



Exhibit



**MIAMI-DADE BOARD OF COUNTY  
COMMISSIONERS**

**COMPREHENSIVE DEVELOPMENT MASTER PLAN**

**ORDER OF THE DAY**

**TUESDAY, NOVEMBER 27, 2007**

**9:30 A.M. CALL TO ORDER**

**ROLL CALL**

**MOMENT OF SILENT MEDITATION**

**PLEDGE OF ALLEGIANCE**

**SPEC. ITEM NO.A**

**SPEC. ITEM NO. 1:**

**SPEC. ITEM NO. 2:**

**SPEC. ITEM NO. 3:**

**ADJOURNMENT**

Exhibit

ROLL CALL VOTE SHEET  
 BOARD OF COUNTY COMMISSIONERS  
 MEETING OF 11/27/2007

COMP

AGENDA ITEM: Application No. 5

AGENDA ITEM:

AGENDA ITEM:

MOTION: *Adopt & Transmit to PCA with acceptance of proffered covenant*

MOTION:

MOTION:

ROLL CALL	(M/S)	YES	NO	AB
Comr. Diaz		✓		
Comr. Edmonson		✓		
Comr. Gimenez			✓	
Comr. Heyman			✓	
Comr. Martinez		✓		
Comr. Moss			✓	
Comr. Rolle		✓		
Comr. Seijas		✓		
Comr. Sorenson			✓	
Comr. Sosa			✓	
Comr. Souto		✓		
Vice Chairwoman Jordan		✓		
Chairman Barreiro		✓		
<b>TOTAL</b>		8	5	

ROLL CALL	(M/S)	YES	NO	AB
Comr. Edmonson				
Comr. Gimenez				
Comr. Heyman				
Comr. Martinez				
Comr. Moss				
Comr. Rolle				
Comr. Seijas				
Comr. Sorenson				
Comr. Sosa				
Comr. Souto				
Comr. Diaz				
Vice Chairwoman Jordan				
Chairman Barreiro				
<b>TOTAL</b>				

ROLL CALL	(M/S)	YES	NO	AB
Comr. Gimenez				
Comr. Heyman				
Comr. Martinez				
Comr. Moss				
Comr. Rolle				
Comr. Seijas				
Comr. Sorenson				
Comr. Sosa				
Comr. Souto				
Comr. Diaz				
Comr. Edmonson				
Vice Chairwoman Jordan				
Chairman Barreiro				
<b>TOTAL</b>				

AGENDA ITEM:

AGENDA ITEM:

AGENDA ITEM:

MOTION:

MOTION:

MOTION:

ROLL CALL	(M/S)	YES	NO	AB
Comr. Heyman				
Comr. Martinez				
Comr. Moss				
Comr. Rolle				
Comr. Seijas				
Comr. Sorenson				
Comr. Sosa				
Comr. Souto				
Comr. Diaz				
Comr. Edmonson				
Comr. Gimenez				
Vice Chairwoman Jordan				
Chairman Barreiro				
<b>TOTAL</b>				

ROLL CALL	(M/S)	YES	NO	AB
Comr. Martinez				
Comr. Moss				
Comr. Rolle				
Comr. Seijas				
Comr. Sorenson				
Comr. Sosa				
Comr. Souto				
Comr. Diaz				
Comr. Edmonson				
Comr. Gimenez				
Comr. Heyman				
Vice Chairwoman Jordan				
Chairman Barreiro				
<b>TOTAL</b>				

ROLL CALL	(M/S)	YES	NO	AB
Comr. Moss				
Comr. Rolle				
Comr. Seijas				
Comr. Sorenson				
Comr. Sosa				
Comr. Souto				
Comr. Diaz				
Comr. Edmonson				
Comr. Gimenez				
Comr. Heyman				
Comr. Martinez				
Vice Chairwoman Jordan				
Chairman Barreiro				
<b>TOTAL</b>				

Exhibit 11/27/2007 CDMP

BCC MEETING  
SEPTEMBER 26, 2006

DATE: 11/27/1075:59 PM

VOTE TALLY

TIME:

SPECIAL ITEM NO.1  
ORDINANCE RELATING TO MIAMI-DADE COUNTY  
(CDMP); ACTING UPON SMALL-SCALE  
AMENDMENT APPLICATION FILED IN APRIL  
2007 CYCLE TO AMEND, MODIFY, ADD OR TO

YES - 12

GIMENEZ  
HEYMAN  
MOSS  
DIAZ

SOUTO  
SORENSEN  
JORDAN  
BARREIRO

ROLLE  
SOSA  
MARTINEZ  
SEIJAS

NO - 0

ABSENT - 1

EDMONSON

Exhibit 11/27/2007 CDMP

BCC MEETING  
SEPTEMBER 26, 2006

DATE: 11/27/1075:57 PM

VOTE TALLY

TIME:

SPECIAL ITEM NO.2  
RESOLUTION PERTAINING TO APRIL 2007  
CYCLE APPLICATIONS REQUESTING  
AMENDMENTS TO THE CDMP; INSTRUCTING THE  
COUNTY MANAGER WHETHER OR NOT TO

YES - 9

HEYMAN  
DIAZ  
SOUTO

JORDAN  
BARREIRO  
ROLLE

SOSA  
MARTINEZ  
EDMONSON

NO - 3

GIMENEZ

MOSS

SORENSEN

ABSENT - 1

SEIJAS

*Ad*

Exhibit 11/27/2007CDMP

BCC MEETING  
SEPTEMBER 26, 2006

DATE: 11/27/1075:57 PM

VOTE TALLY

TIME:

SPECIAL ITEM NO.3  
ORDINANCE RELATING TO MIAMI-DADE COUNTY  
(CDMP)

YES - 11

GIMENEZ  
HEYMAN  
MOSS  
DIAZ

SOUTO  
SORENSEN  
JORDAN  
BARREIRO

ROLLE  
MARTINEZ  
EDMONSON

NO - 0

ABSENT - 2

SOSA

SEIJAS

**Summary of Recommendations by DP&Z, Community Councils, PAB and BCC  
Addressing the Pending Status of April 2007 Applications to Amend the CDMP**

Exhibit 11/27/2007

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
1 Small-Scale	100 feet east of NW 27 Avenue between NW 87 Terrace and theoretical NW 89 Street 1. Redesignate the subject property From: Business and Office and Low-Medium Density Residential (6-13 DU/Ac) To: Business and Office 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	2/ Rolle	Deny	North Central Community Council (9/25/07) No Quorum	Deny	
2 Small-Scale	Southeast corner of NW 57 Avenue and Blue Lagoon Drive 1. Redesignate the subject property From: Office/Residential To: Business and Office 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	6/ Sosa	Deny	North Central Community Council (9/25/07) No Quorum	Adopt with Acceptance of proffered Covenant	
3 Standard	Northwest corner of NW 107 Avenue and NW 12 Street 1. Redesignate the subject property From: Industrial and Office & Business and Office To: Business and Office 2. Designate the subject property as a Regional Activity Center (Chapter 380.06, F.S.) 3. Revise the subsection entitled "Chapter 380 Regional Activity Centers" in the Land Use Element 4. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	12/ Diaz	Deny and Transmit	Westchester Community Council (09/18/07) Adopt and Transmit	Adopt and Transmit with Acceptance of proffered Covenant	
4 Standard	Northeast corner of NW 132 Avenue and NW 13 Street 1. Redesignate the subject property From: Open Land To: Restricted Industrial and Office 2. Expand the UDB to include the subject property	12/ Diaz	Deny, Do Not Transmit	Country Club of Miami Community Council (5) (09/27/07) Deny, Do Not Transmit	Deny/Do not Transmit	

Exhibit

**Summary of Recommendations by P&Z, Community Councils, PAB and BCC  
Addressing the Pending Status of April 2007 Applications to Amend the CDMP**

