinate with WASD and the South Florida Water Management District to assemble a comprehensive analysis to demonstrate whether adequate potable water supply and water supply facilities exist or can be provided by Miami-Dade County or by an alternate water provider. Water supply planning and allocation is a regional issue that needs to be addressed through a comprehensive and coordinated strategy at the county and the regional level.

Amendment 14

Proposed amendment #14 would change the land use designation of an 119.7 acre parcel located immediately west of the Florida City limits between SW 192 and SW 197 Avenues and between SW 336 and SW 344 Streets. The northwest corner of the site abuts the Urban Development Boundary (UDB). The proposed amendment would change the subject property from Estate Density Residential (1-2.5 du/ac) to Low-Medium Density Residential (6-13 du/ac). It would result in a maximum impact of 1,300 dwelling units.

The City of Florida supports the proposed amendment and has indicated that the subject parcel is likely to be annexed into the City over the next six months. The subject parcel is located within the City of Florida City's Annexation Area "D."

The surrounding land use designations are Estate Density Residential to the north, south and west; Estate Density Residential and Environmentally Protected Parks to the northeast; High Density Residential and Highway Commercial to the east in the City of Florida City and Agriculture to the northwest, outside of the UDB. The surrounding area consists of a mix of estate density homes, agricultural uses, fallow agricultural tracts, tree groves, a plant nursery, a mango and avocado grove, several vacant lots, a communications tower and Robert's Fruit Stand. To the east, within Florida City, are the Cameron Creek rental apartments (15 du/ac). A county owned Natural Forest Community (NFC) borders the site's northwest boundary, while another Natural Forest Community site, the Navy Wells Pineland Preserve, is located approximately 0.25 miles south of the application.

The subject site is located within the Florida Keys Aqueduct basic wellfield protection area.

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 4-3 to transmit this standard amendment to the Florida Department of Community Affairs for review with a recommendation to deny. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted deny the amendment. Community Council 14 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended denial.

Comment - Affordable Housing

The Applicant has proffered a draft covenant guaranteeing that a minimum of 20% of the proposed dwelling units will be built as workforce housing if the land use change to Low-Medium Density Residential is enacted.

Comment - Roadway Impacts

East-west roadway access to the site is provided by SW 344 Street and SW 336 Street, while north-south access is provided by SW 192 Avenue. An estimated 284 additional P.M. peak-hour trips will result from the proposed land use change. The proposed amendment will cause the roadway segments of SW 344 Street between SW 192 and SW 182 to fall below the adopted LOS D and C standards to a LOS F.

The Applicant has proffered a draft covenant that limits the property owner from seeking a certificate of use and occupancy for any residential dwelling units above 778 units until the owner, at its own expense, improves SW 344 to a four lane divided arterial roadway from SW 182 Avenue to SW 192 Avenue.

Comment - School Impacts

The proposed application will result in an additional 74 students, impacting Florida City Elementary, Homestead Middle and Homestead Senior High schools. It will increase the % Florida Inventory of School Houses (FISH) utilization from 88% to 116% at Florida City Elementary, surpassing the 115% FISH utilization threshold. It will increase FISH utilization at Homestead Middle School from 120% to 131%.

As mitigation for public school impacts, the Applicant has proffered a draft covenant to the School Board of Miami-Dade County agreeing to designate a 10-acre parcel of land for future conveyance to the School Board for a school site.

Public Facilities Analysis

This application will result in a net increase in water and sewer demand between the current and the proposed CDMP designation of 284,350 gallons per day. This additional demand will cause the Everglades Labor Camp and the Newton Water Treatment Plants to operate above the County's adopted LOS standard of 2% capacity above average daily system demand.

Sewer and water distribution systems will need to be upgraded to serve the subject parcel. Sewer service to the application requires a new sewer pump station and connection to an existing sewer main more than one mile from the site. In addition, the closest point of connection that would be able to produce adequate fire flow pressures is almost three miles from the subject site.

In an effort to address the water supply issues related to this amendment, the Applicant has proffered a draft covenant that would limit the owner from seeking a building permit for more than 299 residential dwelling units on the subject parcel until 1) the execution of Miami-Dade County's Consumptive Use Permit between Miami-Dade County and South Florida Water Management District or until 2) the execution of an agreement with an alternate water supplier contingent upon the release of the service area from Miami-Dade County.

Objection

Council staff finds proposed amendment 14 incompatible with the framework articulated in the *Strategic Regional Policy Plan for South Florida* guiding the coordination of land use, natural resources and infrastructure planning; and the protection, conservation and enhancement of the region's water resources. It is generally inconsistent with Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14 of the *Strategic Regional Policy Plan for South Florida*. Please see the "Cumulative Water Supply Impacts" section below for a full discussion of the objection.

Recommendation

In light of the ongoing water supply policy dialogue, the Applicant should coordinate with WASD and the South Florida Water Management District to assemble a comprehensive analysis to demonstrate whether adequate potable water supply and water supply facilities exist or can be provided by Miami-Dade County or by an alternate water provider. Water supply planning and allocation is a regional issue that needs to be addressed through a comprehensive and coordinated strategy at the county and the regional level.

Amendment 15

Proposed amendment #15 would change the land use designation of a 20.76 acre parcel located south of Florida City's western limits on the southeast corner of SW 344 Street and SW 192 Avenue. The proposed amendment would change the subject property from Low Density Residential (2.5-6 du/ac) to Low-Medium Density Residential (6-13 du/ac). It would result in a maximum impact of 140 dwelling units.

The City of Florida City supports the proposed amendment and has indicated that the subject parcel is likely to be annexed into the City over the next six months. The subject parcel is located within the City of Florida City's Annexation Area "D."

The site is currently a tract of fallow land. Surrounding land designations include Estate Density Residential to the west and Environmentally Protected Parks to the southwest and Low Density Residential to the north, east and south. Robert's Fruit Stand is directly west of the property and the Navy Wells Pineland Preserve, a County designated Natural Forest Community, is located southwest of the site. North of the site are fallow tracts of land. East of the site is the Goldcoaster RV Resort and Manufactured Home Community built at approximately 7 du/ac. One fallow and several vacant tracts of land are located south of the site.

The site is located with the Florida Keys Aqueduct basic wellfield protection area.

This amendment has gone through a multi-step review process, providing for public input, at the local level. On November 20, 2006, the Miami-Dade County Commission voted 7-0 to transmit this standard amendment for review with a recommendation to deny. On October 16, 2006, the Miami-Dade County Planning Advisory Board, acting as the Local Planning Agency, conducted a public hearing on the proposed amendment and voted to adopt and transmit the amendment. Community Council 15 voted to deny the amendment and Miami-Dade County's Planning and Zoning staff report recommended denial.

Comment - Affordable Housing

The Applicant has proffered a draft covenant guaranteeing that a minimum of 20% of the proposed dwelling units will be built as workforce housing if the land use change to Low-Medium Density Residential is enacted.

Public Facilities Analysis

The application has minimal park space, roadway, school and solid waste impacts.

Sewer and water distribution systems would need to be upgraded to serve the subject parcel; the replacement or upgrade of the existing sewer pump station 1022, an additional one mile of sewer mains and an additional two miles of water mains (to ensure adequate pressure for fire flow) would be required.

This application will create a potential water demand of 67,250 gallons per day (0.0673 mgd) resulting in a net increase of 23,850 gallons per day in water and sewer demand between the current and the proposed CDMP designation.

In an effort to address the water supply issues related to this amendment, the Applicant has proffered a draft covenant that would limit the owner from seeking a building permit for more than 124 residential dwelling units on the subject parcel until 1) the execution of Miami-Dade County's Consumptive Use Permit between Miami-Dade County and South Florida Water Management District or until 2) the execution of an agreement with an alternate water supplier contingent upon the release of the service area from Miami-Dade County.

Objection

Council staff finds proposed amendment 15 incompatible with the framework articulated in the *Strategic Regional Policy Plan for South Florida* guiding the coordination of land use, natural resources and infrastructure planning; and the protection, conservation and enhancement of the region's water resources. It is generally inconsistent with Goals 7, 11, 14, 15 and 21 & Policies 7.1, 7.15, 11.10, 14.1, 21.1 and 21.14 of the *Strategic Regional Policy Plan for South Florida*. Please see the "Cumulative Water Supply Impacts" section below for a full discussion of the objection.

