MIAMI-DADE COUNTY
FINAL OFFICIAL
Meeting Minutes

Board of County Commissioners

Stephen P. Clark Government Center
111 N.W. 1st Street
Miami, FL 33128

Wednesday, October 3, 2012
9:30 AM, Commission Chambers

Harvey Ruvin, Clerk
Board of County Commissioners

Christopher Agrippa, Director
Clerk of the Board Division

Jill Thornton and Kerry Khunjar

Members Present: Bruno Barreiro; Lynda Bell; Esteban L. Bovo, Jr.; Jose "Pepe" Diaz; Audrey M. Edmonson; Sally A. Heyman; Barbara J. Jordan; Joe A. Martinez; Jean Monestime; Dennis C. Moss; Rebeca Sosa; Javier D. Souto; Xavier L. Suarez

Members Absent: None.

Members Late: None.

Members Excused: None.

Members Absent County Business: None.

1 MINUTES PREPARED BY:

Report: *Jill Thornton and Kerry Khunjar*

1A MOMENT OF SILENCE

1B PLEDGE OF ALLEGIANCE

1C ROLL CALL

Report: *In addition to the Board, the following members of staff were present:*

~ Craig Coller -Assistant County Attorney
~ Marc Woerner - Assistant Director of Department of Regulatory and Economic Resource (RER)
~ Christopher Agrippa and Scott Rappleye - Deputy Clerks
(Minutes prepared by Jill Thornton and Kerry Khunjar).

Following a moment of silence and the Pledge of Allegiance, Assistant Director Mark Woerner, Department of Regulatory and Economic Resource (RER), read the following statement into the record: The purpose of today's (10/3) hearing was for the County Commission (Commission) to take final action on 3 pending October 2011 Cycle Applications. Application Numbers 1, 2 and 3 was requesting amendments to the Comprehensive Development Master Plan (CDMP). Final action can be to adopt, adopt with changes or deny each application and will be taken by Substitute Special Item Number 1. The Commission previously approved this ordinance on first reading at its hearing in May 16, 2012.

Subsequently on August 20, 2012 the Planning Advisory Board (PAB) acting as the local planning agency conducted a public hearing to review and issue its final recommendations on the applications, following the receipt of comments from the State Land Planning Agency and other reviewing agencies. The State Land Planning Agency presented no comments on the transmitted applications, but the Department of Transportation (DOT) and the Department of Education (DOE) made comments relative to Application Number 1; which Mr. Woerner noted would be addressed at the time the application was considered. He indicated that no other reviewing agencies raised objections to the applications. The final recommendation of the Department of RER for Application Number 1 was to adopt with the changes and acceptance of the proffered covenant; and Application Numbers 2 and 3 is to adopt as transmitted with the acceptance of the proffered covenant.

Regarding the public hearing procedures for today (10/3), Mr. Woerner stated staff would summarize each application, the Department's final recommendation, and the basis for the recommendation, the final recommendation issued by the PAB and the pertinent recommendations by any effective Community Council. The applicant or representative will then be heard, followed by other speakers who will be called in the order of sign in. Written statements will be accepted and entered into the record with the same status as oral testimony. It is respectfully requested that written statements not be read verbatim, but be summarized. After the public hearing was closed, the Commission will consider approval of the substitute ordinance Special Item Number 1, which provides for final actions on the pending applications. According to the County's Code, all amendments, modifications, additions or changes to the CDMP shall be by ordinance. Mr. Woerner concluded by stating that the County Attorney will now read into the record Special Item No. 1 and its Substitute.

OCTOBER 2011 CDMP AMENDMENT CYCLE

2 PUBLIC HEARING(S)

Special Item No. 1

120949 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATIONS FILED IN OCTOBER 2011 CYCLE TO AMEND, MODIFY, ADD TO OR CHANGE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

Withdrawn

Report: *See Report Under Agenda Item Special Item No. 1 Substitute, Legislative File No. 121870.*

5/16/2012 Special Item No. 2 *Adopted on first reading by the Board of County Commissioners*

Special Item No. 1 Substitute

121870 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATIONS FILED IN OCTOBER 2011 CYCLE TO AMEND, MODIFY, ADD TO OR CHANGE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE (SEE ORIGINAL ITEM UNDER FILE NO. 120949) (Regulatory and Economic Resources)

Bifurcated
Mover: Jean Monestime
Seconder: Jose "Pepe" Diaz
Vote: 11- 0
Absent: Barreiro, Souto

Report: *It was moved by Commissioner Martinez that Application No. 2 be approved with acceptance of the proffered covenants. This motion was seconded by Commissioner Jordan, and upon being put to a vote, passed by a vote of 9-2 (Commissioners Heyman and Moss voted, "No"; Commissioners Barreiro and Souto were absent).*

It was moved by Commissioner Moss that Application No. 3 be approved with acceptance of the proffered covenants. This motion was seconded by Commissioner Heyman, and upon being put to a vote, passed by a vote of 11-0 (Commissioners Barreiro and Souto were absent).

It was moved by Commissioner Monestime that Special Item No. 1 Substitute be bifurcated to remove Application No. 1. This motion was seconded by Commissioner Diaz, and upon being put to a vote, passed by a vote of 11-0 (Commissioners Barreiro and Souto were absent).

It was moved by Commissioner Monestime that the hearing for Application No. 1 be continued on November 8, 2012, at 10:00 a.m. This motion was seconded by Commissioner Diaz, and upon being put to a vote, passed by a vote of 11-0 (Commissioners Barreiro and Souto were absent).

It was moved by Commissioner Heyman that Special Item No. 1 Substitute be adopted as bifurcated to remove and continue the hearing for Application No. l on Thursday, November 8, 2012, at 10:00 a.m. This motion was seconded by Commissioner Diaz, and upon being put to a vote, passed by a vote of 11-0 (Commissioners Barreiro and Souto were absent).

See Report Under Agenda Item Special Item No. 1A Substitute, Legislative File No. 122131.

Special Item No. 1A Substitute

122131 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATIONS FILED IN OCTOBER 2011 CYCLE TO AMEND, MODIFY, ADD TO OR CHANGE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE (SEE ORIGINAL ITEM UNDER FILE NO. 121870) (Regulatory and Economic Resources)

Adopted as amended
Ordinance 12-87
Mover: Sally A. Heyman
Seconder: Jose "Pepe" Diaz
Vote: 11- 0
Absent: Barreiro, Souto

Report: *Assistant County Attorney Craig Coller read the foregoing proposed substitute ordinance into the record.*

APPLICATION NUMBER 1
Assistant County Attorney Craig Coller read the foregoing application into the record.

Chairman Martinez noted discussion on this application would be lengthy due to the number of public speakers wishing to address the Committee regarding this application. In an attempt to manage time effectively, he decided to begin the meeting by reviewing Applications 2 and 3 before revisiting Application 1.

APPLICATION NUMBER 2
Mr. Woerner explained that Application Number 2 was a standard application requesting the release and deletion of the current Declaration of Restrictions that prohibits residential development on the 42 acre application area from Restrictions Table in the Land Use Element on Page I-74.1 of the CDMP. He continued to explain the site applicable to the covenant was previously designated for business and office use and was rezoned in 2010 to BU-1A (Business Districts, Limited).

Mr. Woerner informed the Commission that the requested change to delete the residential requirement would not violate any levels of service standards or impact any historical or archeological resources. He pointed out the wetlands located on the site would be protected through a Class 4 permitting process. Mr. Woerner noted that the Planning Advisory Board recommended adoption of item at its August 20, 2012 meeting.

Chairman Martinez opened the public hearing and called for persons wishing to be heard. He enquired if there were any objectors to Application Number 2 and noted that he was aware of just one speaker wishing to speak in opposition of the foregoing application.

Ms. Sara Fain, Attorney at Everglades Law Center, 1172 S. Dixie Highway, Miami FL 33133 representing Tropical Audubon Society and Sierra Club addressed the Commission regarding Application Number 2 related to Kendall Properties. She recounted the procedural history regarding Kendall Properties and detailed the various occasions in which the Commission was approached by the applicant to change or modify the Urban Development Boundary (UDB). She highlighted the following history:
~In 2005, the applicant unsuccessfully requested a UDB move for residential and commercial classification;
~In 2007, the applicant successfully petitioned for an expansion of the UDB for commercial classification. The expansion was contingent on a 30 year covenant which restricted residential use. The applicant justified the request for the expansion based on "very strong evidence of the overwhelming need for commercial space in this area. This meets the need of the community. The community needs offices and jobs close to home";
~In 2009, an administrative law judge ruled against the State of Florida and upheld the expansion
~In 2011, the applicant returned and requested to remove the covenant restricting residential property.

Ms. Fain concluded by noting the current application was being made without any proof of substantial change in circumstances from what was presented in 2007. Additionally, she pointed out the 2007 decision was made based on the existence of the 30-year covenant. She argued it was always the applicant's

intent for the property to have a residential classification. Ms. Fain requested the application be denied so as not to violate public trust.

Seeing no other individuals wishing to be heard, Chairman Martinez closed the public hearing.

Mr. Juan Mayol Jr., attorney representing the applicant, with Holland and Knight LLP, 701 Brickell Avenue, Suite 3000, Miami FL 33131 provided the Commission with additional information regarding Application Number 2. He clarified the property in question would maintain its current business and office designation in the master plan. Additionally, Mr. Mayol Jr. highlighted the fact that while the property would continue to be zoned commercially, the approval of the application would allow for both commercial and residential development. Mr. Mayol Jr. responded to Ms. Fain's objections to the application by emphasizing the fact that there have been changes in today's economy and Miami Dade County as a whole since 2008. He pointed out the improvements in the residential real estate market and spoke about the commencement of the Kendall Common's project.Mr. Mayol Jr. noted the Community Council, the Planning Advisory Board (PAB) and staff were all in support of the application. He also informed the Commission that the State had no objection to the approval of the application.

Mr. Mayol Jr. reiterated the intent of the application was simply to provide an avenue for the residential component to be an element of the mixed use project on the property and asked the Commission to approve the application consistent with staff recommendations.

Chairman Martinez reviewed the recommendations by RER staff, the Community Council and PAB to transmit and adopt without any attached conditions. He noted when the application was first presented the residential land supply specific to that particular minor statistical area (MSA) was set to be exhausted by 2020/2021; however the new depletion date has since been changed to 2016 based on census and/or building trends.

Mr. Woerner fully concurred with Chairman Martinez' statements regarding the estimated depletion date specific to the MSA referenced in the application. Chairman Martinez relinquished the Chair to Vice Chair Edmonson. It was moved by Commissioner Martinez that Application Number 2 be approved as recommended by staff.

Assistant County Attorney Craig Coller reminded Commissioner Martinez all votes at CDMP hearings were preliminary votes and the decision was ultimately determined by a final vote.

Commissioner Martinez thanked Mr. Coller for the reminder and stated he was aware of the procedure.

Vice Chair Edmonson noted the motion to approve the application as recommended by staff was seconded by Commissioner Jordan.

Commissioner Moss noted for the record he was not in support of approving the application and reminded the Commission that he also voted in opposition of the application the last time it was presented. He substantiated his opposition by recounting the procedural history of the application and noted he did not wish to set a precedent whereby applicants could repeatedly request modifications and changes from the Commission particularly after entering into a covenant.

Commissioner Moss also noted the application's first approval was garnered based on the existence of the 30-year covenant restricting residential development in the area. He pointed out the covenant was a solemn promise entered into by the applicant, and expressed his concerns regarding the applicant's return to the Commission asking for a modification notwithstanding the fact that they initially entered into this covenant to gain the first approval.
Commissioner Moss questioned the applicant's seemingly frequent requests and modifications as well as the reasons for these requests and reiterated his concerns regarding setting a precedent for future covenant governed modification requests.

In response to Commissioner Moss' concerns regarding the requested modifications in the application, Mr. Mayol Jr. clarified for the record the declaration of restrictions that was proffered in 2007 contemplated amendments and modifications using the same process utilized in determining other land use changes. He pointed out this was the fifth hearing held in relation to the request enumerated in Application Number 2 (not including the State review).

Mr. Mayol Jr. further clarified there was still a need for commercial development in the area; in addition to the residential need which prompted this request. He pointed out a mixed use development would best serve the community needs at this time.

Mr. Mayol Jr. reviewed the history of the application and explained when the request for modification was made in 2008, (filed in the April 2007 cycle Of Applications) it was based on the 2003 Evaluation and Appraisal Report (EAR) which at the time did not show a need for additional residential development. Mr. Mayol Jr. continued to point out the current application for modification was supported by the 2010 EAR which now illustrated the need for residential infrastructure. Additionally, he pointed out that many of the larger retailers opt to utilize the centralized commercial area along 137th Avenue rather than locate to the western edge of West Kendall, the area in question for this Application.

Commissioner Sosa asked if any recent surveys or evaluations had been conducted pertaining to the availability of housing in the County. She voiced her belief that such a study was much needed in light of the current real estate market where the majority of the available properties were being sold as investment properties to cash buyers thereby limiting the inventory available to young professionals wishing to buy their first homes. She asked Deputy Director Jack Osterholt to analyze the available housing in the county and determine whether young, first time homebuyers could compete with cash buyers, especially for foreclosures and also expressed her concern regarding the Everglades and the environment. Commissioner Sosa called for the protection of the Everglades and the environment by the establishment of a clear boundary line that would limit repeated applications for modifications which encroaches on the area. She stated her support for the approval of the application was based on the need for residential development of the area in question which was located within the UDB.

Commissioner Heyman recounted her position on the application noting she initially voted against the project but voted in support of the transmittal asking for input from the State of Florida. She recalled that many of her colleagues voted in support of the 2008 modification to restrict residential

development because they were concerned about placing additional burdens on already stressed infrastructure. Commissioner Heyman pointed out the covenant and the restrictions listed therein was the deciding factor for many of her colleagues.

Commissioner Heyman asked for assistance in locating the covenant within the supporting documents submitted for the application so she could review the restrictions and refresh her recollection.

Mr. Mayol Jr. clarified that there were two covenants.