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
5 Standard	Northwest corner of Theoretical SW 138 Ave and SW 8 Street 1. Redesignate the subject property Parcel A (21.6 Gross Acres) From: Open Land To: Business and Office Parcel B (30.1 Gross Acres) From: Open Land To: Institutions, Utilities and Communications 2. Remove subject site from "Open Land Subareas map (Figure 4) in the Land Use Element 3. Expand the UDB to include the subject property 4. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	12/ Diaz	Deny, Do Not Transmit	Country Club of Miami Community Council (5) (09/27/07) Adopt and Transmit	Adopt and Transmit with Acceptance of proffered Covenant	
6 Standard	300 Feet west of SW 84 Avenue and south of SW 38 Street From: Low Density Residential (2.5 to 6.0 DU/Ac.) To: Medium-High Density Residential (25 to 60 DU/Ac)	10/ Souto	Deny, Do Not Transmit	Westchester Community Council (09/18/07) Adopt With Change to limit deveopment to 39 - 49 residential units, with 10% Workforce Housing	Adopt and Transmit with Acceptance of proffered Covenant	
7 Small-Scale	Nor thwest corner of SW 101 Avenue and SW 88 Street (N. Kendall Drive) From: Low Density Residential (2.5 to 6.0 DU/Ac.) To: Office/Residential (Originally was to Business and Office but revised to Office/Residential by applicant's letter dated September 12, 2007.	7/ Gimenez	Deny	Kendall Community Council (09/25/07) Deny	WITHDRAWN BY LETTER DATED OCTOBER 10, 2007	
8 Standard	Southside of SW 88 Street west of SW 167 Avenue 1. Redesignate the subject property From: Agriculture To: Business and Office 2. Expand the UDB to include subject property 3. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	11/ Martinez	Deny, Do Not Transmit	West Kendall Community Council (09/19/07) Adopt and Transmit	Adopt and Transmit with Acceptance of proffered Covenant	

**Summary of Recommendations JP&Z, Community Councils, PAB and BCC  
Addressing the Pending Status of April 2007 Applications to Amend the CDMP**

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
9 Standard	Area between SW 104 and SW 112 Streets and between SW 167 Avenue and theoretical SW 164 Avenue 1. Requested Amendment to the Land Use Plan map Part A (84.84 acres) From: Agriculture To: Low Density Residential (2.5 to 6.0 DU/Ac.) Part B (10.0 acres) From: Agriculture To: Business and Office 2. Expand the UDB to include the subject property 3. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	11/ Martinez	Deny, Do Not Transmit	West Kendall Community Council (09/19/07) Transmit With No Recommendation	Deny and Transmit	
10 Small-Scale	1. Requested Amendment to the Land Use Plan map Southwest corner of Homestead Avenue and SW 184 Street (Eureka Drive) From: Industrial and Office To: Medium Density Residential w/ Density Increase 1(DI-1) (13 to 60 DU/Ac) 2. Add the Declaration of Restrictions to the Restrictions Table in the Land Use Element	9/ Moss	Adopt With Acceptance of Proffered Covenant	Redland Community Council (09/20/07) Adopt	Adopt with Acceptance of Proffered Covenant	
11 Small-Scale	84250 S W 192 Avenue From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac)	8/ Sorenson	Adopt With Change to Low Density Residential with one density increase (DI-1) and Acceptance of Proffered Covenant	Redland Community Council (09/20/07) Deny, Do Not Transmit	Adopt With Change to Low Density Residential with One Density Increase (DI-1) and Acceptance of Proffered Covenant	
12 Standard	Revise the text in the Land Use Element to include previously deleted text regarding Environmentally Protected Parks, Add new Figure 4.	Text	Adopt With Change and Transmit	N/A	Adopt and Transmit	

**Summary of Recommendations DP&Z, Community Councils, PAB and BCC  
Addressing the Pending Status of April 2007 Applications to Amend the CDMP**

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
13 Standard	<p>The following changes are requested to the Capital Improvements Element (CIE):</p> <p>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.</p> <p>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</p> <p>C. Revise the Introduction and Implementation Schedules of Improvements to adopt by reference the TIP and to provide definitions of future growth and existing deficiencies</p>	Text	Adopt and Transmit	N/A	Adopt and Transmit	

**Summary of Recommendations by DP&Z, Community Councils, PAB and BCC  
Addressing the Pending Status of April 2007 Applications to Amend the CDMP**

Application Number/ Type of Application	Requested Designation	BCC District/ Commissioner	DPZ Initial Recommendation August 25, 2007	Community Council Recommendation, with Resolution No.	Local Planning Agency Recommendation October 15, 2007	Board of County Commissioners Recommendation November 27, 2007
14 Standard	<p><u>Part 1</u> Requested Amendment to the Land Use Plan Map to re-designate 410 acres of the Opa-locka West Airport site from "Transportation Terminals" to "Open Land" and redesignate a 10 acres of the site with frontage along US 27 from "Transportation Terminals" to "Business and Office".</p> <p><u>Part 2</u> Requested Amendments to the text, policies and map series of the Aviation Subelement for project changes to the airport system and integration of the Airport Master Plans into the CDMP.</p> <p><u>Part 3</u> Text revisions to the Land Use Element, section title "Transportation" of the CDMP in order for the Plan to be internally consistent.</p>	Jordan/1 Sosa/6 Moss/9 Diaz/12  Text	<p><u>Part 1</u> Adopt With Change and Transmit</p> <p><u>Part 2</u> Transmit With Change</p> <p><u>Part 3</u> Adopt With Change and Transmit</p>	<p>Country Club of Miami Community Council (5) (09/27/07) Part 1 (Opa-locka West Airport) – Deny, Do Not Transmit Part 2 (Opa-locka Executive Airport) - Transmit with Changes</p> <p>North Central Community Council (8) (09/25/07) No Quorum</p> <p>West Kendall Community Council (11) (09/19/07) Part 2 (Kendall-Tamiami Executive Airport) - Transmit With Change Part 3 - Adopt With Change and Transmit</p> <p>Redland Community Council (14) (09/19/07) Part 2 (Homestead General Aviation Airport) - Transmit With Change Part 3 - Adopt With Change and Transmit</p>	Transmit with no Recommendation	
15 Standard	Revise the text in the Land Use Element, the Coastal Management Element and the Capital Improvements Element to include the new definition of coastal high-hazard areas and other required updates, pursuant 163.3178, F.S.	Text	Adopt and Transmit	N/A	Adopt and Transmit	
16 Standard	Add a 20-year Water Supply Facilities Workplan to the Water and Sewer Subelement of the Water, Sewer and Solid Waste Element, Amendments to Conservation, Aquifer Recharge and Drainage, Capital Improvements, and Intergovernmental Coordination Elements.	Text	Adopt and Transmit	N/A	Adopt and Transmit	
17 Standard	Revisions to the Land Use, Housing and Capital Improvements Elements regarding Affordable Housing	Text	Transmit	N/A	Adopt and Transmit	

11/27/2007 CDMP Exhibit  
Application No. 5

# Miami-Dade County Public Schools

*giving our students the world*



**Renier Diaz de la Portilla**  
School Board Member, District 5

**Miami-Dade County School Board**

Agustin J. Barrera, Chair  
Dr. Martin Karp, Vice Chair  
Renier Diaz de la Portilla  
Evelyn Langlieb Greer  
Perla Tabares Hantman  
Dr. Robert B. Ingram  
Ana Rivas Logan  
Dr. Marta Pérez  
Dr. Solomon C. Stinson

Monday 26, 2007

**Superintendent of Schools**  
Rudolph F. Crew, Ed.D.

To Whom It May Concern:

Subject: Potential High School Site

The purpose of this letter is to state that I am planning to introduce a board item directing staff to conduct due diligence of the twenty plus acre school site that is being proposed by Lowes in the April CDMP cycle.

Sincerely,

A handwritten signature in black ink that reads "Renier Diaz de la Portilla".