Recommendation

In light of the ongoing water supply policy dialogue, the Applicant should coordinate with WASD and the South Florida Water Management District to assemble a comprehensive analysis to demonstrate whether adequate potable water supply and water supply facilities exist or can be provided by Miami-Dade County or by an alternate water provider. Water supply planning and allocation is a regional issue that needs to be addressed through a comprehensive and coordinated strategy at the county and the regional level.

Amendment 16

Amendment #16 is a standard text amendment to the Capital Improvements Element (CIE) of the Comprehensive Development Master Plan (CDMP) executed in accordance with the requirements specified in Chapter 163, Part II, Florida Statutes. This amendment modifies the CIE's Tables of Proposed Projects to reflect the County's most current Capital Budget and Multi-Year Capital Plan. It specifically modifies the Aviation, Coastal Management, Conservation, Drainage, Parks and Recreation, Seaport, Sewer Facilities, Solid Waste Management, Traffic Circulation, Mass Transit and Water Facilities Tables to present project additions and deletions.

Staff analysis confirms that proposed amendment #16 is generally compatible with and supportive of the Goals and Policies *Strategic Regional Policy Plan for South Florida.*

Recommendation

Council staff recommends that proposed amendment 16 be found generally consistent with the *Strategic Regional Policy Plan for South Florida.*

Cumulative Water Supply Impacts

With regard to additional demand for water, staff analysis indicates that, taken as a whole, the proposed amendments would cumulatively result in a net increase in water demand of 379,700 gallons per day (gpd):

- Amendment 6 results in a net increase in water demand of 2,250 gpd.
- Amendment 7 results in a net increase in water demand of 10,200 gpd.
- Amendment 8 results in a net increase in water demand of 35,450 gpd.
- Amendment 13 results in a net increase in water demand of 23,600 gpd.
- Amendment 14 results in a net increase in water demand of 284,350 gpd.
- Amendment 15 results in a net increase in water demand of 23,850 gpd.

Amendments 13, 14 and 15 would specifically create the largest cumulative impacts, generating the need for an additional 331,800 gallons of water per day and exceeding the County's LOS standard for available capacity at Everglades Labor Camp and Newton Water Treatment Plants. Taken together, these three amendments account for 87% of the total net increase in water demand created by the amendment package.

The allocation of finite water resources is a significant regional issue. The *Strategic Regional Policy Plan for South Florida* prioritizes the coordination of land use, natural resources and infrastructure planning; and the protection, conservation and enhancement of the region's water resources. It emphasizes the need for 1) balancing water needs between supplies for the environment and for human use while encouraging urban and agricultural areas to development alternative water supply options; 2) underlines the importance of implementing development proposals that conserve the Region's natural resources and that are provided for by existing support services; and 3) supports enhanced regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the region's long-term sustainability.

Water supply planning is also an issue that has been elevated on state-wide basis through the requirements of Senate Bills 360 and 444. As a result of these legislatives directives, the South Florida Water Management District has limited future water withdrawals from the Biscayne Aquifer and water suppliers have been asked to development alternative water supply projects to provide for additional water demands. Currently, Miami-Dade County is operating under the Miami-Dade County Interim Consumptive Use Authorization and Agreement with the South Florida Water Management District as it completes its consumptive use permit application. This interim agreement specifies that the County must demonstrate how it will comprehensively meet drinking water needs for the next 20 years through alternative water supply projects and water conservation measures.

The need for Miami-Dade County to demonstrate its ability to meet 1) current potable water demand and 2) any additional demand created by proposed development has also been highlighted by the Department of Community Affairs Objections, Recommendations and Comments (ORC) Report issued on February 20, 2006 in response to the Miami-Dade County Comprehensive Plan Amendment package 06-1.

This ORC Report along with the Florida Department of Environmental Protection and South Florida Water Management District comments asserted that Miami-Dade County must be able to provide data that ensures it can meet its current water supply needs prior to approving future development. The Florida Department of Community Affairs also issued a Notice of Intent and Statement of Intent, in accordance with Chapter 163, Florida Statutes, that indicated that the County must be able to supply data on the availability of water supply and water supply infrastructure to serve any increased demands for potable water posed by additional development.

At this time it is not clear whether adequate water supply and water supply infrastructure exists to serve proposed amendment Nos. 13, 14 and 15 in proposed amendment package 07-1.

Recommendation

In light of the ongoing water supply policy dialogue, coordination is required between the Applicants, Miami-Dade County Water and Sewer Department, the South Florida Water Management District and any other applicable water suppliers to assemble a comprehensive analysis that demonstrates that adequate potable water supply and water supply facilities exist or can be provided to serve proposed amendment Nos. 13, 14 and 15.

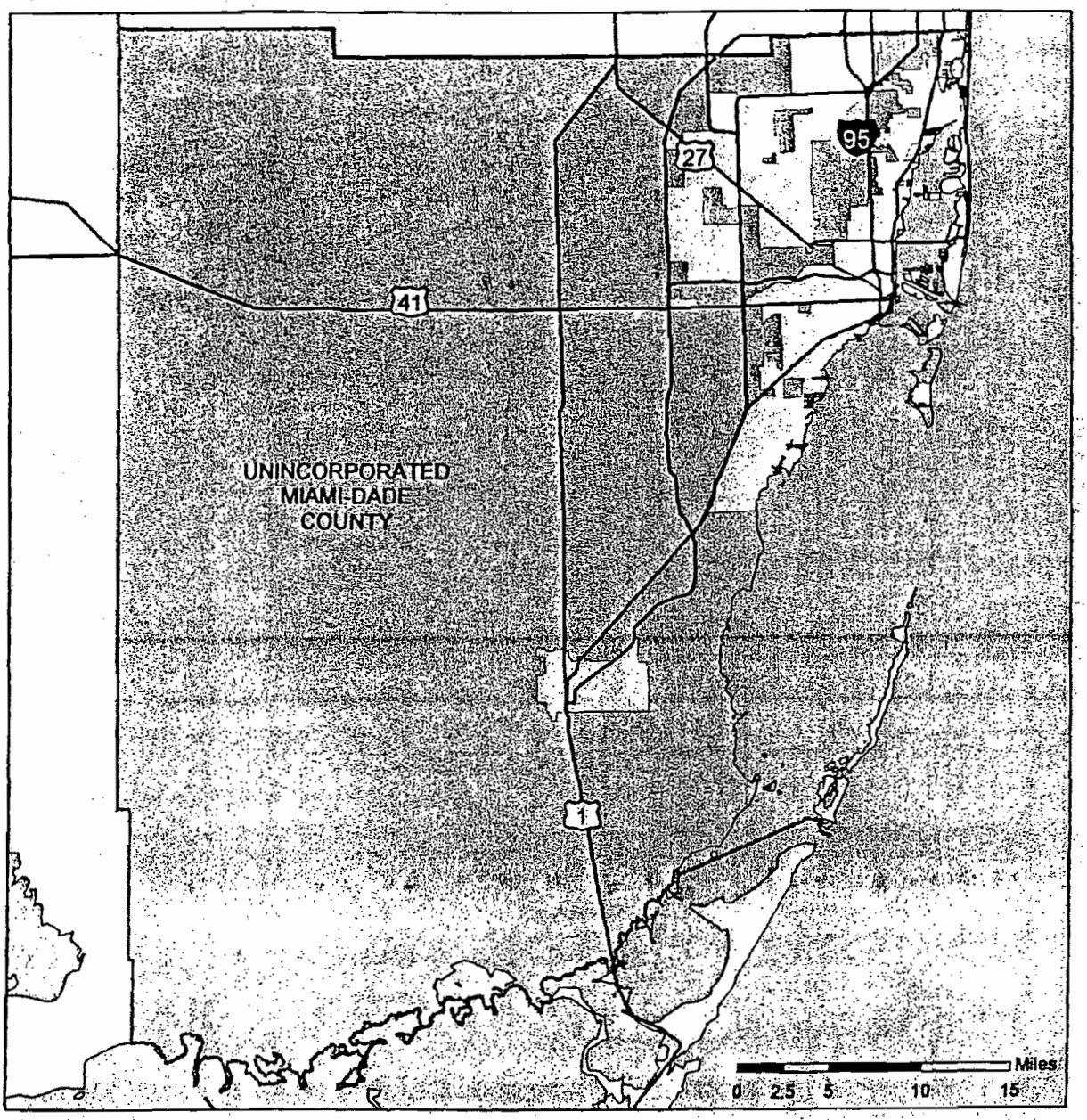
Conclusion

Proposed amendments Nos. 13, 14, and 15 conflict with the framework articulated in the *Strategic Regional Policy Plan for South Florida* guiding the coordination of land use, natural resources and infrastructure planning; and the protection, conservation and enhancement of the region's water resources. Specifically, these amendments conflict with the following Goals and Policies:

GOAL 7	Protect, conserve, and enhance the Region's water resources.
Policy 7.1	Develop a more balanced, efficient, and ecologically sustainable allocation and reservation of the water resources of the Region.
Policy 7.15	Conserve water, return water lost from the Everglades ecosystem, and increase the self sufficiency of urban and agricultural water supplies by: a. creating water storage areas near or within urban areas; b. increasing the efficiency of water use in agriculture, business, and residential uses; c. developing alternative water supply sources; and d. rehydrating wetlands with water of appropriate quality and quantity that would otherwise be lost from the regional system.
GOAL 11	Encourage and support the implementation of development proposals that conserve the Region's natural resources, rural and agricultural lands, green infrastructure and: • utilize existing and planned infrastructure in urban areas; • enhance the utilization of regional transportation systems; • incorporate mixed-land use developments; • recycle existing developed sites; and • provide for the preservation of historic sites.
Policy 11.10	Decisions regarding the location, rate, and intensity of proposed development shall be based on the existing or programmed capacity of infrastructure and support services or on capacity which will be programmed to serve that proposed development; in addition, consideration should be given to the impact of infrastructure and support services on natural resources.
GOAL 14	Preserve, protect, and restore Natural Resources of Regional Significance.
Policy 14.1	Address environmental issues, including the health of our air, water, habitats, and other natural resources, that affect quality of life and sustainability of our Region.

GOAL 15	Restore and protect the ecological values and functions of the Everglades Ecosystem by increasing habitat area, increasing regional water storage, and restoring water quality.
GOAL 21	Assume a leadership role to enhance regional cooperation, multi-jurisdictional coordination, and multi-issue regional planning to ensure the balancing of competing needs and the long-term sustainability of our natural, developed, and human resources.
Policy 21.1	Implement better coordination of land use, natural resource, and infrastructure planning, with special attention to regional and ecosystem management approaches.
Policy 21.14	Ensure that decisions regarding the future of the Region balance competing needs and provide for the long-term sustainability of our natural, developed, and human resources.

The remainder of the Miami-Dade County proposed amendment packet #07-1, consisting of amendment Nos. 6, 7 and 8 is compatible with the Goals and Policies of the *Strategic Regional Policy Plan for South Florida.*



South Florida Regional Planning Council

COMPREHENSIVE PLAN AMENDMENTS

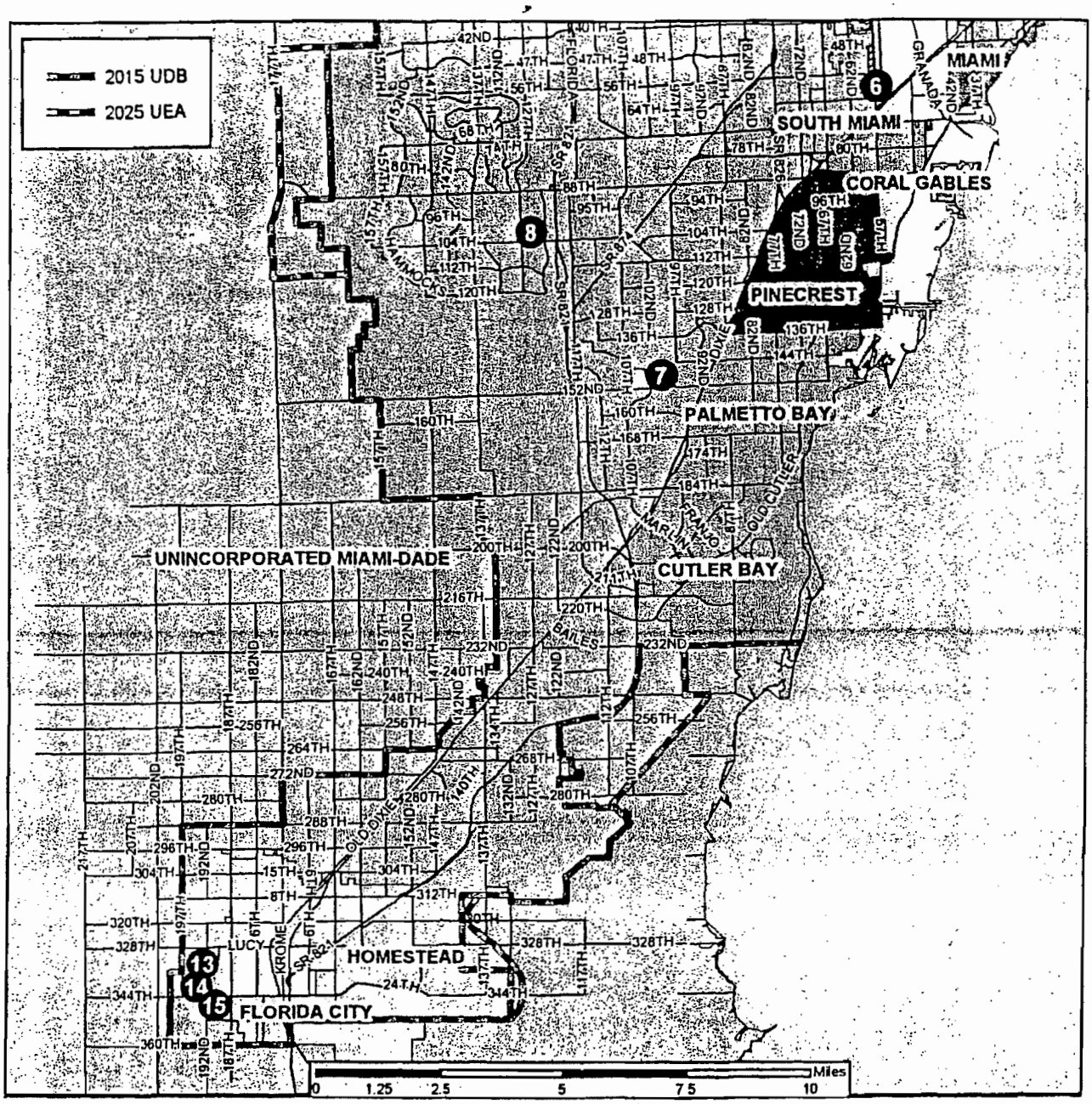
General Location Map

Miami-Dade County
Proposed Amendment #07-1

Sources: FDEP, SFWMD, Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment

1



South Florida Regional Planning Council

COMPREHENSIVE PLAN AMENDMENTS

Amendment Location Map

Miami-Dade County
Proposed Amendment # 07-1

Sources: FDEP, SFWMD, Broward County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 2