In response to Commissioner Heyman notation of her interest in the covenant that spoke about the specific use of the property, Assistant County Attorney Coller pointed out the covenant in question was a part of "The Initial Recommendations Booklet".

Mr. Woerner directed Commissioner Heyman to the Appendix for Application Number 2, page 23 and stated the document included the original declaration of restrictions adopted at the time the Land Use Amendment was adopted.

Commissioner Heyman read the following portion regarding prohibition on residential uses of the covenant into the record: "the owner agrees subject to the approval of the CDMP application to develop the property with non-residential uses". She noted that before now she was unaware of the specificity of the covenant and its declaration of restrictions.

Commissioner Heyman reiterated her belief that the covenant and specifically the portion of the declaration of restrictions read into the record was a major deciding factor in 2008 when her colleagues approved the modification applied for at that time. She referenced the October 12, 2012, Board of County Commissioners Regular Meeting and the discussions regarding Legislative Item File Number 122301. (ORDINANCE RELATING TO PLANNING; MODIFYING VOTE REQUIREMENTS TO DELETE OR MODIFY DECLARATIONS OF RESTRICTIONS PREVIOUSLY ACCEPTED IN CONNECTION WITH APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN ("CDMP"); AMENDING SECTION 2-116.1 OF THE CODE OF MIAMI-DADE COUNTY, FLORIDA ("CODE"); PROVIDING SEVERABILITY, INCLUSION IN THE CODE, AND AN EFFECTIVE DATE [SEE ORIGINAL ITEM UNDER FILE NO. 121930])

Commissioner Heyman voiced her opposition to the current application and noted for the benefit of her colleagues who were not present for the 2008 vote that the applicant at that time petitioned the Commission to move the UDB outwards to include the property in question based on the surrounding area's classifications. She reiterated the "selling" point for the application in 2008 was the fact that the development would be designated for limited use to comply with the needs of the community as presented at that time. Commissioner Heyman stated while she understood the market had since changed from 2008, she could not support the current application based on the impact it would have on schools and other public facilities and infrastructure.

Commissioner Heyman voiced her intent to vote consistent with the terms and conditions delineated in the 2008 declarations of restrictions.

Mr. Mayol addressed some of the concerns raised by Commissioner Heyman.

He noted there were three reasons why residential development was not allowed in 2008:
~ The 2008 application to modify the UDB was based on the 2003 EAR which did not support the need for residential development;
~ The school concurrency had not been finalized;
~ Water capacity issues existed at the time.

Mr. Mayol emphasized none of the issues stated above would prevent residential development of the property today. He pointed out today's (10/3) application was reviewed by the School District and it was determined the impact could be accommodated. Mr. Mayol informed the Commission of the existence of a school site within the Kendall Development Project that was ready for development by the School District when needed.

Commissioner Heyman thanked Mr. Mayol for the additional information but noted the first application for this property was to change the classification from agricultural to commercial retail and more specifically non-residential use. She recognized that needs may have changed from the 2008 application to today's request but noted the first approval was based on what was proffered at that time and the covenant. She expressed her reluctance in approving today's application based on the public input and years of debate which factored into the 2008 modification.

In response to Vice Chair Edmonson's questions regarding the covenant and the 2003 EAR, Mr. Mayol Jr. explained the 2003 report stated there was a 17 years residential supply and showed no demonstrated residential need at the time of the first application. He continued to explain the 2010 EAR provided new information for consideration, most noticeably a reduction of the 17 years residential supply to less than 15 years. Mr. Mayol Jr. also noted the 2010 report identified the need for residential development in the MSA and South Central Planning Tier.

Mr. Mayol Jr. stated the need for residential development in West Kendall was evident to the naked eye. He spoke about the successful housing developments surrounding the property in question and added the West Kendall area was particularly attractive to young homebuyers.

Responding to Commissioner Edmonson's inquiries, Mr. Mayol Jr. informed the Commission it was estimated a maximum number of 542 residential units could be developed on the property but the actual number could not be determined until the Commission had made a final decision and further site plan studies were conducted. He also pointed out the School Board's approval of the current application was based on the estimated maximum of 542 residential units. Mr. Mayol Jr. stated the elementary, middle and high schools within the area were all currently below capacity and there were additional plans to build a "K thru 8" facility at a dedicated 10 acre site in the Kendall Common's Project.

Commissioner Edmonson noted she understood the reservations expressed by Commissioners Moss and Heyman regarding the application. She also stated she was mindful of the economic and social changes prompting the new "Live, Play, Work" drive. Commissioner Edmonson expressed her intent to fully consider all the circumstances and aspects of the application before rendering her decision. She also noted it was her practice to vote consistent with the District Commissioner's wishes.

Assistant County Attorney Craig Coller clarified the property in question was

now located within the UDB.

Commissioner Jordan enquired from staff about the proximity of other residential developments in relation to the property in question.

Mr. Mark Woerner confirmed the area immediately south of the property was currently under development.

Commissioner Jordan reminded the Commission that approximately 3-4 years ago a similar situation had arisen in Commission District 8 where there was residential development directly across the street from the then UDB. She noted former Commissioner Sorenson at that time had delineated a limited space in order to make it a part of the UDB. Commissioner Jordan shared her opinion that there was a tendency for the decision process to become confusing particularly when the property in question was surrounded by other housing developments in the immediate area.

Commissioner Jordan pointed out that today's (10/3) Application No. 2 was governed by a covenant and noted her belief that covenants were a sacred promise to the people. She informed the Commission this belief was the basis of her decision to sponsor legislation requiring a super majority vote to modify the UDB particularly in instances where a restrictive covenant was previously entered into. (See Legislative Item File Number 122301). Commissioner Jordan stated it was time for the Board to undertake the task of establishing a permanent UDB as called for by Commissioner Diaz on multiple occasions.

Commissioner Jordan noted she has always been a strong advocate for housing and shared her concerns regarding the availability of affordable housing for the working class resident. She noted her belief that today's Application No. 2 should not be denied particularly since there was already residential development directly adjacent to the property in question. She reiterated her support for housing and for the granting of the application. Commissioner Jordan also restated the need to identify and create a permanent UDB.

Commissioner Bell stated she understood the struggle and hesitation of some of her peers in approving the application based on the existence of the covenant. She noted upon her review of the application, it was apparent that none of the necessary departments (Florida Department of Education, Florida Department of Environmental Protection, Florida Department of Agriculture, Florida Department of Water Management, Florida Department of Transportation, Florida Department of Economic Opportunity and South Florida Regional Planning Council) had objections to the modification.

Commissioner Bell told the Commission about her visit to the area, noting the extensive commercial development leading to the property in question, as well as the residential development directly adjacent to the property. She stated she was perturbed by any unwillingness to approve the application particularly since the modification proposed a mixed use development with a small component for housing in an area where residential development already exists.

Commissioner Bell addressed the current real estate market and noted her agreement with Commissioner Sosa's concerns regarding the availability of homes to first time financed buyers. She cautioned against the possible creation of a second "housing bubble".

Commissioner Bell pointed out the aim of urban design planning was to encourage and develop mixed use communities. She noted mixed use developments promoted more community involvement and encouraged residents to walk to close by restaurants and shops. Commissioner Bell stated her support of the modification was based solely on the retention of the commercial/business component of the development. She added in her opinion the modification to a mixed use development would not completely negate the covenant.

Commissioner Bell concluded by recapping all the pertinent agencies including the County's Planning and Zoning Department were in agreement with the modification. She expressed her wish to hear from the District Commissioner and emphasized her decision was based on her very detailed review of the application and all the supporting recommendations.

Commissioner Moss readdressed the Commission regarding the precedent that would be set based on today's (10/3) ruling. He acknowledged that much of the UDB was surrounded by residential developments and expressed his hopes that the Commission would not adopt the approach that modifications should be granted based on the proximity of these developments to the UDB. Commissioner Moss pointed out this approach would only serve to encourage more applications for the modification of the UDB.

Commissioner Diaz pointed out today's application for modification would not be an issue if the Commission had undertaken the task of establishing a permanent UDB as he had previously proposed. He noted based on the promising economic forecast and an increase in construction activity, more applications for modifications to the UDB should be expected. Commissioner Diaz underscored the philosophical difficulties that may arise during the consideration of future applications and voiced his optimism that a middle ground could be reached where economic development and environmental responsibility would coexist. He called for the Commission to think about the future and the need to determine a permanent UDB as well as possibly enacting legislation that would entrust the voters of Miami-Dade County the responsibility of determining whether changes and modifications should be made to the permanent UDB.

Commissioner Diaz stated he understood the concerns voiced by Commissioner Moss but noted he was in support of approving the application.

Vice Chair Edmonson fully concurred with Commissioner Diaz regarding the creation of a permanent UDB and offered to be a co-sponsor.

Commissioner Martinez reminded the Commission that he attempted establishing a permanent UDB in 2005 but was met with resistance from the Audubon Society and Sierra Club. He commended Commissioner Bell for taking the time to visit the area. Commissioner Martinez pointed out there were no residents present wishing to object to the project.

Commissioner Martinez noted the UDB had been expanded more than 30 times since its establishment and stated today's application for modification was different from the previous requests over the years for the property in question. He informed the Commission that he was personally familiar with the area in question and there were multiple schools within the vicinity which were currently under capacity. Commissioner Martinez explained that covenants should be able to adapt and change with the needs of the

community and time and noted the needs of the community related to this application had changed. He cautioned his colleagues that an inflexible approach and unwillingness to change with the times would hinder progress.

Commissioner Martinez reminded the Commission that he originally voted in favor of the application in 2007 based on the promise of job creation and improved road and traffic infrastructure for the area. He provided a brief history of the area in question and concluded by noting his approval of the application.

It was moved by Commissioner Martinez that Application No. 2 be approved with acceptance of the proffered covenants. This motion was seconded by Commissioner Jordan, and upon being put to a preliminary vote, passed by a vote of 9-2 (Commissioners Heyman and Moss voted, "No"; Commissioners Barreiro and Souto were absent).

Following the vote on Application No. 2, Chairman Martinez resumed the Chair.

APPLICATION NUMBER 3
Chairman Martinez opened the public hearing and called for persons wishing to be heard regarding Application No 3. Noting that no one was present and wished to speak in connection with the foregoing application, he closed the public hearing.

Commissioner Moss requested the applicant's attorney give a brief overview of the project as well as place on the record the letter of commitment regarding the applicant's intent to ensure the community district residents benefit from the jobs created from the project.

Mr. Juan Mayol Jr., attorney representing the applicant, with Holland and Knight LLP, 701 Brickell Avenue, Suite 3000, Miami FL 33131 acknowledged Mike Hammon (Chief Development Officer at Ram Development Company), Robert Skinner (President of Ram Development Company) and Kerryann Wilson (Vice President of Development at Ram Realty Services), Cathy Sweetapple (Cathy Sweetapple and Associates) and Andy Dolkart (President of Miami Economic Associates Inc.) for their dedicated involvement in the project and stated they were also present in the event the Commission had any additional questions. He explained the project would allow the implementation of a mixed use development.

Mr. Mayol Jr. provided a brief overview and description of the property in question detailing the area was between 141 and 142 acres in size and located next to Zoo Miami. He also pointed out that the property was currently owned by the University of Miami and explained if the application was approved; the plan was to implement a mixed use development comprised of equal parts for commercial, residential and civic use. Mr. Mayol Jr. informed the Commission of the intent to house a school, library and a hammock/natural forest in the acreages designated for civic use. He also pointed out the development would add to the tax base as well as provide hundreds of new temporary and permanent jobs for the community.

Mr. Mayol Jr. indicated that both Staff and the PAB supported the application; and while the Community Council did not have an actual hearing regarding the matter, the three members that were present conducted a workshop and were very receptive of the idea.

Mr. Mayol Jr. provided a short historical overview of Ram Development Company noting the company's commitment to maintaining a local and diverse labor force. He spoke of the company's belief that this project could be a catalyst for development of the area. Mr. Mayol Jr. pointed out that Ram Development Company (RDC) had issued a letter of intent (a copy of which was hand delivered to Commissioner Moss' Office) to recruit and employ from the community. He stated RDC would advertise and conduct job fairs locally to inform residents in the vicinity of the availability of jobs.

Assistant County Attorney Craig Coller indicated that he had not been privy to the letter and reminded the Commission that the letter was not a part of the Covenant submitted with the application.

Commissioner Moss acknowledged that while the letter was not a part of the Covenant, it was in response to a request made by himself of Ram Development Company to provide some level of commitment to the community regarding employment. He reminded Mr. Mayol Jr. as a representative of Ram that the letter was now a written commitment from the Applicant to the community and expressed his hopes that this promise would not be broken.

Mr. Mayol Jr. noted that this hearing was one of many reviews and processes that would bring the Applicant before the Commission time and time again.

It was moved by Commissioner Moss that Application No. 3 be approved with acceptance of the proffered covenants. This motion was seconded by Commissioner Heyman, and upon being put to a preliminary vote, passed by a vote of 10-0 (Commissioners Barreiro, Suarez and Souto were absent).

APPLICATION NUMBER 1
Upon the completion of review of Application Numbers 2 and 3, Application Number 1 was readdressed.

Mr. Woerner reminded the Commission that Application No. 1 pertained to the property formerly known as the "Westview Golf Course". He provided the Commission with a brief summary of the property in question, noting that it was divided by 119th Street and that the applicant was seeking to re-designate four separate areas within the site. Mr. Woerner reviewed the proposed plans with the Commission highlighting the areas identified for re-designation. He informed the Commission that the entire site size was approximately 196 acres and noted a recent deletion by the applicant of 2 acres located in the southern industrial and office portion of the property.
Mr. Woerner noted the latest proposed covenant had just been made available. He pointed out the PAB hearing held on August 20, 2012 resulted with a recommendation to adopt and accept was based off of the prior version of the Covenant. Mr. Woerner highlighted the primary differences between today's covenant and the covenant reviewed by the PAB on August 20th:
-Reduction of the Industrial and Office square footage from 1.6 million to 1.4 million;
-Limitation of the warehouse distribution space usage to 1.2 million square feet out of the total 1.4 million square feet;
-Proposal of a phased development plan;
-Increased landscape buffering zone within the development from 20 feet to 50 feet and removal of the height construction restriction within the 50 feet zone.
-Provision that at the time of rezoning of the industrial and office parcels the owner shall submit site and elevation plans which employ site planning techniques to minimize the noise impact on the surrounding residential areas.