Renier Diaz de la Portilla  
School Board Member  
District 5

RDLP/mc

**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

November 26, 2007

Mr. Subrata Basu  
Director  
Miami-Dade County  
Department of Planning and Zoning  
111 NW 1<sup>st</sup> Street, 11<sup>th</sup> Floor  
Miami, FL 33128

**RECEIVED**  
NOV 26 2007

Asst. Director Planning

RE: The Application

Dear Subrata:

Please accept this letter as our response to the recommendations issued by the Miami-Dade County Department of Planning and Zoning (the "Department") with respect to Application No. 5 in the April 2007 Cycle amending the Miami-Dade Comprehensive Development Master Plan (the "CDMP"). The numbered paragraphs below follow the sequence set forth on pages 5-2 through 5-5 (Principal Reasons for Recommendation):

1. No Change: The Department contends that not much has changed over the last few years to warrant revisiting the Application. In making this assertion, the Department ignores several important developments:

- The Dolphin Expressway extension opened in June 2007, which culminates efforts to establish a new north-south transportation corridor along S.W. 137<sup>th</sup> Avenue. The fact is that S.W. 137<sup>th</sup> Avenue is ideally situated to serve this function. It lies approximately half-way between the Turnpike and the end of development to the west. By choosing 137<sup>th</sup> Avenue, commuters are avoiding the gridlock found on the Turnpike between S.W. 8<sup>th</sup> Street and Kendall Drive. This new transportation corridor will ultimately result in a funneling effect at the intersection of S.W. 8<sup>th</sup> Street and S.W. 137<sup>th</sup> Avenue, which intersection will inevitably serve as an important transportation hub for West Kendall. Moreover, the Miami-Dade Expressway Authority is currently looking at different options to increase north-south mobility from West Kendall, including double decking SW 137<sup>th</sup> Avenue. With the massive investment in transportation infrastructure by Miami-Dade County, it only makes common sense to permit additional retail, especially community-serving retail intended to capture passerby traffic.

- The rate of commercial depletion in MSA 6.1 has increased over the course of the last few years. In 2005, the Department failed to analyze the commercial absorption and depletion rates for MSA 6.1, choosing instead to focus on MSA 3.2 when analyzing the Lowe's proposal. As we argued then, simply focusing on commercial depletion rates in MSA 3.2 misses the point. The residents of the area immediately surrounding the subject property can not be expected to satisfy their retail needs by traveling significant distances to Medley and Doral, which forms the bulk of MSA 3.2. In the years that have past since the initial analysis was conducted on this property, MSA 6.1 has seen a four fold decrease in the amount of available commercial land. From 2001 to 2007, the amount of available commercial land has decreased from 192 acres to 51.8 acres. The absorption rate from 2004 to 2007 has been 32.6 acres per year. These numbers certainly suggest that all available commercial land within MSA 6.1 will be depleted by the end of 2009. Certainly, this would not be significant in an area that had sufficient retail opportunities, but as further discussed below, this area of the County is severely under-retailed and the depletion of available commercial land will only serve to worsen an already difficult situation.
- The Miami-Dade County School Board has had an additional two years to find property for a relief high school for G. Holmes Braddock and Barbara Ferguson. The assurances from the School Board in 2005 that an adequate site would be found have proven false. A high school requires approximately 20 to 40 acres and, as indicated by the Department's own numbers, there are only a handful of available acres within MSA 6.1. The fact remains that this amount of contiguous land is simply not available for the school board to purchase in this area. As a result, the School Board has changed tactics: they will now attempt to resolve the deficiency by adding more portables at G. Holmes Braddock and Barbara Ferguson High Schools. Based on the statistics provided by the School Board, as of today, 1 in every 4 students at G. Holmes Braddock and Barbara Ferguson High Schools attempts to learn in a portable classroom.
- The main objection by the Florida Department of Community Affairs ("DCA") to the plan amendment in 2005 related to the lack of concurrent water supply for the project. Since 2005, Miami-Dade County has worked with the DCA and the South Florida Water Management District to address the deficiencies and, in April 2007, the Board of County Commissioners adopted a number of alternative water supply and reuse projects into the CDMP's Capital Improvement Element. The addition of these projects has removed the obstacles present in 2005 to the adoption of the amendment. In addition, this last month the SFWMD and the County agreed to the terms of a Consumptive Use Permit, which ensures sufficient water capacity to address the projected population growth in the County for the next 20 years.

2. No Need: The Department contends that there is no need for additional commercial land in this area of Miami-Dade County. However, the numbers tell a completely different story. The trade area around the subject property is one of the most under-retailed portions of Miami-Dade County and is substantially under-retailed as compared to State and national averages. An analysis prepared by Goodkin Consulting (attached hereto as Exhibit A please find *Market Demand and Needs Analysis for Retail Development at SW 8<sup>th</sup> Street and SW 137<sup>th</sup> Avenue*, Goodkin Consulting, October 2007) found that the primary trade area (the area within 3 miles of the subject property) contains 21 square feet of retail space per capita, compared to 26 square feet per capita in Miami-Dade County, 41 square feet per capita in Broward County, 42 square feet per capita in Palm Beach County, and 46 square feet per capita in the State of Florida.

This lack of retail space has a significant effect on the quality of life of area residents. As the Goodkin Report concludes:

In this era of traffic congestion, rising gas prices, and pinched budgets, the need for conveniently located retail is becoming more and more critical. It alleviates traffic congestions, saves on gasoline consumption and, in the case of the subject property, provides the opportunity for additional retail development in what otherwise is an under retailed market.

See Goodkin Report at Page III-20.

The Department's analysis, however, simply looks at available commercial land (which includes both office and commercially zoned properties) within MSA 3.2 and MSA 6.2 combined and concludes that a sufficient supply remains in the area. The Department acknowledges that the vast majority of the vacant commercial land is found in MSA 3.2 with only 51.8 acres remaining in MSA 6.1. Lowe's believes that the continued insistence on including MSA 3.2 in the calculation of available commercial land for this area is misplaced. It simply does not take into account the best available data. It does not make sense to look at retail in Medley and Doral when analyzing the need around the subject property. Instead, the appropriate measure should be the primary trade area for the subject property. The CDMP does not compel the Department to use MSA's to analyze need. The CDMP only requires that "[t]he adequacy and supplies of neighborhood and community-oriented business and office uses shall be determined on the basis of localized geography such as Census Tracts, Minor Statistical Area (MSA) and combinations thereof." Using the primary trade area is the best available data, which gives a more accurate impact of the adequacy and supply of this type of use in the affected area. Clearly, if the Department used the best available data, then their conclusion would be the same as Lowe's: there is an immediate and pressing need for additional retail in the subject area that can only be satisfied by expanding the Urban Development Boundary ("UDB").

3. West Wellfield Protection Area and North Trail Wetlands Basin.

The Department has acknowledged that the subject property is not within the area of the West Wellfield Protection Area that the CDMP prohibits from consideration for future expansion of the UDB. The subject property is not included within the area prohibited from consideration for future expansions to the UDB because the subject property is located within the Urban Expansion Area. As you know, the Urban Expansion Area "is the area where current projections indicate that further urban development beyond the 2015 UDB is likely to be warranted some time between the year 2015 and 2025." See *CDMP* at I-58. As a result of this designation, it is appropriate to conclude that the Board of County Commissioners has already determined that the Application site should be considered for future expansions of the UDB. Therefore, in order to maintain the internal consistency of the CDMP, the drafters of LU-8G were careful to exclude the portions of the West Wellfield Protection Area north of S.W. 8<sup>th</sup> Street and within the Urban Expansion Area from the prohibitions contained therein. Any suggestion now that the Application site should not be considered as an appropriate area for expansion of the UDB threatens the consistency of the CDMP.

#### 4. Development Criteria and Permitting Requirements

The Department highlights certain permitting requirements necessary for the future development of the subject property. These permitting requirements are no different than the requirements applicable to all development – whether within or outside of the UDB – in this area of Miami-Dade County. The Applicant and all other sophisticated land developers, including the charter school operator and the School Board, are fully aware of the development criteria and permitting requirements applicable to the subject property. The Applicant stands ready to adhere by all applicable environmental and stormwater regulations and mitigation requirements.

#### 5. Impact on Public Services

The staff indicates that the development of the site will require a new 12-inch force main and a new sewer pump station. The Applicant understands that it will assume the cost of installing the new force main and new sewer pump station.