South Florida Regional Planning Council

COMPREHENSIVE PLAN AMENDMENTS

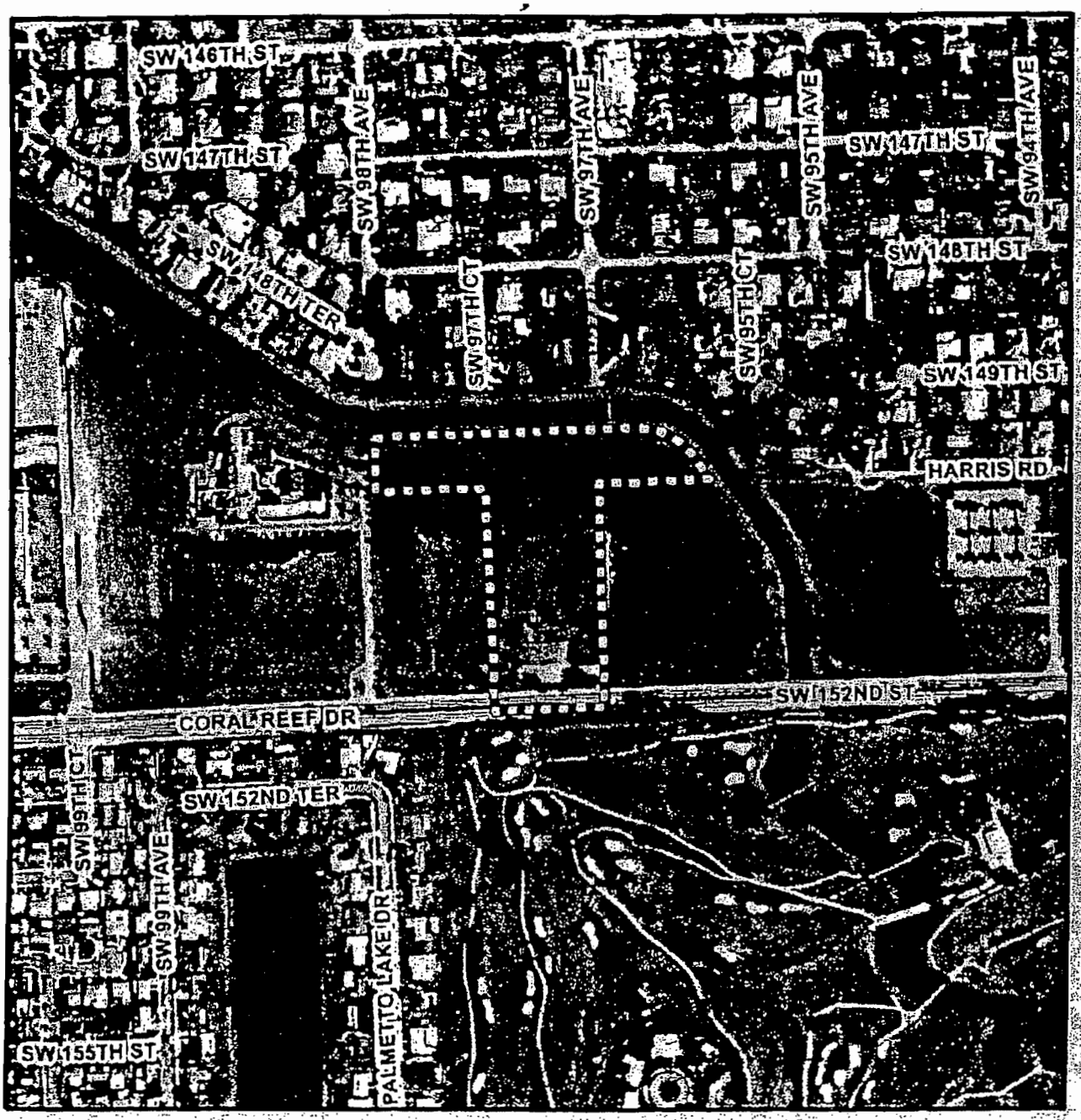
Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 6

From: Low-Medium Density Residential
To: Office Residential
7.8 acres

Sources: FDEP, SFWMD, Miami-Dade, Broward, Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment 3

N



South Florida Regional Planning Council

COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 7

From: Low Density Residential
To: Business/Office
8.9 acres

Sources: FDEP, SFWMD, Miami-Dade/Broward/Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment

4

N

South Florida Regional Planning Council

COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 8

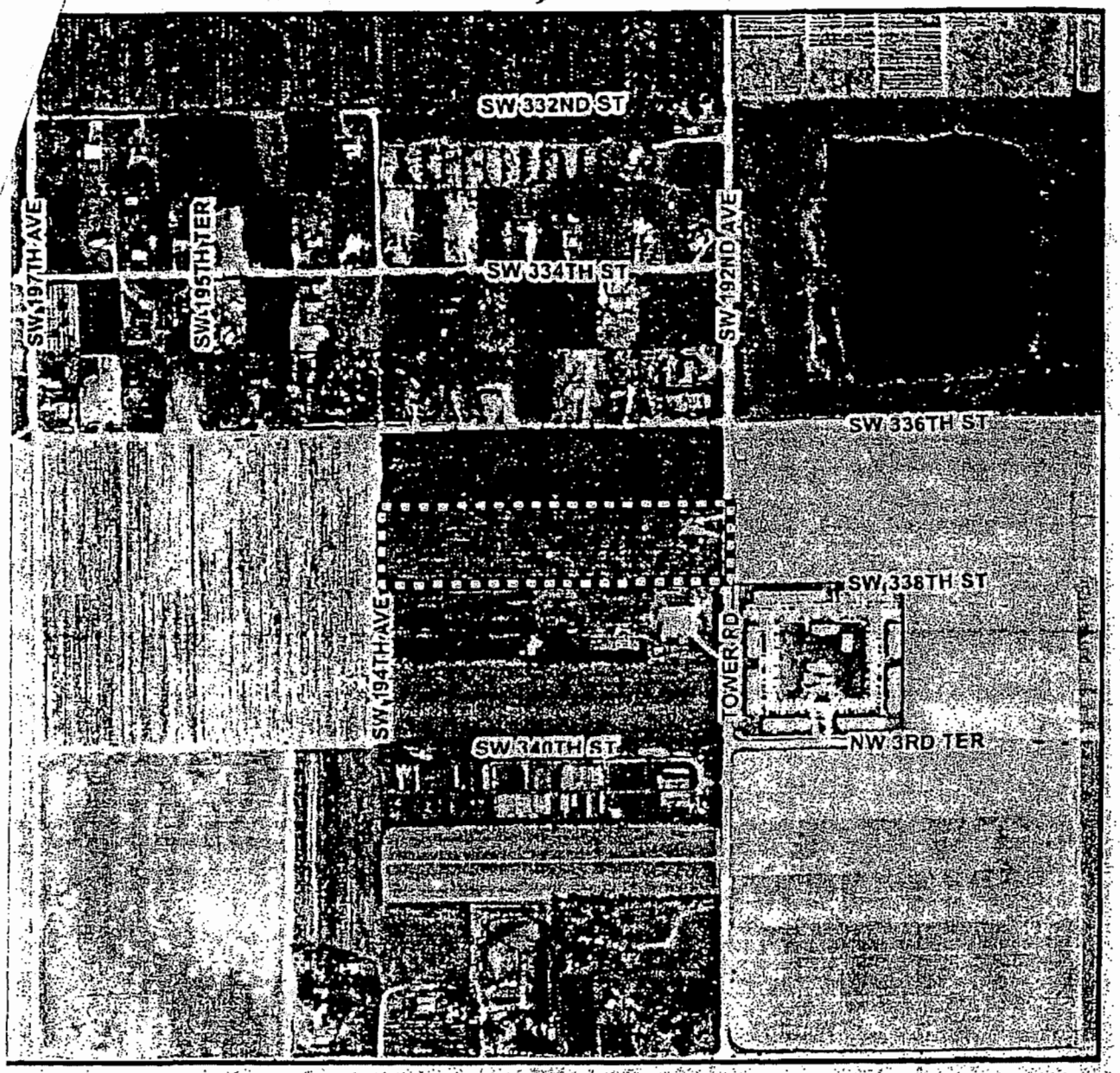
From: Estate Density Residential
To: Medium-High Density Residential
5.37 acres

Sources: FDEP, SFWMD, Miami-Dade/Broward/Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment

5

N



South Florida Regional Planning Council

COMPREHENSIVE PLAN AMENDMENTS

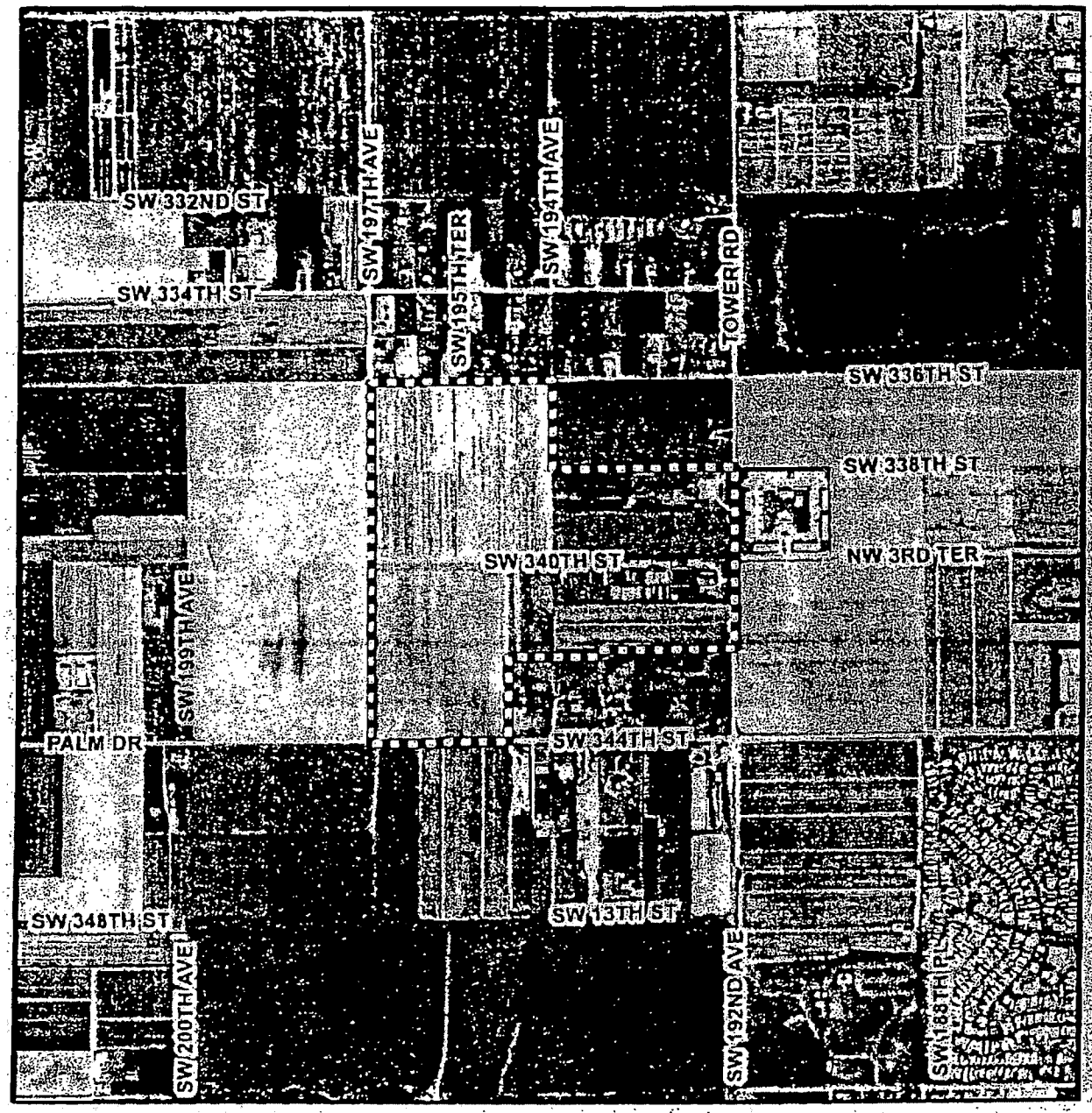
Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 13

From: Estate Density Residential
To: Low-Medium Density Residential
9.89 acres

Sources: FDEP, SFWMD, Miami-Dade/Broward/Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment

6



South Florida Regional Planning Council

COMPREHENSIVE PLAN AMENDMENTS

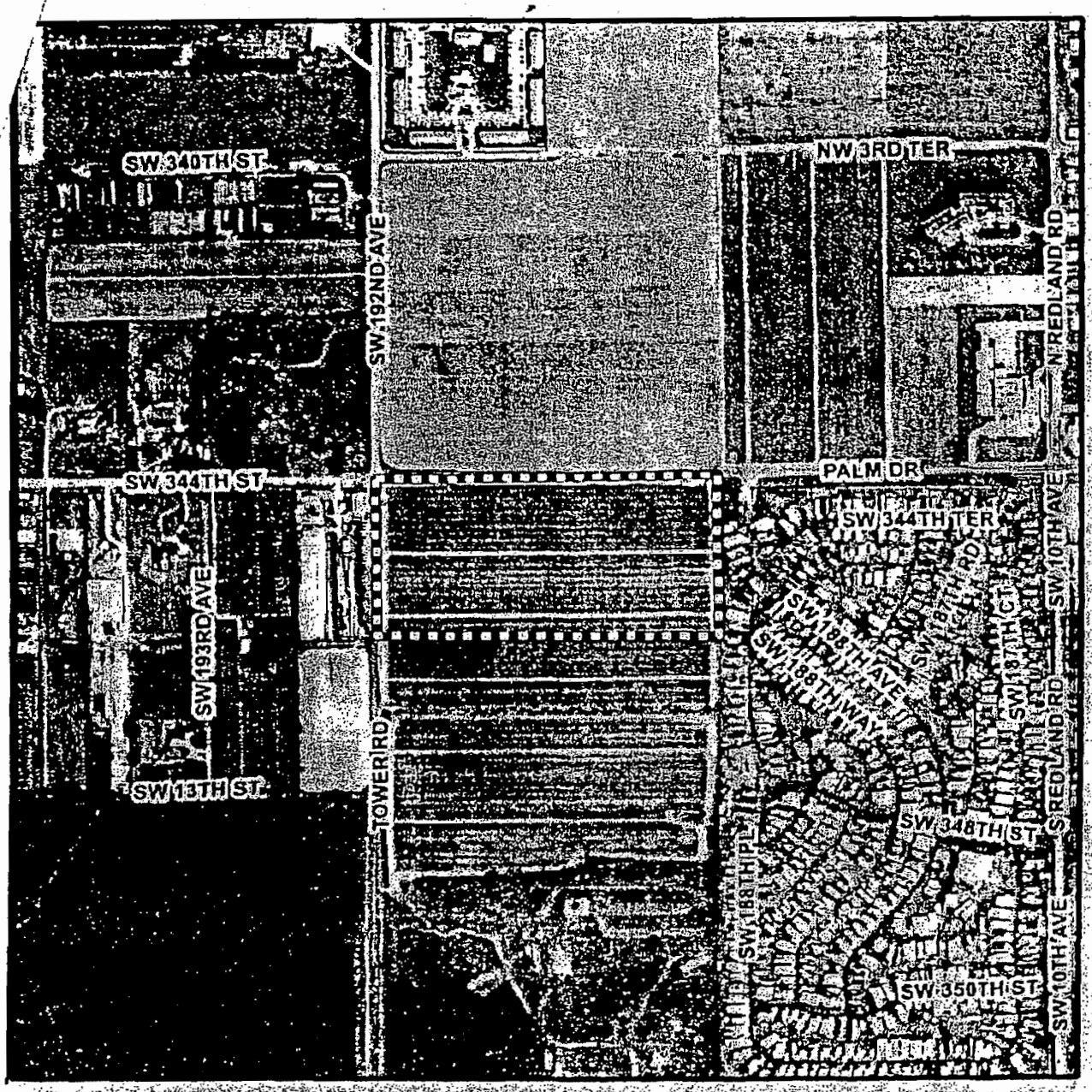
Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 14

From: Estate Density Residential
To: Low-Medium Density Residential
119.7 acres

Sources: FDEP, SFWMD, Miami-Dade/Broward/Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment

7



South Florida Regional Planning Council

COMPREHENSIVE PLAN AMENDMENTS

Aerial Map
Miami-Dade County
Proposed Amendment #07-1
County Application Number 15

From: Low Density Residential
To: Low-Medium Density Residential
20.76 acres

Sources: FDEP, SFWMD, Miami-Dade/Broward/Monroe County, SFRPC.
Note: For planning purposes only. All distances are approximate.