(See Exhibit #7, page 4, subsection G)
-Reduction from 68 allowable uses to 34 in the IU1 (Industrial, Light Manufacturing District) zoning district;
-Addition of the establishment of the "Westview Community Foundation", a not-for-profit organization for the sole purpose of funding neighborhood beautification capital improvements, work force and managerial training programs, and educational scholarships to benefit the residents and neighborhoods represented by the Golf Park Homeowners Association and Tri-County Homeowners Association. The applicant committed to a financial contribution of $1.5 million over 20 years, with an initial payment of $500,000.00 paid within the first year.

Mr. Woerner noted that staff recommendation was to adopt with the acceptance of the covenant. Additionally, he noted an amendment to the application required that the applicant identify the proposed improvements along 119th street which is to be developer funded and a part of the capital improvement element (CIE) of the development. Mr. Woerner stated if the amendment were to be adopted the improvements would also include a change to the CIE.

Chairman Martinez acknowledged and noted the number of public speakers present for the application. He noted there were 56 speakers wishing to address the Commission in opposition of the application and 24 speakers present in support. In the spirit of efficiency and upon further discussions, respective parties agreed to have 6 speakers per side address the Commission and limit presentations to 30 minutes.

Mr. Jeffrey Bercow, attorney representing the applicant, with Bercow Radell & Fernandez, P.A., 200 South Biscayne Boulevard, Suite 850 Miami, Florida 33131 presented a summary of the proposed development to the Commission. He highlighted the entire County stood to benefit financially from the $300 million project through job generation and private sector investments. Mr. Bercow informed the Commission that the application had secured a favorable recommendation from staff, along with a unanimous recommendation from the Planning Advisory Board. He also noted the Regional and State reviewing agencies had no objections. Mr. Bercow pointed out the applicant's commitments to the neighborhood and Miami Dade County was incorporated in the covenant. (See Exhibit number 15) He provided a brief overview of the application with the aid of a power point presentation.

Mr. Bercow noted upon review of the application, staff determined that the five essential criteria looked at in a map amendment request were satisfied. He also pointed out that the State of Florida's reviewing agencies along with the Regional Planning Council had no objection to the application and confirmed that there would be no negative impact to state and regional resources.

The following persons appeared before the Commission in support of the foregoing application:

1. *Ms. Alice Brown, 2331 NW 119th Street, #315, Miami FL 33167.*
2. *Mr. Daryl Jaghai, 2555 NW 122nd Street, Miami FL 33167*
3. *Ms. Annie Hayes, 2371 NW 119th Street, Building 1 #112, Miami FL*
4. *Mr. Charles Nunez, 14310 Lake Childs Street, Miami FL*
5. *Mr. Jonathan Zetrenne, 2565 NW 122nd Avenue, Miami FL*
6. *Pastor A.D Lenoir Sr., 13301 & 13310 NW 24th Avenue, Miami FL 33167*

Ms. Renita Holmes, Our Home Opportunities for United Restoration, 5800 NW 7 Avenue, Suite 213, Miami FL 33128
Mr. Tucker Gibbs representing HOA

The following persons appeared before the Commission in opposition of the foregoing application:

1. *Ms. Sylvia Kemp, 11021 E Golf Drive, Miami FL*
2. *Reverend Carl Johnson, 2330 NW 93 Street, Miami FL*
3. *Ms. Pearline Smith, 2301 E Gulf Drive, Miami FL 33167*
4. *Mr. Harold Lawton, 1860 NW 170 Street, Miami FL*
5. *Mr. Brad Brown, 11266 SW 166 Terrace, Miami FL*
6. *Mr. Gregory Samms, 11200 West Golf Drive, Miami FL*

Mr. Bercow rebutted comments regarding the subject property not being a part of the North Dade Central Charrette. He noted the foregoing application covenant could be amended to address some of the concerns raised at today's hearing. He informed the Board that a noise study was done and the study indicated there would be no adverse impact to the neighborhood. Mr. Bercow provided an overview and informed the Board that there were two exceptions to the CDMP Standard guidelines, and the applicant met one of the exceptions. He noted his intent to meet with the community to present the design plans for the subject property involved in this application.

Chairman Martinez closed the public hearing for comments.

Commissioner Monestime reminded the Board of its consideration of the application at a May hearing and the direction given by the Board at that time. He noted that the community would support a limitation on the industrial use, and the applicant willingness to reduce the total density of the property. Commissioner Monestime made reference to a Beacon Lakes Development that would be the only to have more density than this project. He stressed the need for community friendly development and a mandate that an agreement be made between all parties. Commissioner Monestime expressed his foresight for the Town Center as a place that would house shops, banks, and restaurants without industrial use. He urged the need for a compromise, and would give the developer and the community and opportunity time to meet while he asked and presented questions to staff.

In response to Commissioner Monestime's question regarding the definition of Town Center and for a clarification on item C in covenant and other sections of the covenant, Mr. Woerner explained the definition of a Town Center and proceeded to clarify industrial/office space limited use.

In response to Commissioner Monestime's request for a clarification on the traffic flow and the numbers from the study, Assistant County Attorney Coller noted the roads in the covenant as contingencies.

Commissioner Monestime stated if a compromise was reached between parties he wanted to ensure road improvements were done in the subject area.

In response to Commissioner Monestime's comment, Mr. Bercow stated the standard language for roads in the covenant ensured the developer was not held to road improvements that were not approved by the FDOT.

A discussion ensued between Commissioner Monestime and Mr. Bercow regarding the housing, the subject property not being a part of the North

Dade Central Charrette, the consideration of the housing on this property being consistent with charrette zoning requirements; the review of the regulations and how it would impact the property; the mixed-use proposed for the project/property, and the intent to workshop site plans with the community.

Mr. Woerner concurred with the comments made and clarified the proposed uses for the subject application.

Further discussion ensued between Commissioner Monestime and Mr. Bercow regarding the monetary contribution by the developer, the possible mitigation on the number of trucks and other related compromises for Application No. 1. Commissioner Heyman expressed concern with industrial use and the need to curtail the noise at a later time. She asked that if restrictions could be made at a later.

In response to Commissioner Heyman's comments, Assistant County Attorney Coller indicated that when a zoning application for a rezoning request was submitted later, the restrictions could be address in a covenant.

Chairman Martinez informed the Board members that a compromise was proffered, but not accepted.

Mr. Gibbs expressed that 700,000 square feet was sufficient for industrial distribution.

Mr. Bercow noted his client would accept 950,000 as the maximum square footage for industrial use.

Commissioner Bell spoke in support of the application as presented.

A discussion ensued between Commissioner Moss and Mr. Gibbs regarding the conditions on the uses for subject property.

A discussion ensued between Commissioner Moss and Mr. Bercow regarding the maintenance of the subject property by the applicant.

Commissioner Sosa spoke in support of Commissioner Monestime who is the commissioner of the district where the subject property in this application was located.

Commissioner Jordan noted the community did not oppose development and welcome office and business uses. She spoke in support of the community who proffered 700,000 square feet.

Commissioner Diaz stressed the need to reach a compromise between the parties and the current zoning for housing on the subject property. He emphasized the need to identify the best maximum use for this area.

Mr. Gibbs reiterated his client is willingness to reach a compromise for the application.

Commissioner Monestime stressed the need to allow the time to hear from his colleagues and the community before presenting his motion on Application 1.

In response to Commissioner Diaz' question to explain the options available to the Board, Assistant County Attorney Coller stated option 1 to bifurcate Special Item No. 1 Substitute and allow the two applications approved

[Application nos. 2 and 3] to go forth, which is Special Item No. 1A Substitute; and Special Item No. 1B Substitute, which would be for Application No. 1 and the hearing could be continued for Application No. 1 to another date to be decided upon by this Board.

Mr. Coller further provided that option 2 if the application was denied by the Board, the application could be refiled within a certain time period for this current October 2012 CDMP cycle, and if the applicant waited for the next CDMP cycle (April 2013), the applicant would incur new filing fees; and option 3, the applicant could withdraw their application.

Commissioner Bovo spoke in support of application as presented.

Commissioner Edmonson stated that she would support Commissioner Monestime, the district commissioner.

Commissioner Monestime suggested that any residential must conform to the North Central Urban Area District zoning regulations; that the industrial activity be limited, as suggested by Commissioner Heyman, to a 12-hour period; that pedestrian overpass be built connecting the two properties within this application; that the swale areas surrounding the property be maintained before and after construction as suggested by Commissioner Moss; that prior to any zoning requests an administrative or compliance officer be in placed to ensure compliance with small business participation and goals are being met; that there be a 50 feet buffer; that a 35 feet height limitation of the building abutting the property be taken into consideration; that a $1.5 million contribution be made by the applicant; that the Foundation board members include members from specific community associations and groups; and that at least 700,000 square feet be concurrent with the existing retail in addition to the items listed in the covenant.

In response to Commissioner Monestime's comments, Mr. Bercow stated a lot of items were proposed that are being heard for the first-time. He suggested that the Board go with Mr. Coller's option A, which was to defer the foregoing application for 60 to 90 days, and that Commissioner Monestime participate in the discussions, and possibly meet with a meditator if necessary.

In response to the comments regarding Commissioner Monestime participation in the discussion, Mr. Coller advised there was no prohibition on attending unless more than one commissioner, then the meeting would have to adhere to the Sunshine laws.

Following a brief discussion regarding the date to continue the hearing on Application No. 1 among Mr. Bercow, the Board members and the departmental staff, it was moved by Commissioner Monestime that Special Item No. 1 Substitute be bifurcated to remove Application No. 1. This motion was seconded by Commissioner Diaz, and upon being put to a vote, passed by a vote of 11-0 (Commissioners Barreiro and Souto were absent).

It was moved Commissioner Monestime that the hearing for Application No. 1 be continued on November 8, 2012, at 10:00 a.m. This motion was seconded by Commissioner Diaz, and upon being put to a vote, passed by a vote of 11-0 (Commissioners Barreiro and Souto were absent).[SPECIAL NOTE: See Agenda Item 1B Substitute, Legislative File No. 122129]

It was moved by Commissioner Heyman that Special Item No. 1 Substitute be adopted as amended to remove and continue the hearing for Application No.

1 on Thursday, November 8, 2012, at 10:00 a.m. This motion was seconded by Commissioner Diaz, and upon being put to a vote, passed by a vote of 11-0 (Commissioners Barreiro and Souto were absent).

Upon the closing of the public hearing, the Board by motion duly made, seconded, and carried, adopted the foregoing ordinance as amended, incorporating therein preliminary votes taken on application Nos. 2 and 3 to amend the Comprehensive Development Master Plan.

Special Item No. 1B Substitute

122129 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATIONS FILED IN OCTOBER 2011 CYCLE TO AMEND, MODIFY, ADD TO OR CHANGE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE (SEE ORIGINAL ITEM UNDER FILE NO. 121870) (Regulatory and Economic Resources)

Continued
Mover: Jean Monestime
Seconder: Jose "Pepe" Diaz
Vote: 11- 0
Absent: Barreiro, Souto

Report: *The Board by motion duly made, seconded, and carried, that the hearing for Application No. 1 be continued on November 8, 2012, at 10:00 a.m.*

See Report Under Agenda Item Special Item No. 1A Substitute, Legislative File No. 122131.

3 ADJOURNMENT

Report: *There being no further business to come before the Board, the meeting adjourned at 3:03 p.m. and the hearing for Application No. 1 would be continued on November 8, 2012, at 10:00 a.m. with no further notice.*

Note: These minutes were archived without the Chairman's signature because the Chairman's term of office expired before acquiring his signature.

Joe A. Martinez, Chairman

ATTEST: HARVEY RUVIN, CLERK

By: Christopher Agrippa, Deputy Clerk

COMPREHENSIVE DEVELOPMENT MASTER PLAN

Board of County Commissioners
October 03, 2012

Prepared by: Jill Thornton

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	10/03/2012		Memorandum from Commissioner Barreiro re: his absence from the October 03, 2012 CDMP Meeting.
2	10/03/2012		Memorandum from Commissioner Souto re: his absence from the October 03, 2012 CDMP Meeting.
3	10/03/2012		CDMP Official Agenda – October 3, 2012
4	10/03/2012	Spl Item No. 1	Ordinance acting upon the October 2011 Cycle of Applications to Amend the Comprehensive Development Master Plan (CDMP) – Standard Applications
5	10/03/2012	Substitut Spl Item No. 1	Ordinance acting upon the October 2011 Cycle of Applications to Amend the Comprehensive Development Master Plan (CDMP) – Standard Applications
6	10/03/2012	Applics No 1,2,3	Summary of Application(s)
7	10/03/2012		Summary of Recommendations Matrix- October 2011 Applications to Amend the CDMP for Miami-Dade County, Florida
8	10/03/2012		Resolution of MDC Planning Advisory Board acting as the Local Planning Agency issuing recommendations to the BCC regarding Final Disposition of October 2011 Cycle Applications to Amend the CDMP
9	10/03/2012		Minutes- MDC Planning Advisory Board acting as the Local Planning Agency for Public Hearing on the October 11, 2012 Applications to amend the CDMP
10	10/03/2012		Additional Materials submitted after the Board of County Commissioners May 2012 Transmittal Public Hearing – dated October 3, 2012
11	10/03/2012	Applic No. 1	A letter to Mr. Woerner from the Community Planning & Development Department re: staff's suggestions and comments pertaining to Application No. 1 Amending the Land Use map of MDC's CDMP
12	10/03/2012	Applic No. 1	Comments from State and Regional Reviewing Agencies on the Pending October 2012 Cycle Applications to Amend the CDMP

Board of County Commissioners

NO.	DATE	ITEM #	DESCRIPTION
13	10/03/2012	Applic No. 1	Dept of Regulatory & Econ Resources Response to the State and Regional Reviewing Agency Comments
14		Applic No. 1	Applicant's proposed roadway improvements to be included in the Capital Improvements Element in response to the FDOT Review Comments on Application No. 1- submitted August 14, 2012
15	10/03/2012	Applic No. 1	Binder booklet entitled ROSAL WESTVIEW, LLC Application No. 1 October 2011 CDMP Amendment Cycle – Summary of Declaration of Restrictions
16		Applic No. 1	Petition with signatures in protest of any changes in Zoning or Land Use of the Westview Country Club Property
17	10/03/2012	Applic No. 1	Email letter to Mr. Saland from Dr. Jose' A. Vicente, President, North Campus Miami Dade College, and forwarded email to Attorney Jeffrey Bercow
18	10/03/2012	Applic No. 1	Signed Letters of support of the Westview Application – dated September 2012
19	10/03/2012	Applic No. 1	Declaration of Restrictions
20	10/03/2012	Applic No. 1	Revised Declaration of Restrictions
21	10/03/2012	Applic No. 1	Letter to Assist Director Mark Woerner, Dept of RER from Bercow, Radell & Fernandez Law Firm representing Rosal Westview, LLC, in connection with Application No. 1 of the October 2011-2012 Cycle of Applications to amend the MDC CDMP – dated September 20, 2012. Re: Partial Withdrawal of Application Area
22	10/03/2012	Applic No. 2	Declaration of Restrictions
23	10/03/2012		Speaker's Cards
24	10/03/2012		
25	10/03/2012		

MEMORANDUM

BRUNO A. BARREIRO

Miami-Dade County Commissioner
District 5

TO: Honorable Chairman Joe A. Martinez and
Members of the Board of County Commissioners

FROM: Commissioner Bruno A. Barreiro
District 5

SUBJECT: CDMP Meeting – October 3, 2012

DATE: October 2, 2012

Please be advised that I will be unable to attend the Comprehensive Development Master Plan Meeting on Wednesday, October 3, 2012. I apologize for any inconvenience this may cause.