#### 6. Guidelines for Urban Form

The Department recommends that no more than 40 acres of commercial land be permitted at the intersection of S.W. 137<sup>th</sup> Avenue and S.W. 8<sup>th</sup> Street. This suggestion perpetuates one of the biggest planning failures in our community. The Department has attempted for years to segregate commercial uses, limit the amount of retail in neighborhoods, and ostracize retail uses to major arterial roadways. The result has been burgeoning suburbs without sufficient retail. Certainly, MSA 6.1 – one of the more recently developed areas of Miami-Dade County – continues to exist as a perfect example of the County's failure.

Unlike other major metropolitan areas and the most livable communities within Miami-Dade County (such as Miami Beach and Coconut Grove), the County (as quantified by the Goodkin Report) has developed without sufficient retail to support the needs of individual residents within neighborhoods. The reason Lowe's has received thousands of signed petitions in support of the Application is simple: area residents understand the significant impact that the lack of retail services has on their daily lives. The lack of sufficient neighborhood-serving retail perpetuates the automobile culture, where a resident has no choice but to drive great distances to satisfy daily needs. The impact on an individual's quality of life is easy to understand and quantify. Consider for example the Department's suggestion that Doral and Medley provide adequate vacant commercial land to satisfy the commercial and retail needs of the neighbors immediately surrounding the subject property: an area resident needing a piece of wood for a weekend home improvement project would simply need to get in his car navigate two expressways (each requiring the payment of a toll) and travel approximately 5 miles to buy the piece of wood (a 5 mile journey that may take 20 to 30 minutes each way). It is easy to understand that the need to constantly get in your car and fight traffic corrodes a neighborhood's quality of life.

In addition, the Department ignores the need to make up the massive deficiency of commercial land in MSA 6.1. In MSA 6.1, there are only a few intersections of major arterial roadways that contain activity nodes of the size suggested by the Department. This, of course, has contributed to the lack of retail services in the area. Currently, the Department calculates that only 51.8 acres of vacant commercial land, which can be developed for offices, retail, and even residential uses – remain within MSA 6.1. At the current rate, commercial land in MSA 6.1 will be depleted within 2 years and area residents, without an expansion to the UDB, will be condemned to living in dysfunctional communities.

Moreover, the Department does not recognize the importance of the 137<sup>th</sup> Avenue corridor as a major transportation corridor. With the expansion of the Dolphin Expressway and the widening of SW 137<sup>th</sup> Avenue, there is little doubt that the intersection of S.W. 8<sup>th</sup> Street and S.W. 137<sup>th</sup> Avenue will become a major transportation hub. As a result, it only makes sense for the County to consider this area as a regional activity node and expand the amount of commercial and other business activities within the general vicinity. This will allow the significant passerby traffic entering and exiting the Dolphin Expressway to easily access commercial establishments without diverting to other areas. Lastly, the Department's dogmatic and inflexible adherence to a predetermined 40 acre rule ignores the myriad of environmental remediation that will require that 30% of the land be set aside for storm water retention and after functions.

## 7. Interest of School Board

The Department indicates that the commitment to build a high school on Parcel B may be illusory because the School Board has shown no official interest in purchasing Parcel B. Frankly, the interest of the School Board in purchasing Parcel B is irrelevant. The School Board has acknowledged a significant need for a high school in this area.

The School Board has engaged in a fruitless four-year search for a suitable site. The search remains fruitless because there are no suitable parcels available within the UDB at prices that the School Board can reasonably afford. The School Board has decided on a temporary solution: increasing the number of portable classrooms at Braddock and Ferguson and seeking the approval of the City of Doral to increase the cap on enrollment at Doral High School. These temporary solutions will serve only to exacerbate the problem and the children of West Kendall and Doral will be condemned to learning in overcrowded schools. At some point, the School Board may want to purchase Parcel B, but their involvement in constructing a school is not necessary to ensure that the needs of the public are satisfied. Lowe's will contract to sell the property to a charter school operator that recognizes the significant need for a new high school in the area.

We do not believe that it will be difficult to establish the necessary predicate to overcome the limitation on constructing a high school bordering the UDB. As you know, the County has waived this provision on numerous occasions. Most notably, the Department recently waived the provision to permit the construction of Ronald Reagan High School.

Although the cost of mitigation remains significant, the charter school operator (and possibly the School Board) will purchase Parcel B at a significant discount to the purchase price of other comparable parcels inside the UDB. Even after including the cost of mitigation, Parcel B remains a significantly cheaper parcel to build upon as compared to other comparable parcels in Beacon Lakes and Pan American West (the School Board considered purchasing parcels at both sites for prices ranging from \$750,000 to \$1,000,000).

#### 8. Use Existing Parcel

The staff has repeatedly indicated that Lowe's should simply build its home improvement center within the 16 acre parcel within the UDB. As proof, the Department points to two existing Lowe's Home Centers located on parcels that are 13.3 and 14.1 acres. The analysis completely misses the mark. First, this is Lowe's third attempt to re-designate Parcel A. If Lowe's really thought that it could make a store functionally work within the 16 acre parcel, it would have certainly done so long ago. It would rather be making money than paying the filing fees charged by Miami-Dade County and the cost of its consultants. When you adjust the 16 acres to account for the dedication of right-of-way for SW 137 Avenue and the canal right-of-way along SW 8<sup>th</sup> Street, the actual usable acreage is approximately 11 acres. Second, even providing for water retention in Parcel A outside of the UDB, the existing parcel remains long and skinny. It would require the construction of a long rectangular building aligned along 137<sup>th</sup> Avenue. A long rectangular store is not functional as a home improvement store (major department stores are square in order to minimize distances within a store). Third, because of (i) the orientation of the parcel and (ii) the significant dedications required for the construction of 137<sup>th</sup> Avenue and along the canal, the construction of a home improvement store at the parcel would require the construction of structured parking to meet the parking requirements established by Miami-Dade County. A long rectangular home

improvement store with structured parking is not economically viable for Lowe's or very convenient for its customers.

9. Storm Water Retention Outside the UDB.

Lowe's acknowledges that the Department has concluded that Parcel A may be used for storm water retention to the existing parcel notwithstanding it being located outside of the UDB. However, for the reasons set forth above, the existing parcel does not offer a viable option for Lowe's.

10. Access Outside of the UDB.

We acknowledge that the Department has concluded that Parcel A may be used for vehicular access to the existing parcel notwithstanding the fact that Parcel A is outside of the UDB. However, for the reasons set forth above, the existing parcel does not offer a viable option for Lowe's.

11. Traffic

The traffic concurrency problems found by the Department in its initial review are a result in a change in methodology and not increased demand on the affected roadways. The Department acknowledges a change in methodology in calculating available capacity along state roadways that has led to a significant decrease in vehicular capacity on such roadways. The Department contends that the maximum peak hour capacity for SW 8 Street between SW 127 and SW 147 Avenues is 4,680 vehicular trips per hours, when in 2005 the Department found that the capacity for the very same roadway segment was 7,320 vehicular trips per hour. At a fundamental level, this radical change in methodology makes little sense. The Department, however, explained that the County has adopted Florida Department of Transportations Generalized Tables for Peak Hour Volume as the primary measure of capacity, which could then be augmented by actual traffic studies to determine whether the Generalized Tables reflected actual capacity of the roadway.

This initial take on the use of the Generalized Tables was perfectly appropriate. The FDOT Issue Paper on Traffic Concurrency (attached hereto as Exhibit B) provides the following explanation on the Generalized Tables:

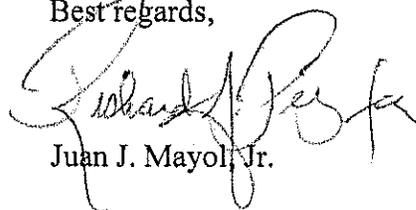
- "Generalized planning makes extensive use of statewide default values and is intended for broad applications such as initial problem identification (e.g., deficiency and needs analyses, geographic influence areas), statewide analyses (e.g., statewide calculation of delay), and future year analyses (e.g., ten-year planning horizon)."
- "Generalized planning is most appropriate when a quick, "in the ball park" determination of capacity or LOS is needed. Florida's Generalized Tables are the primary tools for conducting this type of planning analysis."