Attachment

8

N

11 RW

1/16/07

FLORIDA DEPARTMENT OF STATE
Kurt S. Browning
Secretary of State
DIVISION OF HISTORICAL RESOURCES

Mr. Ray Eubanks
Department of Community Affairs
Bureau of State Planning
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

January 10, 2007

Re: Historic Preservation Review of the Miami-Dade County (07-1) Comprehensive Plan Amendment

Dear Mr. Eubanks:

According to this agency's responsibilities under Sections 163.3177 and 163.3178, *Florida Statutes*, and Chapter 9J-5, *Florida Administrative Code*, we reviewed the above document to determine if data regarding historic resources have been given sufficient consideration in the request to amend the Miami-Dade County Comprehensive Plan.

We reviewed six proposed amendments to the Future Land Use Map, in addition to a text amendment modifying the Capital Improvements Element, to consider the potential effects of these actions on historic resources. While our cursory review suggests that the proposed changes may have no adverse effects on historic resources, it is the county's responsibility to ensure that the proposed revisions will not have an adverse effect on significant archaeological or historic resources in Miami-Dade County. Particularly, new construction should be compatible in size and massing with existing structures, where appropriate.

If you have any questions regarding our comments, please feel free to contact Susan M. Harp of the Division's Compliance Review staff at (850) 245-6333.

Sincerely,

Frederick P. Gaske

Frederick P. Gaske, Director

xc: Mr. Roger Wilburn

500 S. Bronough Street • Tallahassee, FL 32399-0250 • http://www.flheritage.com

☐ Director's Office (850) 245-6300 • FAX: 245-6436
☐ Archaeological Research (850) 245-6444 • FAX: 245-6452
✓ Historic Preservation (850) 245-6333 • FAX: 245-6437
☐ Historical Museums (850) 245-6400 • FAX: 245-6433

☐ Southeast Regional Office (954) 467-4990 • FAX: 467-4991
☐ Northeast Regional Office (904) 825-5045 • FAX: 825-5044
☐ Central Florida Regional Office (813) 272-3843 • FAX: 272-2340

11 RW
1/23/07

Florida Department of Transportation

CHARLIE CRIST
GOVERNOR

District Six
Planning & Environmental Management Office
1000 NW 111 Avenue, Miami, FL 33172

STEPHANIE KOPELOUSOS
INTERIM SECRETARY

January 17, 2007

Mr. Ray Eubanks
Community Program Administrator
Florida Department of Community Affairs
2555 Shumard Oaks Boulevard
Tallahassee, Florida 32399-2100

Dear Mr. Eubanks:

SUBJECT: Miami-Dade County April 2006 Application to Amend the Comprehensive Development Master Plan (DCA #07-1)

In accordance with your request, and the provisions of Chapter 163, Part II, Florida Statutes and Chapter 9J-5, Florida Administrative Code, this office has completed a review of the Miami-Dade County April 2006 Application to Amend the Comprehensive Development Master Plan.

Proposed Amendment package #07-1 to the Miami-Dade Comprehensive Plan contains seven proposed amendments: six changes to the Future Land Use Map and one text change to the Capital Improvements Element. The Future Land Use Map amendments were reviewed for conflicts with the FDOT work program.

A summary of the proposed amendments in this package is listed below. For purposes of this review, the amendments retain their county amendment numbers.

Amendment #6

Application
Proposed amendment #6 would change the land use designation from Low-Medium Density Residential to Office/Residential on a 7.8 acre site located northwest of the University of Miami and adjacent to the western edge of the City of Coral Gables.

Location Description
Primary access to Application 6 is provided off of SW 57 Avenue/Red Road/SR 959 which is a State Historical Highway. This site is located close to the intersection of SW 57 Avenue and US-1/ SR 5. The site is located on the block bounded by SW 57 Avenue on the east; SW 60 Street on the south; SW 58 Avenue on the west and SW 58 Terrace on the north.

Comments:
Current FDOT data indicates that SW 57 Avenue/SR 959, from US-1 to SW 64th Street, is operating at LOS D, and from SW 64 Street to Bird Road/SR 976, is operating at LOS F. Furthermore, the County projects that in 2015, SW 57 Avenue between SW 56 Street and US-1 will operate at LOS F with or without this project. This application is located within a Transportation Concurrency Exception Area, thus concurrency approval for transportation purposes could be granted for a project at this site. Future road widening to serve the application site is limited due to the fact that this segment of Red Road/SW 57 Avenue between SW 8 and SW 72 Streets was declared in 1989 as a State Historic Highway. Therefore it is recommended, in accordance with SB 360 Growth Management legislation, that the County require this development to support and fund mobility within this designated exception area, including alternative modes of transportation, and to demonstrate how they will provide mobility other than the traditional addition of lane capacity. The County should collect proportionate fair-share payments for this purpose.

Recommendations:
The Department has no objections to this application. There were no capacity projects found in the work program and the Long Range Transportation Plan that would affect this application and this proposed project would not conflict with any projects listed in the work program.

Amendment #7

Application
Proposed amendment #7 would change the land use designation from Low Density Residential to Business and Office on a 8.9 acre site located on the north side of SW 152 Street/Coral Reef Drive/SR 992 .

Location Description
Primary access to Application 7 is provided off of SW 152 Street/Coral Reef Drive/SR 992 and along the east and west sides of theoretical SW 97 Avenue and bounded on the north side by the C-100 canal.

Comments:
Current FDOT traffic count data indicates that Coral Reef Drive from HEFT to US-1 is operating at LOS F and US-1 is operating at LOS F from SW 136 Street to SW 186 Street. The estimated additional trips to the roadways associated with this land use amendment could be as high as 434 if the site is developed as a shopping center. On the low side, the land use amendment could result in an additional 6 trips if the site is developed as residential.

The MPO's Long Range Transportation Plan contains two Planned Priority III transportation improvements 1) Coral Reef Drive from HEFT to US-1/SR 5 – Widen from 4 to 6 lanes; and 2) Premium transit planned for US-1. It should be noted that Long Range Transportation Plan improvements should not be relied on to solve any concurrency issues due to the timing of the projects.

Primary access to Applications 13, 14 and 15 is provided off of SW 344 Street, extending approximately 1.5 miles west from US-1 to SW 192 Avenue. SW 344 Street is a State Road from US-1 to SW 192 Avenue. SW 344 Street is a 4-lane divided roadway from US-1 to SW 182 Avenue and it narrows to a 2-lane undivided roadway west of SW 182 Avenue. SW 192 Avenue is a State Road south of SW 344 Street.

Comments:

Current FDOT traffic count data indicates that SW 344/SR 9336 is operating at LOS C and it is anticipated to deteriorate to LOS F by 2015 with the adoption of these three amendments. Additionally, US-1 from Card Sound Road to SW 344 Street is operating at LOS D and at LOS E south of Card Sound Road. Finally, Krome Avenue, from US 1 to SW 328 Street, is operating at LOS C, and north of SW 328 is operating at LOS F. Generally, this area of the County is experiencing a large amount of traffic congestion, however, there are numerous projects in the planning stages to relieve the current problems. These are outlined as follows:

FDOT Work Program

The FDOT Work Program identified 2 projects in the vicinity of these proposed land use amendments. These projects are also listed in the County's adopted 2007 Transportation Improvement Program. The proposed applications would not conflict with either of the following projects listed in the work program:

1. 405575-3 Krome Avenue/SR 997 from US-1/SR 5 to SW 328 Street/Lucy Street – Widen from 2 lanes to 4 lanes in FY 2010
2. 416473-1 US-1/SR 5 auxiliary lane from Card Sound Road to SW 344 Street – Add auxiliary lanes in FY 2009.