Should you have any questions, please contact me at (305)643-8525.

CC: R.A. Cuevas, County Attorney
Christopher Agrippa, Clerk of the Board

RECEIVED
By the Clerk for the record.

OCT 03 2012

Item_____
Exhibit_____
Meeting Oct 3, 2012 CDMP

SENATOR JAVIER SOUTO
COMMISSIONER

Board of County Commissioners
MIAMI-DADE COUNTY - FLORIDA
DISTRICT 10
111 N.W. FIRST STREET, SUITE 320
MIAMI, FLORIDA 33128-1963
(305) 375-4835
FAX (305) 375-4838

MEMORANDUM

To: Honorable Chairman Joe Martinez and
Members of the Board of County Commissioners

From: Commissioner Javier Souto
District 10

Date: October 3, 2012

Please be advised that I arrived at the Downtown Office for the CDMP meeting early this morning, but I was not feeling well and had to leave. I apologize for any inconvenience.

RECEIVED
By the Clerk for the record.
OCT 03 2012
Item
Exhibit
Meeting 10/3/12 CDMP

Comprehensive Development Master Plan

OFFICIAL AGENDA

Wednesday, October 3, 2012

9:30 AM, Commission Chambers

BOARD OF COUNTY COMMISSIONERS
MIAMI-DADE COUNTY, FLORIDA

111 NW 1 STREET
MIAMI, FLORIDA 33128

RECEIVED
By the Clerk for the record.
OCT 03 2012
Item
Exhibit
Meeting 10/3/12 COMP

County Commission Rules

Rule 6.05 DECORUM

Any person making impertinent or slanderous remarks or who becomes boisterous while addressing the commission, shall be barred from further audience before the commission by the presiding officer, unless permission to continue or again address the commission be granted by the majority vote of the commission members present. No clapping, applauding, heckling or verbal outbursts in support or opposition to a speaker or his or her remarks shall be permitted. No signs or placards shall be allowed in the commission chambers. Persons exiting the commission chamber shall do so quietly.

The use of cell phones in the commission chambers is not permitted. Ringers must be set to silent mode to avoid disruption of proceedings. Individuals, including those on the dais, must exit the chambers to answer incoming cell phone calls. County employees may not use cell phone cameras or take digital pictures from their positions on the dais.

Miami-Dade County provides equal access and equal opportunity and does not discriminate on the basis of disability in its programs or services. If you need a sign language interpreter or materials in accessible format for this event,please contact the Miami-Dade County Agenda Coordinator's Office at 305-375-2035 or agendco@miamidade.gov at least five days in advance.

Rule 5.06(h) PRIME SPONSORSHIP AND CO-SPONSORSHIP

When a resolution or ordinance is placed on the agenda at the request of a commissioner, the commissioner who requested the preparation of the item shall be designated as the prime sponsor. Any other commissioner who wishes to sponsor the resolution or ordinance shall be designated as a co-sponsor.

Pursuant to Rule 5.06(h), where a commissioner is listed as a sponsor, the first named commissioner is the prime sponsor and all other named commissioners are co-sponsors.

1A MOMENT OF SILENCE

1B PLEDGE OF ALLEGIANCE

1C ROLL CALL

OCTOBER 2011 CDMP AMENDMENT CYCLE

2 PUBLIC HEARING(S)

Special Item No. 1

120949 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATIONS FILED IN OCTOBER 2011 CYCLE TO AMEND, MODIFY, ADD TO OR CHANGE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

05/16/2012 Special Item No. 2 *Adopted on first reading by BCC Passed 12 - 0*

Special Item No. 1 Substitute

121870 **Ordinance**

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATIONS FILED IN OCTOBER 2011 CYCLE TO AMEND, MODIFY, ADD TO OR CHANGE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE (SEE ORIGINAL ITEM UNDER FILE NO. 120949) (Regulatory and Economic Resources)

ADJOURNMENT

Memorandum

MIAMI-DADE COUNTY

(Public Hearing 10-3-12)

Date: May 16, 2012

To: Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners

Special Item No. 1

From: Carlos A. Gimenez
Mayor

Subject: Ordinance Acting upon the October 2011 Cycle of Applications to Amend the Comprehensive Development Master Plan (Standard Applications)

Recommendation

It is recommended that the Board of County Commissioners (Board) take action on the attached ordinance (Special Item No. 2), which provides for the Board to adopt, adopt with change or deny the October 2011 Cycle Applications to amend the Comprehensive Development Master Plan (CDMP). It is recommended that first reading occur at the conclusion of the public hearing scheduled for May 16, 2012 at 9:30 AM in the Commission Chamber. This public hearing is to address the transmittal of applications filed in the October 2011 CDMP Amendment Cycle, to the State Land Planning Agency and other state and regional agencies (reviewing agencies) for review and comments pursuant to Section 163.3184, Florida Statutes. It is further recommended that final action be taken on the ordinance at the conclusion of the public hearing that is currently scheduled for October 2012.

Scope

The CDMP is a broad-based countywide policy-planning document to guide future growth and development to ensure the adequate provision of facilities and services for existing and future populations in Miami-Dade County and maintain or improve the quality of the natural and man-made environment. While the adopted text of the CDMP generally applies countywide, individual, site-specific Land Use Plan map amendment applications may have localized impact on one or more Commission Districts. For example, Application No. 1 is located in District 2 (Commissioner Monestime); Application No. 2 is located in Commission District 11 (Commissioner Martinez); and Application No. 3 is located in Commission District 9 (Commissioner Moss).

Fiscal Impact

Fiscal impact means the cost to the County of implementing the activities or actions that would be incurred after approval of an ordinance. Ordinance No. 94-238 requires a statement of fiscal impact on all activities and actions resulting from approval of an ordinance. In addition, Ordinance No. 01-163 requires the review procedures for amendments to the Comprehensive Development Master Plan to include, for any proposed land use change, a written evaluation of the estimated incremental and cumulative impact to Miami-Dade County for bringing such public infrastructure to the area, as well as, annual operating costs. Also, in accordance with Resolution No. 530-10, County departments are required to include detailed financial costs and budgetary impact analysis for items that have a fiscal impact to the County. Information on the fiscal impact of each CDMP amendment application is contained in the Appendices at the end of each application review in the document titled, "Initial Recommendations October 2011

ADOPTED
By the Board.
OCT 03 2012
Item Sp1 Item 1
Exhibit

Applications to Amend the Comprehensive Development Master Plan," dated February 25, 2012.

Fiscal impact from approved Land Use Plan map amendment applications vary depending on the type of request and location. For example, proposals involving non-residential developments have less impact on public infrastructure and services than proposals involving residential developments. For example, according to Miami-Dade Water and Sewer Department, if the property subject to Application No. 1 were developed with the proposed industrial and retail uses pursuant to the proffered Declaration of Restrictions (covenant), the annual operating and maintenance costs for water and sewer service to the application site are estimated at $171,643. If the subject property were developed with the proposed industrial uses and the maximum allowable residential development, in place of retail, the annual operating and maintenance costs for water and sewer service are estimated at $586,775. The property subject to Application No. 2 is prohibited by an existing covenant from being developed with residential uses. If the site were developed with retail uses, the annual operating and maintenance costs for water and sewer service are estimated at $77,454. If the requested deletion of the existing covenant is approved and the property developed with the maximum allowed 546 single-family attached dwelling units, the annual operating and maintenance costs for water and sewer service are estimated at $113,475. For Application No. 3, if approved, and the subject site were developed with the proposed 370,000 square feet of retail use and 900 single-family attached units, pursuant to the proffered covenant, the annual operating and maintenance costs are estimated at $229,766. If the site were developed without the restrictions in the proffered covenant with 1,118,793 square feet of retail uses, and 957 single family attached units, the annual operating and maintenance costs for water and sewer service are estimated at $328,069.

Housing Impact

The October 2011 Cycle Applications have the potential to reduce or increase the County's housing supply, based upon the application site's current Land Use Plan map designation, the requested Land Use Plan map designation, and voluntary restrictions on residential density. For example, the property subject to Application No. 1 could be developed with a maximum of 1,736 residential units under the current Land Use Plan map designations of "Parks and Recreation" and "Low-Medium Density Residential (6 to 13 dwelling units/gross acre)". Under the proposed amendment, the application site could be developed with a maximum of 2,886 dwelling residential units. Therefore, if approved, the proposed amendment could increase the County's housing supply by 1,150 dwelling units. The site subject to Application No. 2 is restricted by an existing covenant that prohibits residential development on the application site. This application requests the release and deletion of the existing covenant, and if approved, the subject property could be developed with a maximum of 546 residential units; thus, 546 residential units could be added to the County's housing supply. The site subject to Application No. 3 is restricted by a covenant to the development of a maximum 1,200 dwelling units. This application requests a land use designation change to allow for additional retail on a portion of the property together with the release of the existing covenant and the acceptance of a new covenant that would further restrict the number of residential units that could be developed on the application site to 900. Therefore, if approved, the proposed amendment would reduce the County's housing supply by 300 dwelling units.

Track Record/Monitor

Amendments to the CDMP do not involve contracts so a Track Record/Monitor is not applicable.

Background

Four (4) applications were filed during the October 2011 Cycle of Applications to amend the CDMP, of which two (Application Nos. 1 and 3) request amendments to the Adopted 2015 and 2025 Land Use Plan map and two (Application Nos. 2 and 4) request amendments to the CDMP Land Use Element text. The attached ordinance (Special Item No. 2) provides for final action on standard amendment Application Nos. 1, 2, 3 and 4.

A resolution accompanying this ordinance (Special Item No. 1) requests review and comments by the reviewing agencies on all transmitted applications. It is estimated that the reviewing agencies will return their comments to Miami-Dade County by July 2012. The County is required to take final action on the pending October 2011 Cycle Applications within 60 days after receipt of comments from the reviewing agencies. The Sustainability, Planning and Economic Enhancement Department may issue final recommendations and the Planning Advisory Board, acting as the Local Planning Agency, may conduct an additional public hearing and may also issue final recommendations between the time the reviewing agencies issue their comments and the Board conducts its final public hearing. By approving this ordinance on first reading, the Board is in a position to conduct a public hearing and take final action on the pending October 2011 Cycle Applications after receipt of comments from the reviewing agencies.

Jack Osterholt
Deputy Mayor

MEMORANDUM

(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: October 3, 2012

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Special Item No. 1

Please note any items checked.