- "The level of analysis for a specific application (e.g., conceptual planning) should be determined and then the appropriate tool (e.g., ARTPLAN) should be applied. However, depending upon the application it may be appropriate to supplement a level of analysis tool with another type of tool. For example, in assessing the impact of a proposed development along an arterial, ARTPLAN is usually the most appropriate tool."
- "There are many methods for computing highway capacity and level of service which form a hierarchy ranging from generalized Level of Service Volume Tables (the simplest to use, but least accurate) to complex operational tools (very precise, but in most cases, too time consuming and costly)."

In response to this initial explanation by the Department, Lowe's conducted a traffic study (attached hereto as Exhibit C) that, as suggested by FDOT, used ARTPLAN to supplement the FDOT Generalized Tables. The conclusion of the Traffic Study, was that Generalized Tables significantly underestimate the roadway capacity on the affected roadway. To date, the Department has refused to accept the revised capacity numbers, but not because of some disagreement as to methodology or the study's conclusion. The Department, in stark contravention of the stated warning of FDOT, plans on simply relying on the Generalized Tables for peak-hour capacity. Lowe's strongly believes that the position of the Department is unsupportable. As demonstrated by the traffic study, the roadway has sufficient capacity to absorb the anticipated vehicular trips generated by the proposed development.

As always, we look forward to discussing this Application and its merits with you at an appropriate time. In the interim, if you have any questions regarding the matters set forth herein, please feel free to call me at any time.

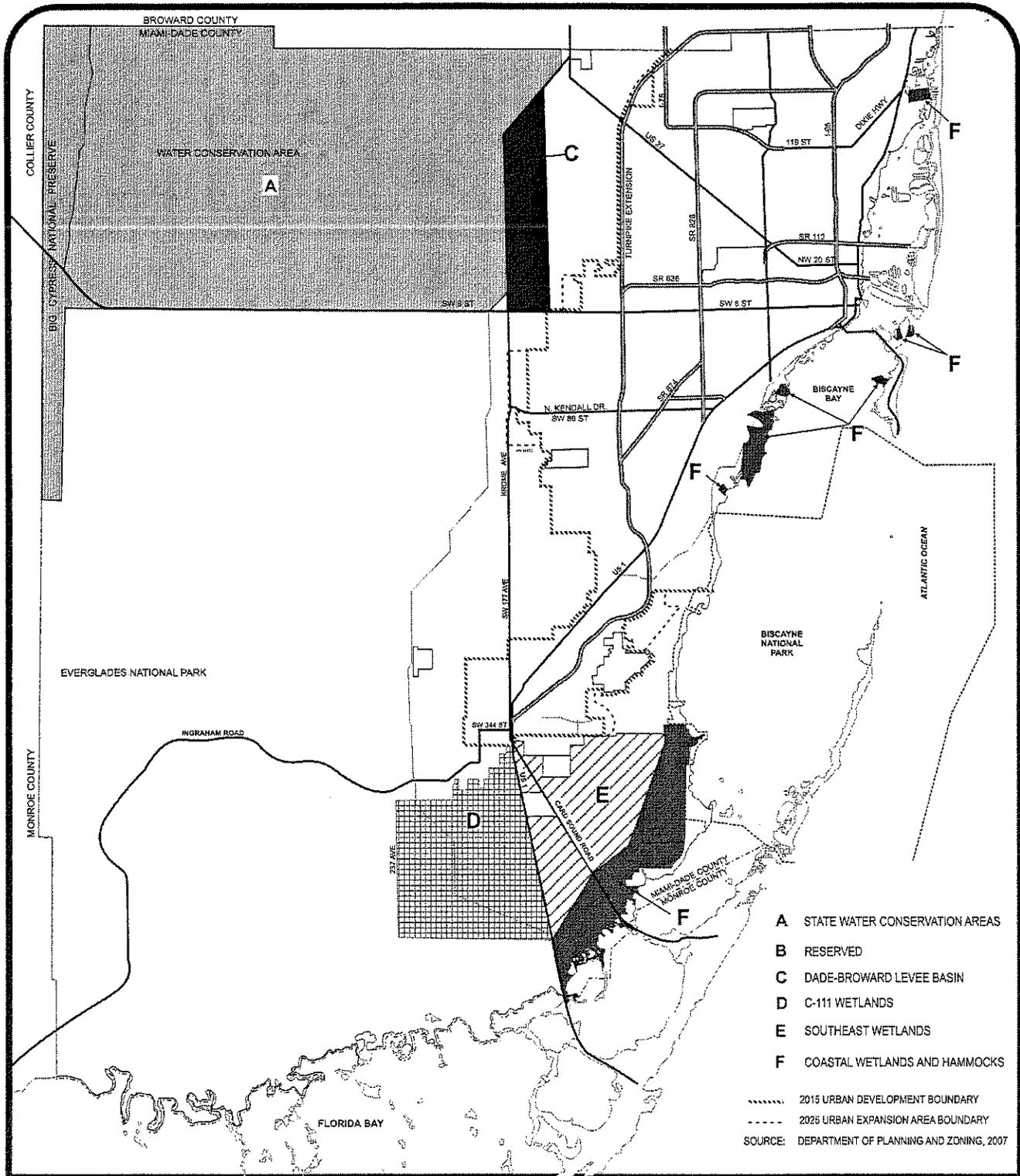
Best regards,



Juan J. Mayol, Jr.

11/27/2007 CDMP Exhibit

Please replace Figure 7 and Figure 4  
on respective pages 12-6 and 12-15  
of **Application 12**



- A STATE WATER CONSERVATION AREAS
  - B RESERVED
  - C DADE-BROWARD LEVEE BASIN
  - D C-111 WETLANDS
  - E SOUTHEAST WETLANDS
  - F COASTAL WETLANDS AND HAMMOCKS
- ..... 2015 URBAN DEVELOPMENT BOUNDARY  
 - - - - 2025 URBAN EXPANSION AREA BOUNDARY  
 SOURCE: DEPARTMENT OF PLANNING AND ZONING, 2007

Figure 7

**ENVIRONMENTAL PROTECTION SUBAREAS**



DEPARTMENT OF  
PLANNING AND ZONING



WSP430603\Map\Plan2\CDMP Amendments\2007 April Cycle\Adopted Maps\Environmental Protection Subareas.cdr