The following summarizes additional projects identified in the County's adopted 2007 Transportation Improvement Program:

SW 328 Street from US-1 to SW 162 Avenue – Widen to 4 lanes (PE and Construction)
SW 328 Street from SW 162 Avenue to 152 Avenue – Widen to 4 lanes (Construction)
SW 328 Street from SW 152 Avenue to 137 Avenue – Widen to 4 lanes (PE and Construction)
SW 312 Street from SW 187 Avenue to SW 177 Avenue – Widen to 5 lanes (PE)
South Dade Busway Extension to Florida City – Premium transit (Construction Underway)

Long Range Transportation Plan

While the Long Range Transportation Plan contains planned projects in the vicinity of these applications, it should be noted that these improvements should not be relied on to solve any concurrency issues due to the timing of the projects.

Planned Priority I and II transportation improvements from the Long Range Transportation Plan in the project area are listed as follows:

Priority I

SW 320 Street from SW 187 Avenue to US-1 – Widen to 3 lanes

Priority II

SW 177 Avenue from SW 328 Street to SW 296 Street – Widen to 4 lanes

Recommendations:
The Department has no objections to this application. There are no work program projects adjacent to the project site and this proposed project would not conflict with any projects listed in the work program.

Amendment #8

Application
Proposed amendment #8 would change the land use designation from Estate Density Residential to Medium-High Density Residential on a 5.37 acre site.

Location Description
Primary access to Application #8 is provided at SW 127 Avenue at the intersection of SW 104 Street.

Comments:
SW 127 Avenue between SW 88 and SW 104 Streets are currently operating at LOS F which is below the adopted LOS D. and SW 88 Street/SR 94 is currently operating at LOS F in the vicinity of this project site. It is estimated that if this land use application were approved and multi-family residential unites were developed at this site, it would result in an additional 98 trips on the roadways.

The MPO's Long Range Transportation Plan contains two Planned Priority I transportation improvements which are also included on the County's adopted 2007 Transportation Improvement Program: 1) SW 127 Avenue from SW 88 Street to SW 120 Street – Widen from 2 lanes to 5 lanes and; 2) SW 104 Street from SW 147 Avenue to SW 137 Avenue – Widen from 4 lanes to 6 lanes. It should be noted that Long Range Transportation Plan improvements should not be relied on to solve any concurrency issues due to the timing of the projects.

Recommendations:
The Department has no objections to this application. No projects were found in the work program in the vicinity of this site and this proposed project would not conflict with any projects listed in the work program.

Amendments #13, #14, #15

Applications
Proposed amendments #13, #14, #15 would change the land use designation from Estate Density Residential to Low-Medium Residential for #13 and #14 and from Low Density Residential to Low-Medium Residential for application #15. Application #13 consists of 9.89 acres, #14 consists of 119.7 acres and #15 consists of 20.7 acres.

Location Description
While these are three separate applications they are located close to each other and will have the same impact on the surrounding roadway network. Application numbers 13 and 14 are located on the north side of SW 344 Street/S.R. 9336, to the west of SW 192 Avenue. Application number 15 is located on the south side of SW 344 Street, to the east of SW 192 Avenue.

Developer Sponsored

In addition to the FDOT Work Program and the Long Range Transportation Plan improvements, the developer has proffered to construct roadway improvements in the project vicinity as well. The Year 2015 link analysis for Application 14 and the cumulative analysis for all three applications demonstrate the need to widen SW 344 Street from 2 to 4 lanes, from SW 192 Avenue to SW 182 Avenue. The current 4 lane section ends at SW 182 Avenue. A portion of the four lane section would be a subdivision improvement obligation for Application 15, however each of the three applications would benefit from an expansion of SW 344 Street to 4 lanes from SW 182 Avenue to SW 192 Avenue.

The applicant has proffered a covenant that limits the property owner from seeking certificate of occupancy until the owner, at its own expense, improves SW 344 Street to a four lane divided arterial from SW 182 Avenue to SW 192 Avenue. The owner's obligation is subject to the availability of right-of-way or necessary easements and the receipt of all necessary governmental approvals, including necessary approval from FDOT.

Recommendations:

The Department recommends denial of these applications. The widening of SW 344 Street is not included in the Transportation Element of the County's Comprehensive Plan. At this time FDOT does not have any programmed improvements or preliminary studies in support of the widening of SW 344 Street. Any potential widening of a State Road requires coordination with FDOT, including investigation of right-of-way availability. Many of the parcels adjacent to SW 344 Street have not been platted, therefore the right-of-way necessary for a road widening has not been dedicated. In some segments FDOT has only a maintenance right-of-way which is approximately 30 feet wide. The total right-of-way width necessary to widen the road to four lanes would be a minimum of 80 feet, with a preference for 100 feet. It is suggested that the County should consider increasing the zoned right-of-way for this corridor. The proposed amendment for higher density residential should be accompanied by a corresponding amendment to provide the services and facilities (roadways) necessary to support the development.

Please contact David Korros, AICP at 305-470-5840 or Scarlet Tenen, AICP at 305-594-0735 if you have any questions concerning our response.

Sincerely,

Javier Rodriguez, P.E.
Director of Transportation Development

SOUTH FLORIDA WATER MANAGEMENT DISTRICT
3301 Gun Club Road, West Palm Beach, Florida 33406 • (561) 686-8800 • FL WATS 1-800-432-2045 • TDD (561) 697-2574
Mailing Address: P.O. Box 24680, West Palm Beach, FL 33416-4680 • www.sfwmd.gov

January 16, 2007

Ray Eubanks, Administrator
Plan Review and Processing
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

JAN 2 4 2007
DCP
Plan & DRI Processing

Dear Mr. Eubanks:

Subject: Proposed Amendment Comments
Miami-Dade County, DCA# 07-1

In response to your request, the South Florida Water Management District (District) has reviewed the April 2006 Cycle amendments to the Miami-Dade County Comprehensive Development Master Plan. They include Future Land Use Map (FLUM) Applications 6, 7, 8, 13, 14, 15 and Capital Improvements Element (CIE) Text Amendment Application 16. The District estimates that the FLUM applications have a cumulative potable water demand of approximately 0.7 million gallons per day (MGD).

On January 9, 2007, District staff met with Miami-Dade County Planning and Water and Sewer Department staff to discuss the proposed amendments. At that meeting, Miami-Dade County staff presented District staff with proposed projects to address their future water supply needs beyond a 20-year planning horizon (up to 2030). The District is now reviewing this additional information.

During the meeting, County planning staff acknowledged that the proposed 07-1 amendments currently lack sufficient documentation to adequately address the District's water supply concerns. However, they advised us that they will be adopting amendments by April of this year that will incorporate the proposed list of projects into the Comprehensive Development Master Plan. They indicated that the adopted amendments will provide both of our agencies with the necessary data and analysis to support the proposed 07-1 amendments as well as the remaining 06-1 remedial amendments. The District supports the County's revising their CIE and other elements so that the Miami-Dade County Comprehensive Development Master Plan will serve as the single, consistent framework for the provision of future water supplies and associated capital facilities. The Miami-Dade County Comprehensive Development Master Plan could then be consistent with the District's update of the Lower East Coast Regional Water Supply Plan and the County's pending application for a 20-year consumptive use permit.

Regarding the proposed 07-1 FLUM amendments, the County has not clearly identified additional, new specific alternative water supply projects to adequately serve the proposed amendments. With respect to the County's proposal to modify the currently adopted tables of proposed projects and related information in their CIE (Application 16), this proposal:

- Lacks sufficient detail on the nature of projects, especially sources of water, and the amount of water they produce.

GOVERNING BOARD
Kevin McCarty, *Chair*
Irela M. Bagué, *Vice-Chair*
Miya Burt-Stewart
Alice J. Carlson
Michael Collins
Nicolás J. Gutiérrez, Jr., Esq.
Lennart E. Lindahl, P.E.
Harkley R. Thornton
Malcolm S. Wade, Jr
EXECUTIVE OFFICE
Carol Ann Wehle, *Executive Director*

- Delays almost every Water Facilities project in Table 12 by 1-2 years without analysis of water availability concurrent with growth.
- Lacks the required data and analysis to support the proposed FLUM amendments.
- Appears to be inconsistent with other information previously submitted by the County to the District.

To support the proposed amendments, the County should:

(1) Submit a potable water facility capacity analysis. That includes an analysis of the demand for existing vs. proposed land use categories. For the proposed FLUM categories, the calculations should show maximum development potential (residential and non-residential) and the impact of any proffered covenants, as appropriate. The analysis should identify a new source(s) of water to meet the needs of these applications.