_____ **"3-Day Rule" for committees applicable if raised**

_____ **6 weeks required between first reading and public hearing**

_____ **4 weeks notification to municipal officials required prior to public hearing**

_____ **Decreases revenues or increases expenditures without balancing budget**

_____ **Budget required**

_____ **Statement of fiscal impact required**

_____ **Ordinance creating a new board requires detailed County Manager's report for public hearing**

✓ **No committee review**

_____ **Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous_____) to approve**

_____ **Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required**

Approved _____ Mayor
Veto _____
Override _____

Special Item No. 1
10-3-12

ORDINANCE NO. _____

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATIONS FILED IN OCTOBER 2011 CYCLE TO AMEND, MODIFY, ADD TO OR CHANGE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Miami-Dade Board of County Commissioners (Board) has provided a procedure (codified as Section 2-116.1 of the Code of Miami-Dade County, Florida) to amend, modify, add to or change the Miami-Dade County Comprehensive Development Master Plan (CDMP); and

WHEREAS, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Section 163, Part II, Florida Statutes; 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 foregoing State Statutes; and

WHEREAS, four (4) applications to amend the CDMP were filed on or before October 31, 2011 and are contained in the document titled "October 2011 Applications to Amend the Comprehensive Development Master Plan," dated December 2, 2011; and

WHEREAS, of the four (4) applications, two (2) Land Use Plan map amendments (Application Nos. 1 and 3) and two (2) text amendments to the CDMP (Application Nos. 2 and 4), were filed by private parties; and

WHEREAS, Miami-Dade County's procedures provide for the expedited processing of small-scale amendments as defined in section 163.3187, Florida Statutes; and

WHEREAS, no small-scale amendment applications were filed during the October 2011 Cycle of Applications to amend the CDMP; and

WHEREAS, the Sustainability, Planning and Economic Enhancement Department (Department) issued its initial recommendations addressing the October 2011 Cycle Applications in a report titled "Initial Recommendations October 2011 Applications to Amend the Comprehensive Development Master Plan", dated February 25, 2012, as required by Section 2-116.1, Code of Miami-Dade County, and may issue final recommendations on transmitted applications prior to final action by the Board; and

WHEREAS, affected Community Councils have conducted optional public hearings pursuant to Section 2-116.1(3)(e), Code of Miami-Dade County, to address applications to amend the Comprehensive Development Master Plan that would directly impact their respective council areas and issued recommendations to the Planning Advisory Board and the Board; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, conducted a duly noticed public hearing on April 16, 2012, to address the October 2011 Cycle Applications, the recommendations of the Department and the affected community councils, to formulate recommendations regarding the adoption of the October 2011 Cycle Applications, and to address the transmittal of standard October 2011 Cycle Applications to the State Land Planning Agency and other state and regional agencies (reviewing agencies) pursuant to Section 163.3184, Florida Statutes, for review and comment; and

WHEREAS, at its April 16, 2012 public hearing, the Planning Advisory Board, acting as the Local Planning Agency, made recommendations to the Board regarding transmittal of standard amendment Application Nos. 1, 2, 3 and 4; and

WHEREAS, the Board must take final action to Adopt, Adopt With Change or Deny applications to amend the CDMP no later than sixty (60) days after receipt of written comments from the reviewing agencies addressing transmitted applications; and

WHEREAS, all existing lawful uses and zoning in effect prior to an amendment to the CDMP are deemed to remain consistent with this Plan as amended unless the Board, in conjunction with a particular zoning action, finds such pre-existing zoning or uses to be inconsistent with the CDMP based upon a planning activity or study addressing the criteria set forth in this Plan; and

WHEREAS, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

WHEREAS, any application for zoning or other land use approval involves the application of the County's overall land use policies to the particular request under consideration; and

WHEREAS, the County's overall land use policies include, but are not limited to, the CDMP in its entirety and the County's land development regulations; and

WHEREAS, this Board has conducted the public hearing required by the referenced procedures preparatory to enactment of this ordinance,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA:

Section 1. All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

Section 2. This Board hereby desires to take action on applications filed for review during the October 2011 Cycle for amendments, modifications, additions, or changes to the

CDMP as follows:

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
1	Rosal Westview, LLC/Jeffrey Bercow, Esq. & Melissa Tapanes Llahues, Esq. Between NW 22 Avenue and NW 27 Avenue, and between NW 132 Street and NW 107 Street (±196 Gross Acres; ±180.4 Net Acres) 1. From: Parks and Recreation (±191.6 gross acres); and Low-Medium Density Residential (6 to 13 dwelling units per gross acre; ±4.4 gross acres) To: Industrial and Office (±148.1 gross acres; Part 1 & Part 4 of Application site) and Business and Office (±47.9 gross acres; Part 2 & Part 3 of Application site); 2. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include the proffered Declaration of Restrictions, if accepted by the Board. Standard Amendment	
2	Kendall Investors 172, LLC./Juan J. Mayol, Esq. South of SW 88 Street/Kendall Drive and west of SW 167 Avenue (±42 Gross Acres; 38.5 Net Acres) Release and delete current Declaration of Restrictions that prohibits residential development on the 42-acre application area from the Restrictions Table in the Land Use Element on Page I-74.1 of the CDMP. Standard Amendment	
3	RAM Development Company/Juan J. Mayol, Esq. Joseph G. Goldstein, Esq., Tracy R. Slavens, Esq. Southwest corner of SW 124 Avenue and SW 152 Street (±141.57 Gross Acres; 137.89 Net Acres) 1. From: Low-Medium Density Residential Communities (6 to 13 dwelling units/gross acre) To: Business and Office on Parcel A (±67.89 gross acres) of the application site; 2. Release current Declaration of Restrictions governing the overall application site; and 3. Revise the Restrictions Table in the Land Use Element on	

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
	page I-74.1 of the CDMP, as necessary, to include the new proffered Declaration of Restrictions, if accepted by the Board. Standard Amendment	
4	Cemex Construction Materials Florida, LLC /Kerri L. Barsh, Esq. Revise the third paragraph of the "Agriculture" land use category text, on page I-59 of the Land Use Element to exempt existing quarrying and ancillary uses and the expansion thereof in areas designated Agriculture from the requirements of Land Use Element Policy LU-3F. Standard Amendment	

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected thereby. If any application or portion of an application is found to be not in compliance pursuant to Section 163.3184, Florida Statues, the remainder of the application subject to such a finding, and the remaining applications adopted by this ordinance shall not be affected thereby.

Section 4. It is the intention of the Board, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

Section 5. This ordinance (overall amendment) shall become effective ten (10) days after the date of enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board; however, pursuant to Section 163.3184(3)(c)4, Florida Statues, the effective date of any individual plan amendment included within the overall amendment shall be 31 days after the State Land Planning Agency notifies the local government that the plan amendment package is complete, if the amendment is not timely challenged. If timely challenged, the amendment shall become effective on the date the State Land Planning

Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on such individual amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, the individual amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the State Land Planning Agency.

PASSED AND ADOPTED:

Approved by County Attorney as to form and legal sufficiency. AQW

Prepared by: CHC

Craig H. Coller

Memorandum

MIAMI-DADE COUNTY

RECEIVED
By the Clerk for the record.
OCT 03 2012

Substitute
Special Item No. 1
Item
Exhibit
Meeting 10/3/12 COMP

Date: October 3, 2012

To: Honorable Chairman Joe A. Martinez
And Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Ordinance Acting upon the October 2011 Cycle of Applications to Amend the Comprehensive Development Master Plan (Standard Applications)

This substitute ordinance differs from the original in that it revises the preamble of the original ordinance to reflect the actions taken by the Board of County Commissioners (Board) at its "transmittal" public hearing held May 16, 2012, and acknowledges correspondence received from the State Land Planning Agency and other reviewing agencies issued between June 13, 2012 and July 10, 2012. This substitute ordinance addresses the disposition of pending Application Nos. 1, 2 and 3 filed in the October 2011 Cycle of Applications to Amend the Comprehensive Development Master Plan (CDMP).

Recommendation

It is recommended that the Board of County Commissioners (Board) take action on the attached ordinance (Substitute Special Item No. 1), which provides for the Board to adopt, adopt with change or deny the October 2011 Cycle Applications to amend the CDMP.

It is recommended that final action be taken on this substitute ordinance for the referenced CDMP amendment applications at the conclusion of the public hearing scheduled for October 2012. The ordinance follows the same format used in previous CDMP amendment cycles. That is, it contains blank spaces to record your actions on the requests contained in the referenced CDMP amendment applications.

Scope

The CDMP is a broad-based countywide policy-planning document to guide future growth and development to ensure the adequate provision of facilities and services for existing and future populations in Miami-Dade County, and maintain or improve the quality of the natural and man-made environment. While the adopted text of the CDMP generally applies countywide, individual, site-specific Land Use Plan map amendment applications may have localized impact on one or more Commission Districts. For example, Application No. 1 is located in District 2 (Commissioner Monestime); Application No. 2 is located in Commission District 11 (Commissioner Martinez); and Application No. 3 is located in Commission District 9 (Commissioner Moss).

Fiscal Impact

Fiscal impact means the cost to the County of implementing the activities or actions that would be incurred after approval of an ordinance. Ordinance No. 94-238 requires a statement of fiscal impact on all activities and actions resulting from approval of an ordinance. In addition, Ordinance No. 01-163 requires the review procedures for amendments to the CDMP to include, for any proposed land use change, a written evaluation of the estimated incremental and cumulative impact to Miami-Dade County for bringing such public infrastructure to the area, as well as, annual operating costs. Also, in accordance with Resolution No. 530-10, County

departments are required to include detailed financial costs and budgetary impact analysis for items that have a fiscal impact to the County. Information on the fiscal impact of each CDMP amendment application is contained in the Appendix E at the end of each application review in the document titled, "Initial Recommendations October 2011 Applications to Amend the Comprehensive Development Master Plan," dated February 25, 2012.

Fiscal impact from approved Land Use Plan map amendment applications vary depending on the type of request and location. For example, proposals involving non-residential developments have less impact on public infrastructure and services than proposals involving residential developments. According to Miami-Dade Water and Sewer Department, if the subject property identified in Application No. 1 were developed with the proposed industrial and retail uses pursuant to the proffered Declaration of Restrictions (covenant), the annual operating and maintenance costs for water and sewer service to the application site are estimated at $171,643. If the subject property were developed with the proposed industrial uses and the maximum allowable residential development, in place of retail, the annual operating and maintenance costs for water and sewer service are estimated at $586,775. The subject property identified in Application No. 2 is prohibited by an existing covenant from being developed with residential uses. If the site were developed with retail uses, the annual operating and maintenance costs for water and sewer service are estimated at $77,454. If the requested deletion of the existing covenant is approved and the property developed with the maximum allowed 546 single-family attached dwelling units, the annual operating and maintenance costs for water and sewer service are estimated at $113,475. For Application No. 3, if approved, and the subject site were developed with the proposed 370,000 square feet of retail use and 900 single-family attached units, pursuant to the proffered covenant, the annual operating and maintenance costs are estimated at $229,766. If the site were developed without the restrictions in the proffered covenant with 1,118,793 square feet of retail uses, and 957 single family attached units, the annual operating and maintenance costs for water and sewer service are estimated at $328,069.

Housing Impact

The October 2011 Cycle Applications have the potential to reduce or increase the County's housing supply, based upon the application site's current Land Use Plan map designation, the requested Land Use Plan map designation, and voluntary restrictions on residential density. For example, the property subject to Application No. 1 could be developed with a maximum of 1,736 residential units under the current Land Use Plan map designations of "Parks and Recreation" and "Low-Medium Density Residential (6 to 13 dwelling units/gross acre)". Under the proposed amendment, the application site could be developed with a maximum of 2,886 dwelling residential units. Therefore, if approved, the proposed amendment could increase the County's housing supply by 1,150 dwelling units. If the application is approved with the acceptance of the revised Declaration of Restrictions, which limits residential development on the application site to a maximum of 2000 dwelling units, the proposed amendment could increase the County's housing supply by 264 dwelling units. The subject site identified in Application No. 2 is restricted by an existing covenant that prohibits residential development on the application site. This application requests the release and deletion of the existing covenant, and if approved, the subject property could be developed with a maximum of 546 residential units; thus, 546 residential units could be added to the County's housing supply. The subject site identified in Application No. 3 is restricted by a covenant to the development of a maximum 1,200 dwelling units. This application requests a land use designation change to allow for additional retail on a portion of the property together with the release of the existing covenant and the acceptance of a new covenant that would further restrict the number of residential units that could be

developed on the application site to 900. Therefore, if approved, the proposed amendment would reduce the County's housing supply by 300 dwelling units.

Track Record/Monitor
Amendments to the CDMP do not involve contracts so a Track Record/Monitor is not applicable.

Background
The attached ordinance (Substitute Special Item No. 2) provides for final action on the pending October 2011 Cycle Application Nos. 1, 2 and 3. The County transmitted the referenced CDMP amendment applications to the State Land Planning Agency and other state and regional agencies (reviewing agencies) for review and comment by letter dated May 31, 2012. The Board's previous actions at the May 16, 2012 public hearing were for Application No. 1 to "Transmit with the Proffered Declaration of Restrictions and Deny", for Application No. 2 to "Transmit and Adopt", and for Application No. 3 to "Transmit with Acceptance of the Proffered Declaration of Restrictions and Adopt".

The State Land Planning Agency coordinated the state agency reviews of the transmitted CDMP amendment applications at the request of Miami-Dade County. The State Land Planning Agency presented no comments on the transmitted amendment applications, but, the Florida Department of Education and the Florida Department of Transportation made comments on Application No. 1. The Department of Regulatory and Economic Resources' response to the comments of the Florida Department of Education and the Florida Department of Transportation are contained in the attached Response to the State and Regional Reviewing Agency Comments, dated August 10, 2012. Application No. 4 was withdrawn by the applicant by letter dated May 14, 2012.

Final Recommendations
The Planning Advisory Board's final recommendations on the referenced CDMP amendment applications are contained in the attached Planning Advisory Board resolution and the minutes of its final public hearing on the pending April 2011 Cycle Applications.

Jack Osterholt, Deputy Mayor

MEMORANDUM
(Revised)

TO: Honorable Chairman Joe A. Martinez and Members, Board of County Commissioners

DATE: October 3, 2012

FROM: R. A. Cuevas, Jr. County Attorney

SUBJECT: Substitute Special Item No. 1

Please note any items checked.