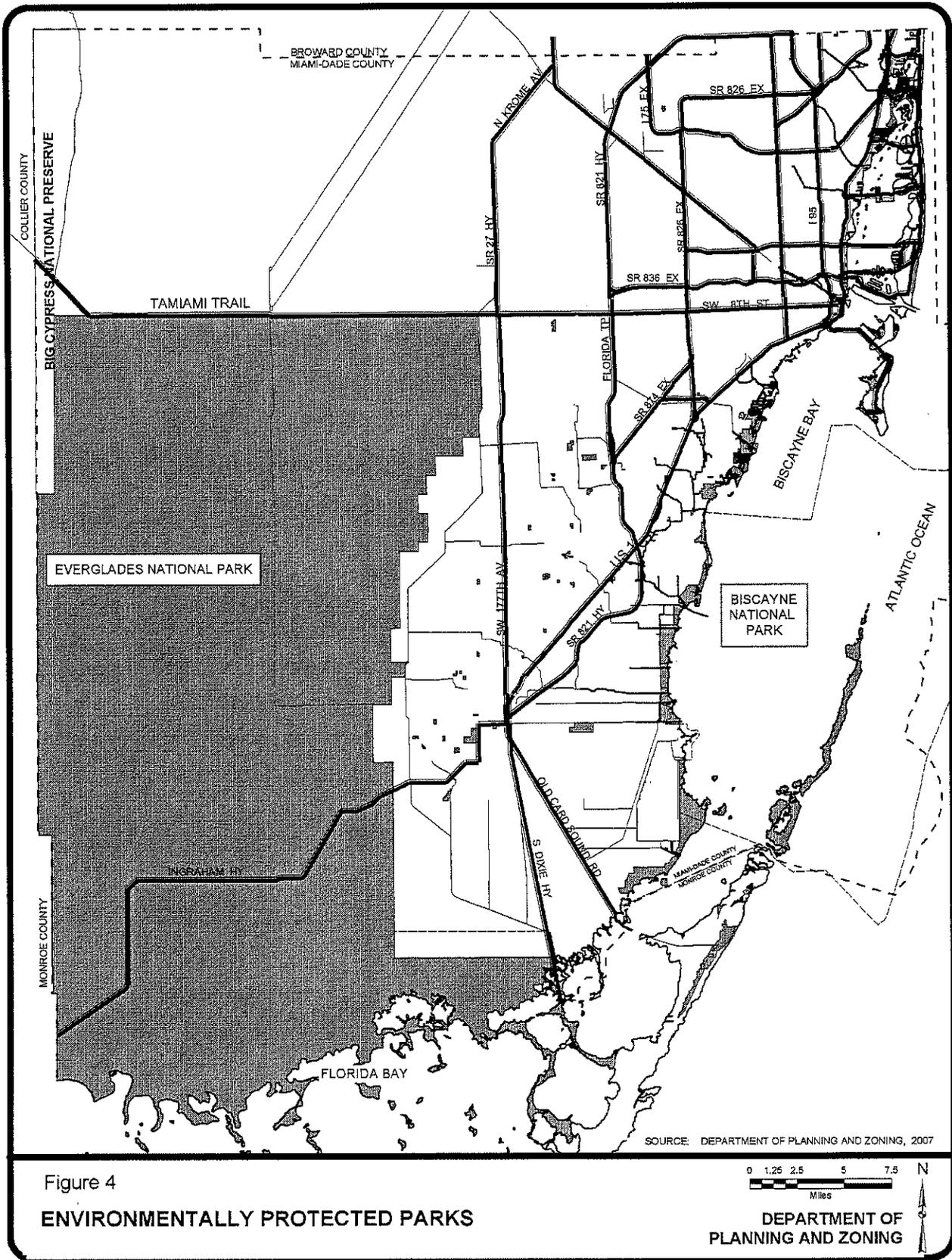


Figure 4

**ENVIRONMENTALLY PROTECTED PARKS**

11/27/2007 CDMP Exhibit - Application No. 5

**IMPERIAL LAKE MASTER HOA**

C/o L&C Royal Management Corp.  
12301 NW 7<sup>th</sup> Lane  
Miami, FL 33182  
Office: 305.485.3410 Fax: 305.485.3411  
E-mail: broyal11@bellsouth.net

November 13, 2007

Board of County Commissioners  
Stephen P. Clark Center  
111 N.W. 1st Street,  
Miami, Florida 33128

**RE: RESOLUTION IN SUPPORT OF THE APPLICATION OF LOWE'S HOME CENTERS, INC.**

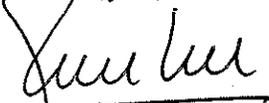
Dear Commissioners:

The Imperial Lake Master Association that comprises of twenty one associations, kindly asks for your support for the proposed construction of a Lowe's Home Center on the corner of 8 Street and 137 Ave. Our Board of Directors has carefully looked at this application and we strongly feel it will benefit our area.

As you know, our West Dade area has grown in the last couple of years. The new and established communities in this area are substantially underserved by existing commercial uses. We don't have the kind of services and products that a national store like Lowe's offer. The lack of sufficient commercial uses in this area results in over-crowded stores, over-flowing parking lots, and area residents traveling long distances to meet their daily needs, all of which affects the residents' quality of life.

We here by ask for your favorable consideration of the Lowe's Home Center application.

Thank you,



Diego Manyoma  
**Vice-President, Board of Directors**  
Imperial Lake Master Association

11/27/2007 CDMP Application #14

**Memorandum** 

**Date:** October 12, 2007

**To:** ( Subrata Basu  
Interim Director, Planning & Zoning Department

**From:** José Abreu, P.E.  
Aviation Director

**Subject:** Modification of CDMP Amendment Application Number 14, Part 1, to change the requested 10 acres of the site with frontage along US 27 from "Transportation Terminals" to "Business and Office"

---

The Miami-Dade Aviation Department (MDAD) is requesting that the previously requested CDMP change to the Adopted 2015 and 2025 Land Use Plan Map be modified. The request to redesignate 410 acres of the former Opa-locka West Airport site from "Transportation Terminals" to "Open Land" and redesignate 10 acres of the site with frontage along US 27 from "Transportation Terminals" to "Business and Office" is being changed. The 10 acres of the former Opa-locka West airport site is being added to the remaining 410 acres for the entire 420 acres to be designated "Open Land" for mining as depicted in the attached revised map.

The revised application as amended is as follows:

The Miami-Dade Aviation Department (MDAD) is requesting to change the adopted CDMP Adopted 2015 and 2025 Land Use Plan Map to redesignate 420 acres of the former Opa-locka West Airport site from "Transportation Terminals" to "Open Land".

Attachment: Revised Map

**Cc:** Ysela Llorca, Assistant County Manager  
Lourdes Gomez, Assistant to the County Manager  
Mark Woerner, Supervisor, Planning & Zoning Department  
Joni Armstrong-Coffey, County Attorney



## A benefit for all Floridians

# Data show farm areas r

By G.B. Crawford  
Assistant Editor

**A** RECENT ANALYSIS INDICATES that Florida's farmland may provide a shield against the effects of global warming.

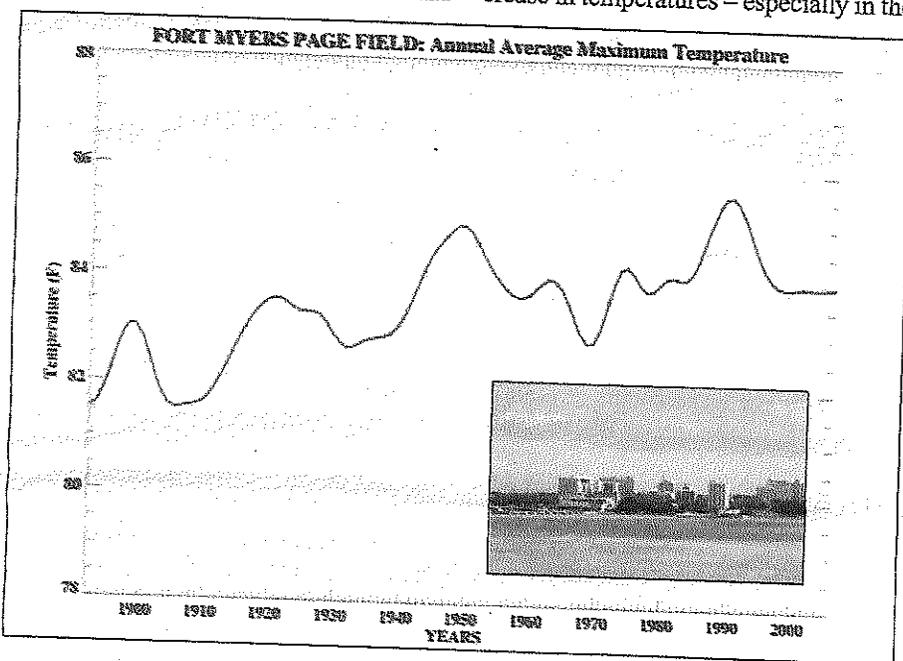
Average annual temperatures in most areas of the state with extensive agricultural land have actually cooled since 1900. By contrast, average annual temperatures in urban districts have warmed during the same period – much like the pattern evident in cities around the world.

These results reinforce the value of farms and ranches for the state at large. Agricultural land stewardship is already recognized for its major contributions to fresh water recharge, wildlife habitat and

“By looking at these data you can see that statement cannot be supported.”

Most comparative examples highlight the distinction between rural and urban sites. Arcadia, a small town located in the southern peninsula-county of DeSoto, has been surrounded by agricultural operations since early settlement. Its average annual maximum temperature declined by more than one degree between 1900 and 2006. During the same period the average annual maximum temperature in the southwest Florida city of Ft. Myers increased by more than two degrees. The average annual minimum temperature in Arcadia declined by one degree; the minimum in Ft. Myers increased by more than two degrees.

“All of the urban sites show an increase in temperatures – especially in the



the maintenance of greenspace. The new research will also help improve weather and climate information for farmers as they make production decisions.