(2) Amend the CIE to show how much new water will be available by when, from what source, and at what location. The proposed CIE amendments should be consistent, where appropriate, with other water supply information previously submitted by the County to the District. Changes to previously submitted information should be identified and explained.

We will continue to offer our technical assistance and cooperation to both DCA and Miami-Dade County on the water resource related issues addressed herein. We look forward to future resolution of the outstanding water supply issues for Miami-Dade County. If you have any questions or require additional information, please contact Carlyn Kowalsky at (561) 682-6240.

Sincerely,

Chip Merriam
Deputy Executive Director, Water Resources
South Florida Water Management District

c: George Burgess, Miami-Dade County Manager
Paul Darst, DCA
Carolyn Dekle, SFRPC
Carlyn Kowalsky, SFWMD
Janet Llewellyn, DEP
Sally Mann, DEP
David Murray, Miami-Dade County
Diane O'Quinn-Williams, Miami-Dade County
Jim Quinn, DEP
John Renfrow, Miami-Dade County
Michael Sole, DEP
Douglas Yoder, Miami-Dade County

Florida Department of Environmental Protection

Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Charlie Crist
Governor

Jeff Kottkamp
Lt. Governor

Michael W. Sole
Secretary - Designee

ID

11 RW
1/17/07

January 16, 2007

Mr. D. Ray Eubanks
Department of Community Affairs
2555 Shumard Oak Boulevard
Tallahassee, Florida 32399-2100

Re: Miami-Dade County Comprehensive Development Master Plan
Proposed Amendment Cycle 07-1

Dear Mr. Eubanks:

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (DEP or Department) has reviewed the above-referenced amendments under the provisions of Chapter 163, Part II, *Florida Statutes* (*F.S.*), and Chapters 9J-5 and 9J-11, *Florida Administrative Code*. The Department provides the following comments and recommendations to assist your agency in developing the state's response to the proposed amendments.

THE AMENDMENTS

The first 2007 cycle of proposed amendments to Miami-Dade County's Comprehensive Development Master Plan (CDMP) consists of seven amendments, six of which are proposed changes to the County's future land use map (FLUM), and one of which contains text changes to the Capital Improvements Element (CIE). The Department is concerned about any land use changes that would intensify the pressure on potable water supplies and sewer systems in the county. Our comments will focus on those issues.

WATER SUPPLY

The South Florida Water Management District (SFWMD) and Miami-Dade County recently entered into a short-term agreement to address the County's existing and previously approved water needs. Pursuant to the Interim Consumptive Use Authorization and Agreement, the County is currently authorized to withdraw up to 349.76 million gallons a day (mgd) of water from the Biscayne Aquifer until November 2007. *This agreement is not intended to cover <u>any</u> new development.* The agreement requires the County to develop an alternative water supply plan for all of its additional potable water demands through 2025. To withdraw and use water after November 2007, the County must obtain a renewal and modification of its

existing water use permit based on an alternative water supply plan acceptable to the SFWMD. To date, no permits have been issued and any new alternate source facilities are years away from completion. Based on the information packet the County submitted, it appears that the proposed amendments will result in an increased potable water demand of 470,000 to 650,000 gallons per day (gpd). Although the analysis conducted by Miami-Dade County indicates that existing treatment plants have sufficient capacity, the treatment plant capacity is not the problem. The SFWMD will not allow any user to increase its withdrawals from the Biscayne Aquifer. The preferred alternative source of water – the Floridan Aquifer – requires a completely different treatment process.

All of the adopted amendments submitted by the County failed to provide the required data, information and assurances of adequate water supplies to serve the proposed uses. While documentation in the information packet addresses some of the water supply issues, the County must provide more detailed information on its efforts to locate or develop an acceptable source meet its future water supply needs. At a minimum, Miami-Dade County should develop a needs and assessment study, document the SFWMD's approval of a new water source, and amend its CIE to include construction schedules and appropriate funding.

WASTEWATER

In addition to the water supply issues, the Department is concerned about insufficient wastewater treatment infrastructure. The County submitted information indicating that its sanitary sewer infrastructure (force mains, lift stations, etc.) will not be able to provide adequate service for four of the six proposed land use amendments (Nos. 6, 13, 14 and 15). From the information submitted, it is unclear whether the County or the developers will be responsible for the design, permitting, construction, maintenance and funding to upgrade or construct new wastewater infrastructure projects to serve the proposed uses. The County must provide additional supporting data and analysis to demonstrate that it can provide the necessary wastewater facilities to ensure adequate wastewater service for anticipated future growth.

CONCLUSION

Based on the information and analysis submitted, the Department finds that the proposed land use amendments do not meet the requirements of §163.3167(13), F.S.,[1] and §163.3177(6)(a),[2] *F.S.*, and are therefore objectionable. The information provided by the County regarding the availability of potable water and wastewater service to the developments is insufficient. The

---

[1] "Each local government shall address in its comprehensive plan . . . the water supply sources necessary to meet and achieve the existing and projected water use demand for the established planning period, considering the applicable plan developed pursuant to s. 373.0361."

[2] "The future land use plan shall be based upon surveys, studies, and data regarding the area, including the amount of land required to accommodate anticipated growth; the projected population of the area; the character of undeveloped land; the availability of water supplies, public facilities, and services[.]"

County should submit the required data and analysis and amend its CIE to demonstrate the manner in which the required services will be provided for the proposed land use changes.

The Department appreciates the opportunity to provide comments on the proposed amendments. Should you have any questions or require additional information, please do not hesitate to contact Mr. Chris Stahl at (850) 245-2163 or Chris.Stahl@dep.state.fl.us.

Yours sincerely,

Sally B. Mann

Sally B. Mann, Director
Office of Intergovernmental Programs

SBM/cjs

cc: Carol Ann Wehle, Executive Director
South Florida Water Management District

Carolyn Dekle, Executive Director
South Florida Regional Planning Council

FOR

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3/28/07 BCC Mtg. Date 3/28/07 Agenda Item # 8

Subject: Applic 8

Name: Joseph Goldstein

Address: 701 Brickell Ave

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes: ✓ No: ____

If yes, please list name: ____ / ____ / Vanguardian Village
Organization Firm Client

Have your registered with the Clerk of the Board? Yes : ✓ No: ____

FOR

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3-28-07 BCC Mtg. Date _____ Agenda Item # 8

Subject: Vanguardia

Name: Jorge Velazquez

Address: 6250 S.W. 130 Ave # 33183

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No:_____

If yes, please list name: _____ / _____ / _____
Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____

FOR

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3-28-07 BCC Mtg. Date _____ Agenda Item # 8

Subject: Vanguardian

Name: Ana Contreras

Address: 11947 S.W. 122 place 33186

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No:_____

If yes, please list name: _____ / _____ / _____
Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____

FOR

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3-28-07 BCC Mtg. Date _____ Agenda Item # 8

Subject: Ungvardian

Name: Patricia Duran

Address: 11950 S.W. 122 pl. 33186

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No:_____

If yes, please list name: _____ / _____ / _____
Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____

FOR

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3-28-07 BCC Mtg. Date _____ Agenda Item # 3

Subject: Vanguardian

Name: Romelia Gonzalez

Address: 15603 S.W. 103 Ter.

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No:_____

If yes, please list name: _____ / _____ / _____
Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____

FOR

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3-28-07 BCC Mtg. Date _____ Agenda Item # 8

Subject: Van Gordian

Name: Gordon Thoin

Address: 8540 S.W. 133 Ave road #223 Miami 33183

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No:_____

If yes, please list name: _____ / _____ / _____
Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____

FOR

RECEIVED BY CLERK
EXHIBIT
MAR 2 8 2007
8

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 3-28-07 BCC Mtg. Date _____ Agenda Item # _____

Subject: Vanguardian

Name: Marta Cardona

Address: 14518 SW. 142 place circle 33186

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.")

Are you representing any person, group, or organization? Yes:_____ No:_____

If yes, please list name: _____ / _____ / _____
Organization Firm Client

Have your registered with the Clerk of the Board? Yes :_____ No:_____