_____ "3-Day Rule" for committees applicable if raised

_____ 6 weeks required between first reading and public hearing

_____ 4 weeks notification to municipal officials required prior to public hearing

_____ Decreases revenues or increases expenditures without balancing budget

_____ Budget required

_____ Statement of fiscal impact required

_____ Ordinance creating a new board requires detailed County Manager's report for public hearing

✓ No committee review

_____ Applicable legislation requires more than a majority vote (i.e., 2/3's ____, 3/5's ____, unanimous _____) to approve

_____ Current information regarding funding source, index code and available balance, and available capacity (if debt is contemplated) required

Approved _____ Mayor
Veto _____
Override _____

Substitute
Special Item No. 1
10-3-12

ORDINANCE NO. _____

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATIONS FILED IN OCTOBER 2011 CYCLE TO AMEND, MODIFY, ADD TO OR CHANGE COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE AND AN EFFECTIVE DATE

WHEREAS, the Miami-Dade Board of County Commissioners (Board) has provided a procedure (codified as Section 2-116.1 of the Code of Miami-Dade County, Florida) to amend, modify, add to or change the Miami-Dade County Comprehensive Development Master Plan (CDMP); and

WHEREAS, Miami-Dade County's procedures reflect and comply with the procedures for adopting or amending local comprehensive plans as set forth in Section 163, Part II, Florida Statutes; 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 foregoing State Statutes; and

WHEREAS, four (4) applications to amend the CDMP were filed on or before October 31, 2011 and are contained in the document titled "October 2011 Applications to Amend the Comprehensive Development Master Plan," dated December 2, 2011; and

WHEREAS, of the four (4) applications, two (2) Land Use Plan map amendments (Application Nos. 1 and 3) and two (2) text amendments to the CDMP (Application Nos. 2 and 4), were filed by private parties; and

WHEREAS, Miami-Dade County's procedures provide for the expedited processing of small-scale amendments as defined in section 163.3187, Florida Statutes; and

WHEREAS, no small-scale amendment applications were filed during the October 2011 Cycle of Applications to amend the CDMP; and

WHEREAS, the >>Department of Regulatory and Economic Resources<<[1] [[~~Sustainability, Planning and Economic Enhancement Department~~]] (Department) issued its initial recommendations addressing the October 2011 Cycle Applications in a report titled "Initial Recommendations October 2011 Applications to Amend the Comprehensive Development Master Plan", dated February 25, 2012, as required by Section 2-116.1, Code of Miami-Dade County, and may issue final recommendations on transmitted applications prior to final action by the Board; and

WHEREAS, affected Community Councils have conducted optional public hearings pursuant to Section 2-116.1(3)(e), Code of Miami-Dade County, to address applications to amend the Comprehensive Development Master Plan that would directly impact their respective council areas and issued recommendations to the Planning Advisory Board and the Board; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, conducted a duly noticed public hearing on April 16, 2012, to address the October 2011 Cycle Applications, the recommendations of the Department and the affected community councils, to formulate recommendations regarding the adoption of the October 2011 Cycle Applications, and to address the transmittal of standard October 2011 Cycle Applications to the State Land Planning Agency and other state and regional agencies (reviewing agencies) pursuant to Section 163.3184, Florida Statutes, for review and comment; and

[1] The differences between the substitute and the original item are indicated as follows: Words double stricken through and/or [[double bracketed]] are deleted, words double underlined and/or >>double arrowed<< are added.

WHEREAS, at its April 16, 2012 public hearing, the Planning Advisory Board, acting as the Local Planning Agency, made recommendations to the Board regarding transmittal of standard amendment Application Nos. 1, 2, 3 and 4; and

>>**WHEREAS**, Application No. 4 was withdrawn by the applicant by letter dated May 14, 2012; and<<

>>**WHEREAS**, on May 16, 2011, this Board, by Resolution, accepted the withdrawal of Application No. 4 and instructed the Mayor to transmit standard amendment Application Nos. 1, 2 and 3 to the reviewing agencies for review and comment pursuant to Section 163.3184(3), F.S.; and<<

>>**WHEREAS**, the reviewing agencies reviewed the transmitted applications pursuant to Sections 163.3184(2) and (3), F.S.; and<<

>>**WHEREAS**, the State Land Planning Agency by letter dated July 6, 2012, the Florida Department of Agriculture and Consumer Services by letter dated June 27, the South Florida Water Management District by letter dated June 29, 2012, the South Florida Regional Planning Council by letter dated July 10, 2012, and the Florida Department of Environmental Protection by letter dated June 21, 2012, each identified no adverse impacts to state facilities and resources and thereby made no comments on the referenced CDMP amendment applications; and<<

>>**WHEREAS**, the Florida Department of Education by letter dated June 13, 2012, and the Florida Department of Transportation by letter dated July 6, 2012, presented comments on Application No. 1 of the pending October 2011 cycle of amendments to the CDMP; and<<

>>**WHEREAS**, the Department published a response to the state and regional reviewing agency comments, dated August 10, 2012; and<<

>>**WHEREAS**, the Planning Advisory Board, acting as the Local Planning Agency, conducted a duly noticed public hearing on August 20, 2012 to address the comments of the

reviewing agencies and to issue recommendations to the Board regarding final disposition of the pending CDMP amendment applications; and<<

WHEREAS, the Board must take final action to Adopt, Adopt With Change or Deny applications to amend the CDMP no later than sixty (60) days after receipt of written comments from the reviewing agencies addressing transmitted applications; and

WHEREAS, all existing lawful uses and zoning in effect prior to an amendment to the CDMP are deemed to remain consistent with this Plan as amended unless the Board, in conjunction with a particular zoning action, finds such pre-existing zoning or uses to be inconsistent with the CDMP based upon a planning activity or study addressing the criteria set forth in this Plan; and

WHEREAS, the approval of an amendment to the CDMP does not assure favorable action upon any application for zoning or other land use approval but is part of the overall land use policies of the County; and

WHEREAS, any application for zoning or other land use approval involves the application of the County's overall land use policies to the particular request under consideration; and

WHEREAS, the County's overall land use policies include, but are not limited to, the CDMP in its entirety and the County's land development regulations; and

WHEREAS, this Board has conducted the public hearing required by the referenced procedures preparatory to enactment of this ordinance ,

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, that:

Section 1. All matters set forth in the preamble are found to be true and are hereby incorporated by reference as if set forth verbatim and adopted.

Section 2. This Board hereby desires to take action on >>pending Application Nos. 1, 2 and 3<< [[~~applications~~]] filed for review during the October 2011 Cycle for amendments, modifications, additions, or changes to the CDMP as follows:

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
1	Rosal Westview, LLC/Jeffrey Bercow, Esq. & Melissa Tapanes Llahues, Esq. Between NW 22 Avenue and NW 27 Avenue, and between NW 132 Street and NW 107 Street (±196 Gross Acres; ±180.4 Net Acres) 1. From: Parks and Recreation (±191.6 gross acres); and Low-Medium Density Residential (6 to 13 dwelling units per gross acre; ±4.4 gross acres) To: Industrial and Office (±148.1 gross acres; Part 1 & Part 4 of Application site) and Business and Office (±47.9 gross acres; Part 2 & Part 3 of Application site); 2. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include the proffered Declaration of Restrictions, if accepted by the Board. Standard Amendment	
2	Kendall Investors 172, LLC./Juan J. Mayol, Esq. South of SW 88 Street/Kendall Drive and west of SW 167 Avenue (±42 Gross Acres; 38.5 Net Acres) Release and delete current Declaration of Restrictions that prohibits residential development on the 42-acre application area from the Restrictions Table in the Land Use Element on Page I-74.1 of the CDMP. Standard Amendment	
3	RAM Development Company/Juan J. Mayol, Esq. Joseph G. Goldstein, Esq., Tracy R. Slavens, Esq. Southwest corner of SW 124 Avenue and SW 152 Street (±141.57 Gross Acres; 137.89 Net Acres) 1. From: Low-Medium Density Residential Communities (6 to 13 dwelling units/gross acre) To: Business and Office on Parcel A (±67.89 gross	

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
	acres) of the application site; 2. Release current Declaration of Restrictions governing the overall application site; and 3. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP, as necessary, to include the new proffered Declaration of Restrictions, if accepted by the Board. Standard Amendment	
[[4]]	[[~~Cemex Construction Materials Florida, LLC /Kerri L. Barsh, Esq.~~ ~~Revise the third paragraph of the "Agriculture" land use category text, on page I-59 of the Land Use Element to exempt existing quarrying and ancillary uses and the expansion thereof in areas designated Agriculture from the requirements of Land Use Element Policy LU-3F.~~ ~~Standard Amendment~~]]	

Section 3. If any section, subsection, sentence, clause or provision of this ordinance is held invalid, the remainder of this ordinance shall not be affected thereby. If any application or portion of an application is found to be not in compliance pursuant to Section 163.3184, Florida Statues, the remainder of the application subject to such a finding, and the remaining applications adopted by this ordinance shall not be affected thereby.

Section 4. It is the intention of the Board, and it is hereby ordained that the provisions of this ordinance shall be excluded from the Code of Miami-Dade County, Florida.

Section 5. This ordinance (overall amendment) shall become effective ten (10) days after the date of enactment, unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board; however, pursuant to Section 163.3184(3)(c)4, Florida Statues, the effective date of any individual plan amendment included within the overall amendment shall be 31 days after the State Land Planning Agency notifies the local government that the plan

amendment package is complete, if the amendment is not timely challenged. If timely challenged, the amendment shall become effective on the date the State Land Planning Agency or the Administration Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on such individual amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, the individual amendment may nevertheless be made effective, subject to the imposition of sanctions pursuant to Section 163.3184(8), Florida Statues, by adoption of a resolution affirming its effective status, a copy of which resolution shall be filed with the Clerk of the Board and sent to the State Land Planning Agency.

PASSED AND ADOPTED:

Approved by County Attorney as to form and legal sufficiency. ADW

Prepared by: CHC

Craig H. Coller

Application No. 1

Commission District 2 Community Council 8

APPLICATION SUMMARY

Applicant/Representative:	Rosal Westview, LLC/Jeffrey Bercow, Esq. & Melissa Tapanes Llahues, Esq
Location:	Between NW 22 Avenue and NW 27 Avenue, and between NW 132 Street and NW 107 Street
Total Acreage:	±196 Gross Acres; ±180.4 Net Acres
Current Land Use Plan Map Designation:	"Parks and Recreation" (±191.6 gross acres); and "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre: ±4.4 gross acres)
Requested Land Use Plan Map Designation and Other Changes:	1. "Industrial and Office" (±148.1 gross acres; Part 1 & Part 4 of Application site) and "Business and Office" (±47.9 gross acres; Part 2 & Part 3 of Application site); 2. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include the proffered Declaration of Restrictions, if accepted by the Board
Amendment Type:	Standard
Existing Zoning/Site Condition:	RU-1 (Single-family Residential District: 7,500 square feet net), RU-2 (Two-Family Residential District: 7,500 square feet net), RU-3B (Bungalow Court 10,000 square feet net) and BU-1A (limited Business District). Unmaintained former golf course.

RECOMMENDATIONS

Staff:	**TRANSMIT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS AND ADOPT** (February 25, 2012)
North Central Community Council (8):	**DENY AND DO NOT TRANSMIT** (March 28, 2012)
Planning Advisory Board (PAB) acting as the Local Planning Agency (LPA):	**TRANSMIT WITH THE PROFFERED DECLARATION OF RESTRICTIONS with instructions that the applicant work with the Parks Recreation and Open Space Department to incorporate parkland on the site, Miami-Dade Transit to provide a park-and-ride facility, and the neighbors to achieve a compromise and further restrict and/or modify the**

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Item Appls No. 1,2&3
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	application including the types of uses and intensity of uses accordingly. (April 16, 2012)
Board of County Commissioners:	**TRANSMIT WITH THE PROFFERED DECLARATION OF RESTRICTIONS AND DENY** (May 16, 2012)
Final Action of PAB acting as the Local Planning Agency:	**ADOPT WITH CHANGE AND WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS As Recommended by Staff** (August 20, 2012)
Final Action of Board of County Commissioners:	**TO BE DETERMINED** (October 3, 2012)

Staff recommends **TRANSMIT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS AND ADOPT** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) to redesignate the ±196-gross-acre application site on the Adopted 2015-2025 Land Use Plan (LUP) map from "Parks and Recreation" (±191.6 gross acres) and "Low-Medium Density Residential" (6 to 13 dwelling units per gross acre: ±4.4 gross acres) to "Industrial and Office" (±148.1 gross acres), and "Business and Office" (±47.9 gross acres); and revise the Restrictions Table in the Land Use Element on Page I-74.1 of the CDMP to include the proffered Declaration of Restrictions (covenant), based on staff analysis as summarized in the "Principal Reasons for Recommendation" below.

Principal Reasons for Recommendation:

1. This application presents an opportunity for infill development on the ±196-acre subject property, a former golf course (former Westview Country Club) that is currently vacant. The application site is located in the County's Urban Infill Area (UIA) and its development, as proposed in the application and the proffered Declaration of Restrictions, would be generally consistent with CDMP Land Use Element Policies LU-1C and LU-10A. These policies require the County to facilitate and give priority to infill development on vacant sites in currently urbanized areas. Additionally, the subject property is within a Community Development Block Grant (CDBG) eligible area and Land Use Element Objective LU-12 requires the County to take specific measures to promote infill development that is located in the Urban Infill Area (UIA) and on properties situated in CDBG eligible areas.

2. The requested redesignation of the subject property could support and further certain objectives embodied in the North Central Miami-Dade Charrette Area Plan report, accepted by the Board of County Commissioners (Board) in April 2004, and the subsequent North Central Urban Area District (NCUAD) development regulations. The NCUAD regulations were adopted by the Board in August 2011 and provide the regulatory framework for the intensification and densification of development within the general area, including the NW 27 Avenue and NW 119 Street area that is within a designated Community Urban Center. Parts 3 and 4 of the application site (south of NW 119 Street) are within the study area for the North Central Miami-Dade Charrette Area Plan. Additionally, the Land Use Plan and Density Plan of the NCUAD regulations show the "Low-Medium Density Residential" designated parcels (±3.1 acres) in Part 4 of the site for RM (Residential Modified) development at a density of 18 units per acre. However, the NCUAD regulations exclude the remainder of the application site (±92.9 acres) from the NCUAD boundaries, but recognize this portion of the site as an Existing Open Space on the Designated Open Space Plan. Therefore, the

shall meet the requirement of Sections 24-49.2 and 24-49.4 of the Code. The applicant is advised to contact the PERA staff (305-372-6600) for tree permitting and requirements.

Air Quality Management

The County works to reduce human exposure to air pollution (CDMP Objective CON-1) and to reduce carbon dioxide levels (CDMP Policy CON-1J). Minimizing vehicle emissions through reduced traffic congestion, vehicle travel time and vehicle trips help to minimize air pollution. The County requires air quality modeling for certain roadway segments, intersections, and parking facilities to reduce congestion. The County promotes mass transit as an alternative to the personal automobile (CDMP Policy TE-1A), and also supports bicycle use, and trips made by foot to minimize vehicle trips and air pollution. The CDMP Objective LU-10 also recommends land use patterns to achieve energy efficient development.

In addition, demolition, removal and/or renovation of any existing structure(s) and/or underground utilities, resulting from the implementation of any of the changes proposed for this site, will require an asbestos survey from a Florida-licensed consultant prior to any construction activities. The application must contact PERA for further information as to the County's required asbestos review process and associated federal and state regulatory criteria.