Scientists at Florida State University's Center for Ocean-Atmospheric Prediction Studies (COAPS) have built their studies by examining a century-long record of temperature data. The raw data were originally collected at weather stations across the state. Some of the temperature records date from the early 1890s.

David Zierden, state climatologist based at COAPS, said the purpose in releasing such information is to present an accurate picture of changing weather conditions over time in Florida. “I am not questioning the conclusion that global temperatures have increased in the past century,” Zierden explained.

“It is clear that they have. But claims that temperatures in Florida have also risen accordingly are not supported by the evidence we have discovered.

“I object to careless comments that global temperature is rising and that corresponding Florida temperatures are also on the rise and it is due to global warming,” he continued.

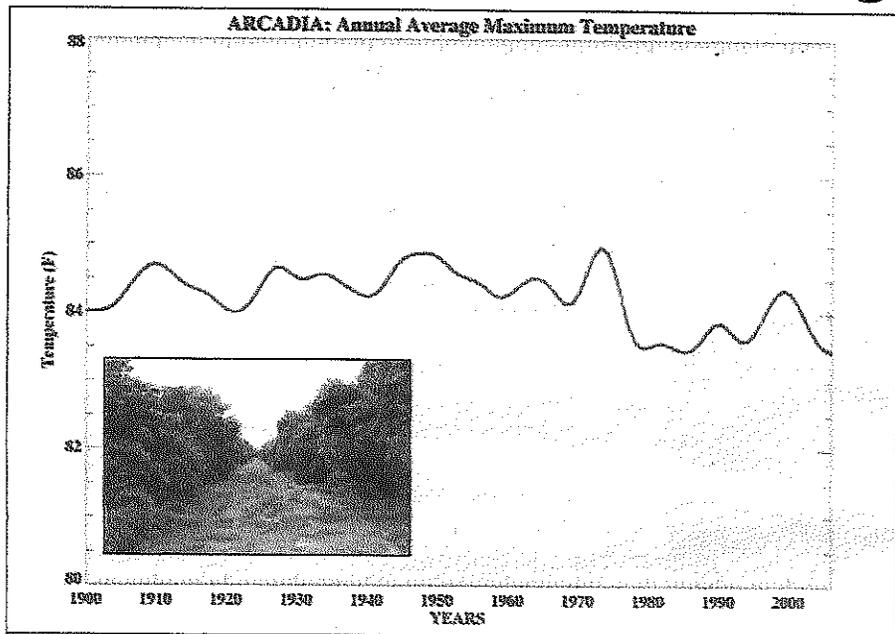
overnight minimum temperatures,” Zierden said. “The asphalt and concrete tend to hold it better than forests or farmland or even the few pristine areas in Florida.”

Although less dramatic than year-to-year variability, the long-term trends reflect a dominant regional climate pattern. Keith Ingram, a faculty member in the Agricultural and Biological Engineering Department at the University of Florida's Institute of Food and Agricultural Sciences, pointed out, “If we are talking about a region, a two degree change over a century is significant.” Current measurements indicate that global temperature has been increasing by slightly more than one degree per century. “A two degree change in Florida is phenomenal, because we are surrounded on three sides by water,” Ingram said.

What the Florida scientists have discovered is apparently a regional phenomenon. Examinations of temperature data from stations in Georgia and Alabama have revealed the same distinction between rural and urban areas.

The one exception to this regional pattern appears in the Everglades Agri-

# Mitigate global warming



cultural Area. There, draining of land over the past century left dry, black soil that absorbs much more heat than the rest of Florida's farm acreage.

James W. Jones, also a scientist in the Agricultural and Biological Engineering Department, said, "Any of the places that have pastures or forests or citrus trees would certainly help to prevent temperature increase from occurring, relative to cities. The greenery and the fact that plants are using water prevent the soil from absorbing as much heat."

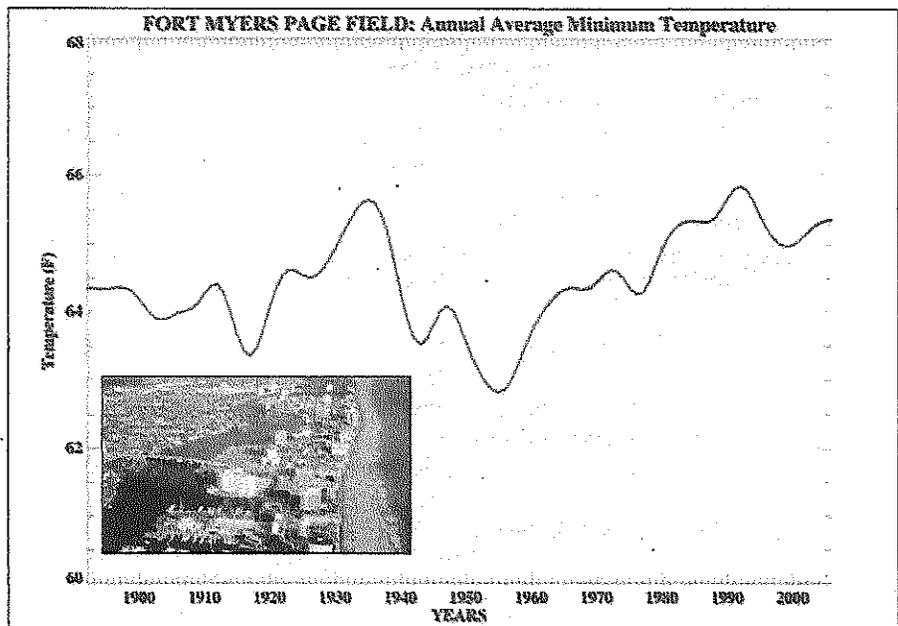
Jones noted that the research on long-term temperature change promises much practical assistance for growers and other citizens. "We feel it is important to focus on climate variability to make sure

sure temperature trends.

"But global models have such a large grid size that Florida does not appear," Ingram explained. "I think what David and his colleagues have put together helps to ground us with a reliable basis for further study."

Models for prediction must include analyses of trends in the oceans, atmosphere and land masses, he said. "Historically, we have not considered land masses that closely. We are just starting to do that."

All of the researchers agreed that other regions of the world may also display anomalies compared to overall global warming. According to Zierden, "In looking at climate change and vari-



people are prepared to deal with that," Jones said. "As the long-term averages change, we think they will be better prepared to deal with the short-term variability."

Ingram said enhanced prediction of future climate conditions will require additional work. Most previous researchers have relied upon weather data from a range of worldwide sites to mea-

ability you have to look regionally. You cannot look at just the global pattern."

Scientists at COAPS and UF/IFAS, along with colleagues at four other universities, the USDA, the National Oceanic and Atmospheric Administration and the Extension Service have

*Continued on Page 8*

## Temperature

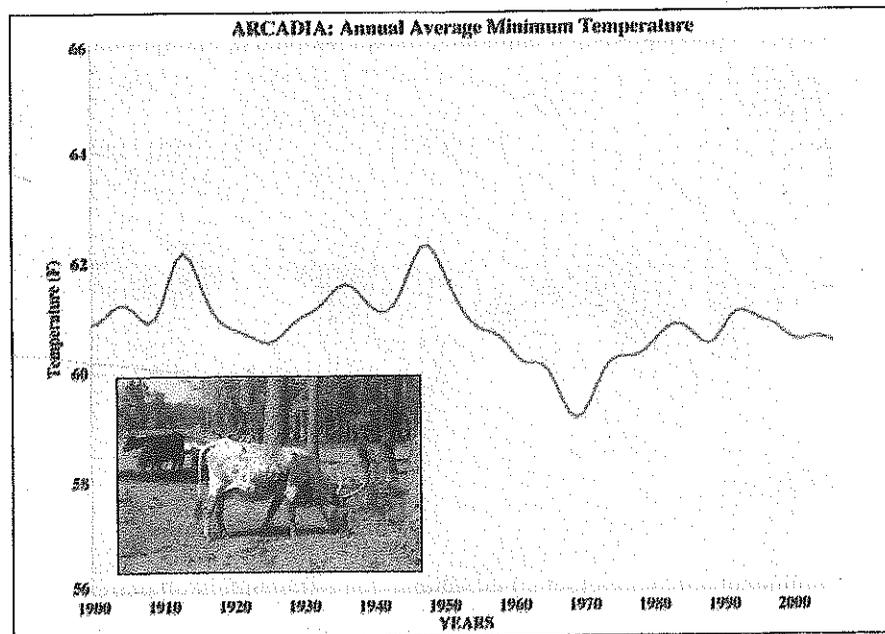
*Continued from Page 3*

joined together to develop and release practical tools for farmers. Their collaboration, known as the Southeast Climate Consortium, has established an Internet site at: <http://AgClimate.org>. The address features a number of "ag climate tools" that contain county-specific information, available to assist growers when making production decisions.