Pollution Remediation (Hazardous Waste)

There are historical records of petroleum contamination assessment and remediation issues associated with these properties (Westview Country Club, 2601 NW 119 Street, UT-3501/F-9374). East of the property with Folio #30-2134-021-0020 (REDI Real Estate, 2398 NW 119 Street, HWR-170/F-14817) there are also records of current solid waste related contamination assessment and remediation issues. The applicant should contact PERA to discuss how this contamination may affect proposed development on the application site. In addition, due to the historic use of the application site as a golf course, a Phase I and Phase II environmental site assessment will be required and submitted to the Pollution Control Division of PERA for review and final approval prior to any site development.

Water and Sewer

Water Treatment Plant Capacity

The application site is located within the City of North Miami franchised water service area and would be served by the Winson Water Treatment Plant. The Winson Water Treatment Plant provides water that meets federal, state, and county drinking water standards and has sufficient capacity to provide existing water demands. Therefore, the applicant is advised to comply with the City's water standards and Code of Ordinances.

The requested land use changes for this application site would allow industrial and retail type land uses. As noted in the "Estimated Future Water/Sewer Flow for Proposed Development" table below, if the application site were developed as proposed, water and sewer demand from the application site is estimated at 148,659 gallons per day (gpd) for water and the same for sanitary sewer flow.

Water System Connectivity

There is a 6-inch water main that provides service to the application site and an 8-inch main abut the site along West Golf Drive, which are owned and operated by the City of North Miami. The proposed development would be required to extend appropriately sized public water mains to serve the entire project, if approved. Therefore, all new connections and expansions to the

City's water system must be approved by the City's Public Works Department. Connectivity would be based upon water supply availability.

Estimated Future Water/Sewer Flow for Proposed Development

Land Use Designation	Use type	Quantity (Units or Square Feet)	Water Demand Multiplier (Section 24-43.1 Miami-Dade Code)	Projected Water Demand (gpd)
		Maximum Potential Development		
Parcel 1: Industrial and Office	Industrial	1,476,684	2.5 gpd/ 100 sq. ft.	36,917 gpd
Parcel 2: Business and Office	Retail	358,934	10 gpd/100 sq. ft.	35,893 gpd
Parcel 3: Business and Office	Retail	374,616	10 gpd/100 sq. ft.	37,462 gpd
Parcel 4: Industrial and Office	Industrial	1,535,490	2.5 gpd/ 100 sq. ft.	38,387 gpd
Total Water and Sewer Demand (Each)				148,659 gpd
		Proposed Development (With Covenant)		
Full Application Site (all parcels)	Retail	400,000	10 gpd/ 100 sq. ft.	40,000 gpd
	Industrial	1,600,000	2.5 gpd/ 100 sq. ft.	40,000 gpd
Total Water and Sewer Demand (Each)				80,000 gpd

Source: Miami-Dade County Water and Sewer Department, January 2012

Water Conservation

All future development are required to comply with water use efficiency techniques for indoor water use in accordance with Sections 8-31, 32-84, and 8A-381 of Miami-Dade County Code. In addition, the future development will be required to comply with the landscape standards in Sections 18-A and 18-B of Miami-Dade County Code.

Sewer Treatment System Capacity

The County's adopted level of service standard for wastewater treatment and disposal requires that the regional wastewater treatment and disposal system operate at a capacity that is two percent above the average daily per capita flow for the preceding five years and a physical capacity of no less than the annual average daily sewer flow. The wastewater effluent must also meet all applicable federal, state, and County standards and all treatment plants must maintain the capacity to treat peak flows without overflow (CDMP Policy WS-2(2)). The regional wastewater treatment system has a design capacity of 368 million gallons per day (MGD) and a 12-month average (period ending October 31, 2011) of 277.26 mgd. This represents approximately 75.34% of the regional system design capacity. Therefore, the regional wastewater treatment system has 20.11% or 74.0 mgd of capacity remaining. Although the North District Wastewater Treatment Plant has sufficient capacity to treat current wastewater generation, at the time of development, a capacity modeling evaluation may be required to connect to the regional sewer system through this plant.

Sewer System Connectivity

The development proposed for the application site would require installation of public sanitary sewers to comply with the Code. The area surrounding the application site does not have a public gravity sewer system. Industrial land uses proposed for the application site are prohibited by Code to be served by septic tanks. (Installing public sanitary sewers in this area would support CDMP Objective WS-4C to discourage the use of septic tanks within the Urban Development Boundary.)

Parcels 1 and 2 of the application site is located within the City of North Miami franchised sanitary sewer service area, and Parcels 3 and 4 are located within the County's sewer service area. Parcels 1 and 2 are served by a private sanitary pump station (No. 99-00322). This station only serves the northern portion of the Westview Country Club and is presently under Initial Moratorium (IM) status and no additional wastewater flows can be directed to the same. Although other downstream pump stations are currently working within the mandated criteria set forth in the First and Second Partial Consent Decree[1], the total overall wastewater demand of the proposed development within Parcels 1 and 2 will exceed the available capacity of downstream pump station 06-LAKESHO. As a result, pump station improvements/upgrades will also be required for the proposed development if the wastewater flow is directed to those pump stations. Therefore, all new connections and extensions to the City's sewer system must be approved by the City's Public Works Department.

To connect with the County's regional sewer system, Parcels 3 and 4 of the application site shall be connected to an existing 20-inch sewer force main on NW 32nd Avenue and NW 119th Street. From that point, the developer shall extend a new eight (8)-inch sewer force main into the site. A private pump station will be required. Therefore, all new connections and extensions to the County's sewer system must be approved by the County's Water and Sewer Department.

Solid Waste

The application site is located inside the Miami-Dade County Department of Public Works and Waste Management (PWWM) Waste Collection Service Area (WCSA), which consists of all residents of the Unincorporated Municipal Service Area (UMSA) and nine municipalities.

Level of Service Standard

CDMP Policy SW-2A establishes the adopted Level of Service (LOS) standard for the County's Solid Waste Management System. This CDMP policy requires the County to maintain sufficient solid waste disposal capacity to accommodate waste flows committed to the System through long-term interlocal contracts or agreements with municipalities and private waste haulers, and anticipated uncommitted waste flows for a period of five years. The PWWM assesses the solid waste capacity on system-wide basis since it is not practical or necessary to make determination concerning the adequacy of solid waste disposal capacity relative to individual applications. As of FY 2011/2012, the PWWM is in compliance with the adopted LOS standard.

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[1] The Miami-Dade Water and Sewer Department (MDWASD) regional wastewater treatment and disposal facilities have limited available capacity. Consequently, approval of development orders which will generate additional wastewater flows are evaluated by PERA on a case-by-case basis. Approvals are only granted if the application for any proposed development order is certified by PERA so as to be in compliance with the provisions and requirements of the settlement agreement between Miami-Dade County and the State of Florida Department of Environmental Protection (FDEP) and also with the provisions of the United States Environmental Protection Agency consent decree.

Application Impacts

Application No. 1 is requesting 1) the re-designation on the Adopted 2015 and 2025 LUP map of approximately 196 gross acres from "Parks and Recreation and Low-Medium Density Residential" to "Industrial and Office" and "Business and Office", and 2) the acceptance of a Declaration of Restrictions limiting development on the application site to 400,000 sq. ft. of commercial retail and 1,600,000 sq. of office, light industrial, warehouse and flex space uses. The PWWM does not compete for non-residential waste collection at this time, thus waste collection services for non-residential uses will most likely be provided by a private waste hauler. The PWWM determined that the requested amendment will have no impact or any associated costs to the County. The PWWM has no objections to the proposed amendment.

Parks

The Miami-Dade County Parks, Recreation and Open Space Department has three Park Benefit Districts (PBDs). The subject application site is located inside Park Benefit District 1 (PBD-1), which encompasses the area of the County north of SW 8 Street and AIA/ MacArthur Causeway to the Miami-Dade/Broward County line.

Level of Service Standard

CDMP Policy ROS-2A establishes the adopted minimum Level of Service (LOS) standard for the provision of recreation open space in the Miami-Dade County. This CDMP policy requires the County to provide a minimum of 2.75 acres of local recreation open space per 1,000 permanent residents in the unincorporated areas of the County and a County-provided, or an annexed or incorporated, local recreation open space of five acres or larger within a three-mile distance from residential development. The acreage/population measure of the LOS standard is calculated for each Park Benefit District. A Park Benefit District is considered below LOS standard if the projected deficiency of local recreation open space is greater than five acres. Currently, PBD-1 has a surplus capacity of 407.2 acres of parkland, when measured by the County's concurrency LOS standard of 2.75 acres of local recreation open space per 1,000 permanent residents.

County Local Parks
Within a 2-Mile Radius of Application Site

Park Name	Acreage	Classification
West Little River Park	4.46	Neighborhood Park
Fernville Park	0.47	Mini-Park
Jeb Estates Park	1.61	Mini-Park
Amelia Earhart Park	530.22	District Park
Little River Park	10.28	Community Park
Gratigny Plateau Park	0.97	Mini-Park
Miami Shores Optimist Club	10.11	Single Purpose Park
Oak Park	0.29	Mini-Park
Broadmoor Park	1.78	Neighborhood Park
Arcola Park	4.09	Community Park
Arcola Lakes Park	18.24	Community Park

Source: Miami Dade Parks and Recreation Department, January 2012.

Application No. 2
Commission District 11 Community Council 11

APPLICATION SUMMARY

Applicant/Representative:	Kendall Investors 172, LLC./Juan J. Mayol, Esq.
Location:	South of SW 88 Street/Kendall Drive and west of SW 167 Avenue
Total Acreage:	±42 Gross Acres (38.5 Net Acres)
Current Land Use Plan Map Designation:	Business and Office
Requested Change:	Release and delete current Declaration of Restrictions that prohibits residential development on the 42-acre application area from the Restrictions Table in the Land Use Element on Page I-74.1
Amendment Type:	Standard
Existing Zoning/Site Condition:	BU-1A (Limited Business District)/Vacant

RECOMMENDATIONS

Staff:	**TRANSMIT AND ADOPT** (February 25, 2012)
West Kendall Community Council (11):	**TRANSMIT AND ADOPT** (March 20, 2012)
Planning Advisory Board (PAB) acting as Local Planning Agency:	**TRANSMIT AND ADOPT** (April 16, 2012)
Board of County Commissioners:	**TRANSMIT AND ADOPT** (May 16, 2012)
Final Action of Planning Advisory Board:	**ADOPT AS TRANSMITTED** (August 20, 2012)
Final Action of Board of County Commissioners:	**TO BE DETERMINED** (October 3, 2012)

Staff recommends **TRANSMIT AND ADOPT** the proposed standard amendment to release and delete the current Comprehensive Development Master Plan (CDMP) Declarations of Restrictions that prohibits residential development on the 42-acre application area from the Restrictions Table in the CDMP Land Use Element on page I-74.1, based on the staff analysis summarized in the Principal Reasons for Recommendation below:

Principal Reasons for Recommendation:

1. The Miami-Dade Board of County Commissioners (BCC) adopted Ordinance No. 08-45 in April 2008 that approved Application No. 8 of the April 2007 CDMP amendment cycle. The approval expanded the 2015 Urban Development Boundary to include the 42-acre application site and redesignated the site from "Agriculture" to "Business and Office" on the CDMP adopted 2015 and 2025 Land Use Plan (LUP) map. In addition, the BCC accepted two declarations of restrictions (covenant) that were proffered in support of the application. One covenant provides for the construction of SW 172 Avenue from Kendall Drive/NW 88 Street to the southern boundary of the subject property and for a traffic signal, if warranted, at the intersection of Kendall Drive and SW 172 Avenue. The second covenant prohibits residential development on the application site, and is the subject of the request to release and delete the covenant contained in this current application.

   The application states that the subject property is well suited for a mixed-use project and that the requested covenant release and deletion would allow for residential development on the property. If approved, the application would not affect the subject property's potential for non-residential development (maximum 670,824 square feet of commercial uses) but would allow for alternative development scenarios of residences on the entire property (a maximum 546 multi-family dwelling units) or a combination of residences and non-residential uses on the property.

   The April 2007 Application No. 8 was approved to provide commercial services to the area residents and any development on the property should include such commercial services. Therefore, staff generally supports the potential mix of uses (residential and non-residential) on the application site by removing the current prohibition for residential units.

2. The introduction of residential as an allowable use on the application site, as requested and discussed above, was evaluated for impacts to county services, environmental and historical resources, and for compatibility with abutting and nearby land uses, as is required for LUP map amendments pursuant to CDMP Land Use Element Policy LU-8E. While this application is not a LUP map amendment, this analysis is to ensure that, if the application is approved, any impacts that would be generated by the additional allowable use on the property is identified and appropriately mitigated.

   County Services: If the application were approved, the impacts that could be generated by the maximum allowable residential development on the subject property would not cause any violations in the adopted levels of service standards for public facilities and services of the County.

   Compatibility: The development of residential uses or any mixing of residential uses with the currently allowed commercial uses on the subject property would be compatible with the adjacent Kendall Commons Traditional Neighborhood Development (TND) to the south, which is presently under construction, and would be generally compatible with the adjacent agricultural lands to the west, north and east.