Clyde Fraisse, climate Extension specialist, said the consortium originally ad-

ressed seasonal variability. "Now we are looking at climate change because of grower demand," Fraisse noted.

"Growers have two main questions. 'First, what is going to happen tomorrow? Should I irrigate, or should I plant?' Those are operational decisions," he explained. "When they look at seasons, they will ask: 'Should I plant more peanuts or more cotton?' Climate is one of the factors they will look at. 'If I knew that it would be dry this year, should I, as a beef cattle ranch owner, buy feed before the price goes up?'"



*(Temperature graphs courtesy of COAPS).*

The consortium has integrated both kinds of information in its tools. These items will be upgraded as refinements emerge from research and study.

Jones said scientists at UF/IFAS and COAPS want to raise enough funding to establish a university Center of Excellence so they can build upon their discoveries. Like comparable existing centers for other disciplines, this one would feature a partnership between academic researchers and private enterprise to nurture state-of-the-art products. The new center will devise effective climate and weather prediction capabilities.

Ingram, coordinator of the consortium, promised many improvements in the future. "There is a lot of uncertainty over what will happen over the next century or the next two centuries," he said. "With all of the research being done now, I think we will see a lot better forecasting 10 years from now. We will be able to have more precision with our forecasts."

Farmers and ranchers may have good reason to pursue tangible rewards from society at large for the shield their properties offer against global warming. "We do not give enough credit to the agricultural landscape generally in terms of both the esthetic value it provides for us and the mitigation of temperature increases relative to urban development," Jones said.

"We also may see in the future some kind of credit for carbon sequestration.

You can lump these together in what some people call environmental services. In some places the use of land – particularly agricultural land – that provides services beneficial for society earns a reward. This is a general concept, not exactly the same everywhere. But in France, for example, farmers are paid for managing their land for certain purposes."

Zierden emphasized that the current analysis will be the basis for future investigations which will yield definitive conclusions.

A spokesman for the Natural Resources Defense Council, a Washington, D.C.-based environmental organization, was offered an opportunity to comment on the Florida scientists' work, but declined.

More information about climate change and temperature variability is available at the COAPS Internet address (<http://www.coaps.fsu.edu>) as well as the Southeast Climate Consortium's Internet address.

Next year UF/IFAS and the Consortium will host a symposium on Climate Information for Managing Risks – Partnerships and Solutions for Agriculture and Natural Resources. This major event will be held at the TradeWinds Island Resorts in St. Petersburg Beach from June 10 through June 13.

More information is available at: <http://www.conference.ifas.ufl.edu/cimr/index.htm#index>.











# AGAINST

## Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 11/27/07 BCC Mtg. Date \_\_\_\_\_ Agenda Item # 4589

Subject: Development beyond VADL

Name: Barbara K Bisno

Address: 1000 Venetian Way #603

**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 you registered with the Clerk of the Board? Yes: \_\_\_\_\_ No:

# AGAINST

## Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 11/29/02 BCC Mtg. Date \_\_\_\_\_ Agenda Item # APP 1 #4, 5, 9

Subject: HEALTH + BUILT ENVIRONMENT

Name: SANTIAGO LEON

Address: \_\_\_\_\_

**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: X

If yes, please list name: \_\_\_\_\_  
Organization Firm Client

Have you registered with the Clerk of the Board? Yes: \_\_\_\_\_ No: X







# AGAINST

## Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 11/27/07 BCC Mtg. Date 11/27/07 Agenda Item # 4,5,8,9

Subject: Movement of USB generally and specific  
oppositions to applications

Name: Dawn Surruffs

Address: 190 Ws Dairy Rd #106, Miami FL 33179

**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: Clean Water Action /  
Organization Firm Client

Have you registered with the Clerk of the Board? Yes:  No:

# AGAINST

## Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 11/29/07 BCC Mtg. Date \_\_\_\_\_ Agenda Item # 4, 5, 8, 9

Subject: CDB Expansion

Name: Michael A. Pizzi

Address: 15271 NW 50th Avenue, Miami Lakes

**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: Friend of Redland & Everglade Preservation  
Organization Firm Client SSA

Have you registered with the Clerk of the Board? Yes:  No:  (Homeowner Groups on zoning matter)

# AGAINST

## Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 11/27/2007 BCC Mtg. Date 11/27/2007 Agenda Item # 4, 5, 8, 9

Subject: Hold The Line / Generally & Specific (ODB)

Name: ANDREA GRUJAJER

Address: 450 N. PARK ROAD, HOLLYWOOD FL (OFFICE NPCA) NATIONAL PARKS CONSERVATION ASSOCIATION

**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: NATIONAL PARKS CONSERVATION ASSOCIATION . 1  
Organization Firm Client

Have your registered with the Clerk of the Board? Yes:  No:



# AGAINST

## Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date Nov. 27th BCC Mtg. Date \_\_\_\_\_ Agenda Item # 4, 5, 8, 9

Subject: Preserve the wetlands

Name: Connie J. Washburn

Address: 745 Majorca Av.

**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: Friends of the Everglades  
Organization Firm Client

Have you registered with the Clerk of the Board? Yes:  No:

# AGAINST

## Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date Nov 27 '09 BCC Mtg. Date NOV 27 '09 Agenda Item # 4, 5, 8, 9

Subject: APPLICATIONS OUTSIDE THE UDS

Name: MARK ONCAVAGE

Address: 12200 SW 110 AVE, MIAMI FL 33176

**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 you registered with the Clerk of the Board? Yes : \_\_\_\_\_ No: \_\_\_\_\_







# AGAINST

## Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date \_\_\_\_\_ BCC Mtg. Date \_\_\_\_\_ Agenda Item # 5

Subject: UDB

Name: Gihan Perera

Address: 6127 NW 7th 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: Miami Workers Center  
Organization Firm Client

Have you registered with the Clerk of the Board? Yes:  No:

















FOR

# Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 11/27/2007 BCC Mtg. Date \_\_\_\_\_ Agenda Item # 5

Subject: Lowe's

Name: MARIO HOYOS

Address: 4315 SW 131 PLACE MIAMI FL

**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: Parent representative District 5  
Organization Firm Client

Have you registered with the Clerk of the Board? Yes:  No:



FOR

### Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 11-27-07 BCC Mtg. Date 11-27-07 Agenda Item # 5

Subject: Lowes

Name: Jose L. Rodriguez

Address: 14255 SW 38 Ter. MIAMI FL 33175

**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: concerned citizens of West Dade  
Organization Firm Client

Have you registered with the Clerk of the Board? Yes:  No:





FOR

# Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date \_\_\_\_\_ BCC Mtg. Date \_\_\_\_\_ Agenda Item # 1

Subject: CDMP App 1

Name: Geovani Medina

Address: 8801 NW 27th Ave Miami FL 33147

**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: BEST TRUCK  
Organization Firm Client

Have you registered with the Clerk of the Board? Yes:  No:

















FOR

### Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 11/27/07 BCC Mtg. Date 11/27/07 Agenda Item # 2

Subject: CDMP application #8

Name: DRY Dawes

Address: 14601 Country Walk Dr

**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: Country Walk NOA, n/a  
Organization Firm Client

Have you registered with the Clerk of the Board? Yes:  No:

# INFORMATION

## Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 11/27/07 BCC Mtg. Date \_\_\_\_\_ Agenda Item # Application 5

Subject: Application 5

Name: Carlos A. Manrique

Address: 23. NW 1.36 PL

**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 you registered with the Clerk of the Board? Yes: \_\_\_\_\_ No: \_\_\_\_\_