Application No. 3
Commission District 9 Community Council 14

APPLICATION SUMMARY

Applicant/Representative:	RAM Development Company/Juan J. Mayol, Esq. Joseph G. Goldstein, Esq., Tracy R. Slavens, Esq.
Location:	Southwest corner of SW 124 Avenue and SW 152 Street
Total Acreage:	±141.57 Gross Acres (137.89 Net Acres)
Current Land Use Plan Map Designation:	Low-Medium Density Residential Communities (6 to 13 DU/gross acre)
Requested Land Use Plan Map Designation and Other Changes:	1. Business and Office on Parcel A (±67.89 gross acres) of the application site 2. Release current Declaration of Restrictions governing the overall application site; and 3. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP, as necessary, to include the new proffered Declaration of Restrictions, if accepted by the Board.
Amendment Type:	Standard
Existing Zoning/Site Condition:	AU (Agricultural District) / Partially developed as a research facility; mostly vacant

RECOMMENDATIONS

Staff:	**TRANSMIT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS AND ADOPT** (February 25, 2012)
Redland Community Council (14):	**NO QUORUM** (March 14, 2012)
Planning Advisory Board (PAB) Acting as the Local Planning Agency:	**TRANSMIT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS AND ADOPT** (April 16, 2012)
Board of County Commissioners:	**TRANSMIT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS AND ADOPT** (May 16, 2012)
Final Action of Planning Advisory Board Acting as the Local Planning Agency:	**ADOPT AS TRANSMITTED WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS** (August 20, 2012)
Final Action of Board of County Commissioners:	**TO BE DETERMINED** (October 3, 2012)

Staff recommends **TRANSMIT WITH ACCEPTANCE OF THE PROFFERED DECLARATION OF RESTRICTIONS AND ADOPT** the proposed standard amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2015-2025 Land Use Plan (LUP) map to redesignate Parcel A (±67.89 gross-acre) of the application site from "Low-Medium Density Residential Communities (6 to 13 DU/ac)" to "Business and Office" and release the current Declarations of Restrictions governing the overall application site for the following reasons:

Principal Reasons for Recommendation:

1. The requested "Business and Office" LUP map designation on Parcel A of the application site would allow for more commercial uses on the site than would be allowed under the planned Traditional Neighborhood Development (TND). The application site was the subject of Application No. 10 filed in the April 2004 Cycle of Applications to amend the CDMP that was adopted in May 2005 with acceptance of a proffered Declaration of Restrictions (covenant). The adopted amendment re-designated the subject property to "Low-Medium Density Residential Communities (6 to 13 dwelling units/gross acre)" and the covenant provided, among other things, for the property to be developed as a TND, which was to include residential development, civic uses, and some retail uses. Since the May 2005 approval, the County has adopted a LUP map amendment associated with the Miami Metrozoo Development of Regional Impact (in July 2008) and Application No. 4 of the October 2009 CDMP amendment Cycle (in October 2010) that established and expanded the "Zoo Miami Entertainment Area" on property adjacent to the application site. The "Zoo Miami Entertainment Area" proposes an attraction type destination to compliment the adjacent Miami-Dade Zoological Parks and Gardens (formerly the Miami Metrozoo) and is planned to include hotels, theme parks, a family entertainment center, the Gold Coast Railroad Museum, a conference center, and restaurants, among other uses. The requested redesignation of Parcel A would allow additional commercial and retail uses on the subject property that could support and be complimentary to the planned Zoo Miami Entertainment Area development in the vicinity of the application site.

2. Policy LU-8E (i) of the CDMP Land Use Element requires amendments to the Adopted 2015-2025 LUP map to be evaluated according to factors such as (i) the ability of the proposed amendment to satisfy a deficiency in the Adopted 2015-2025 LUP map of the CDMP to accommodate projected population or economic growth of the County, (ii) impacts to County facilities and services, (iii) compatibility with abutting and nearby land uses, (iv) impacts to environmental and historical resources, and (v) the extent to which the proposed land use would promote transit ridership and pedestrianism pursuant to Objective LU-7 and associated policies.

    i. Need: Minor Statistical Area (MSA) 6.2, where the application site is located, has 244.1 acres of vacant commercially zoned or designated land. At the rate of absorption of commercial land (13.79 acres per year), this MSA will deplete its supply of commercial land beyond the year 2030. Therefore, the subject application would not satisfy a deficiency in the LUP map to accommodate projected economic growth in the County.

    ii. Public Facilities and Services: The impacts that would be generated from the maximum allowable development on the application site, if the application were approved, would not cause a violation in the level of service standards for public services and facilities. However, the wastewater that would be generated by the

Summary of Recommendations Matrix
October 2011 Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida
August 20, 2012

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department Initial Recommendation February 25, 2012	Community Council Recommendation, Resolution # and Date	Local Planning Agency Recommendation April 16, 2012	BCC Recommendation May 16, 2012	Department Final Recommendation August 2012
1/ Standard	Rosal Westview, LLC/Jeffrey Bercow, Esq. & Melissa Tapanes Llahues, Esq. NW 22 Avenue and NW 27 Avenue and between NW 107 Street and NW 132 Street Requested Amendment to the CDMP 1. Redesignate application site on the LUP map From: Parks and Recreation and Low Medium Density Residential To: Industrial and Office & Business and Office 2. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include a proffered Declaration of Restrictions, if accepted by the Board	2/ Monestime	Transmit with Acceptance of the Proffered Declaration of Restrictions and Adopt	CC8 Deny and Do not Transmit (CC 8-01-12) March 28, 2012	Transmit with the Proffered Declaration of Restrictions with instructions that the applicant work with the Parks Recreation and Open Space Department to incorporate parkland on the site, Miami-Dade Transit to provide a park-and-ride facility, and the neighbors to achieve a compromise and further restrict and/or modify the application including the types of uses and intensity of uses accordingly.	Transmit with the Proffered Declaration of Restrictions and Deny	Adopt with Change and with Acceptance of the Proffered Declaration of Restrictions as recommended by staff
2/ Standard	Kendall Investors 172, LLC/Juan J. Mayol, Esq. South side of SW 88 Street lying west of SW 167 Avenue Requested Amendment to the CDMP Release and delete current Declaration of Restrictions that prohibits residential development on the 42-acre application area from the Restrictions Table in the Land Use Element on Page I-74.5 (April 2007 Cycle Application No. 8)	11/ Martinez	Transmit and Adopt	CC11 Transmit and Adopt (CC 11-01-12) March 20, 2012	Transmit and Adopt	Transmit and Adopt	Adopt as Transmitted

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Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department Initial Recommendation February 25, 2012	Community Council Recommendation, Resolution # and Date	Local Planning Agency Recommendation April 16, 2012	BCC Recommendation May 16, 2012	Department Final Recommendatior August 2012
3/ Standard	RAM Development Company/Juan J. Mayol, Esq., Joseph G. Goldstein, Esq. & Tracy R. Slavens, Esq. Southwest corner of SW 152 Street and SW 124 Avenue Requested Amendment to the CDMP 1. Redesignate Parcel A (±67.89 gross acres) of overall application site on the LUP map From: Low-Medium Density Residential To: Business and Office 2. Release current Declaration of Restrictions governing the overall application site 3. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include the new proffered Declaration of Restrictions, if accepted by the Board	9/ Moss	Transmit with Acceptance of the Proffered Declaration of Restrictions and Adopt	CC14 No Quorum March 14, 2012	Transmit with Acceptance of the Proffered Declaration of Restrictions and Adopt	Transmit with Acceptance of the Proffered Declaration of Restrictions and Adopt	Adopt as Transmitted witl Acceptance of the Proffered Declaration of Restrictions
4/ Standard	Cemex Construction Materials Florida, LLC/Kerri L. Barsh, Esq Requested Amendment to the CDMP 1. Revise the third paragraph of the "Agriculture" land use category text, on page I-59 of the Land Use Element, which reads "Existing quarrying and ancillary uses in the Agriculture area may continue operation and be considered for approval of expansion". This is to exempt existing quarrying and ancillary uses and the expansion thereof in areas designated Agriculture from the requirements of Land Use Element Policy LU-3F.	Countywide	Deny and Do Not Transmit	Not Applicable	Deny and Do Not Transmit	Withdrawn by the Applicant by Letter dated May 14, 2012	Not Applicable

Source: Miami-Dade County Department of Regulatory and Economic Resources (Department)

Notes: BCC: Miami-Dade Board of County Commissioners
CC8: North Central Community Council
CC11: West Kendall Community Council
CC14: Redland Community Council

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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 OCTOBER 2011 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes (F.S.) the Comprehensive Development Master Plan (CDMP) for Miami-Dade County was adopted by the Miami-Dade 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 referenced above; and

WHEREAS, four (4) CDMP amendments (Application Nos. 1, 2, 3 and 4) were filed during the October 2011 Cycle of Applications to amend the CDMP; and

WHEREAS, of the four (4) CDMP amendments, two (2) standard Land Use Plan map amendments (Application Nos. 1 and 3) and two (2) text amendments to the CDMP (Application Nos. 2 and 4), were filed by private parties on or before October 31, 2011 and are contained in the document titled "October 2011 Applications to Amend the Comprehensive Development Master Plan" dated December 2, 2011; and

WHEREAS, the Department of Regulatory and Economic Resources (Department) has published its initial recommendations addressing the referenced CDMP amendment applications in the report titled "Initial Recommendations October 2011 Applications to Amend the Comprehensive Development Master Plan," dated February 25, 2012; and

WHEREAS, affected Community Councils have conducted optional public hearings pursuant to Section 2-116.1 (3)(e), Code of Miami-Dade County, Florida, to address CDMP amendment applications that would directly impact their respective council areas and issued recommendations to the Planning Advisory Board and the Board; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, has acted in accord with the referenced State and County procedures, and has conducted a duly

noticed public hearing to receive public comments and to address the referenced CDMP amendment applications, the initial recommendations of the Department, the transmittal by the Board of standard CDMP amendments to the State Land Planning Agency and other state and regional reviewing agencies (reviewing agencies) for review and comments, and to address the subsequent actions on standard CDMP amendments by the Board; and

WHEREAS, Application No. 4 was subsequently withdrawn by the applicant by letter dated May 14, 2012; and

WHEREAS, on May 16, 2012, the Board transmitted standard amendment Application Nos. 1, 2 and 3, to the reviewing agencies for review and comments; and

WHEREAS, the reviewing agencies reviewed transmitted applications pursuant to Sections 163.3184(2) and (3), F.S.; and

WHEREAS, between June 13, 2012 and July 10, 2012, the State Land Planning Agency, the Florida Department of Agriculture and Consumer Services, the South Florida Regional Panning Council, the South Florida Water Management District, the Florida Department of Education, the Florida Department of Environmental Protection, and the Florida Department of Transportation issued comments regarding impacts of the transmitted applications to federal, state and/or regional facilities and resources pursuant to Sections 163.3184(3), F.S.; and

WHEREAS, on August 20, 2012, the Planning Advisory Board, acting as the Local Planning Agency, conducted a duly noticed public hearing to receive public comments on the pending October 2011 Cycle Application Nos. 1, 2 and 3, as transmitted to the reviewing agencies for review and comments; on the revised recommendations of the Department (if any); on the comments from the reviewing agencies; and to issue final recommendations to the Board regarding final actions on the pending October 2011 Cycle applications; and

WHEREAS, final recommendations of the Planning Advisory Board may be to adopt, adopt with changes, or not adopt the pending October 2011 Cycle applications.

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

The Local Planning Agency hereby adopts the following as its final recommendations to the Board:

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Final Recommendation
1	Rosal Westview, LLC/Jeffrey Bercow, Esq. & Melissa Tapanes Llahues, Esq. Between NW 22 and NW 27 Avenues and between NW 107 and NW 132 Streets (±196 Gross Acres; ±180.4 Net Acres) 1. Redesignate application site on the Land Use Plan map From: Parks and Recreation and Low Medium Density Residential To: Industrial and Office (±148.1 gross acres; Part 1 & Part 4 of Application site) & Business and Office (±47.9 gross acres; Part 2 & Part 3 of Application site) 2. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include a proffered Declaration of Restrictions, if accepted by the Board	Adopt with Change and with Acceptance of the Proffered Declaration of Restrictions as recommended by staff

Board Member Reginald J. Clyne offered a motion to recommend "Adopt with Change and with Acceptance of the Proffered Declaration of Restrictions as recommended by staff" for the application. Board Member William A. Riley seconded the motion. The motion passed unanimously 11 to 0 as follows:

Carla Ascencio-Savola	Yes	Joseph James	Yes
Aida G. Bao-Garciga	Yes	Daniel Kaplan	Absent
Jose Bared	Yes	Serafin Leal	Yes
Reginald J. Clyne	Yes	Raymond Marin	Yes
Peter DiPace	Absent	Robert Meador	Yes
Horacio Huembes	Absent	Kimberly Ogren	Absent
Rolando Iglesias	Yes	Georgina Santiago	Absent

William A. Riley, Vice Chair Yes
Wayne Rinehart, Chair Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Final Recommendation
2	Kendall Investors 172, LLC/Juan J. Mayol, Esq. South side of SW 88 Street lying west of SW 167 Avenue (±42 Gross Acres; ±38.5 Net Acres) Release and delete current Declaration of Restrictions that prohibits residential development on the ±42-acre application area from the Restrictions Table in the Land Use Element on Page I-74.5	Adopt as Transmitted

Board Member Jose Bared offered a motion to recommend "Adopt as Transmitted" for the application. Board Member Rolando Iglesias seconded the motion. The motion passed unanimously 10 to 0 as follows:

Carla Ascencio-Savola	Absent	Joseph James	Yes
Aida G. Bao-Garciga	Yes	Daniel Kaplan	Absent
Jose Bared	Yes	Serafin Leal	Yes
Reginald J. Clyne	Yes	Raymond Marin	Yes
Peter DiPace	Absent	Robert Meador	Yes
Horacio Huembes	Absent	Kimberly Ogren	Absent
Rolando Iglesias	Yes	Georgina Santiago	Absent

William A. Riley, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Final Recommendation
3	RAM Development Company/Juan J. Mayol, Esq., Joseph G. Goldstein, Esq. & Tracy R. Slavens, Esq. Southwest corner of SW 152 Street and SW 124 Avenue (±141.57 Gross Acres; ±137.89 Net Acres) 1. Redesignate Parcel A (±67.89 gross acres) of overall application site on the Land Use Plan map From: Low-Medium Density Residential To: Business and Office 2. Release current Declaration of Restrictions governing the overall application site 3. Revise the Restrictions Table in the Land Use Element on page I-74.1 of the CDMP to include the new proffered Declaration of Restrictions, if accepted by the Board	Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions

Board Member Raymond Marin offered a motion to recommend "Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions" for the application. Board Member Robert Meador seconded the motion. The motion passed unanimously 9 to 0 as follows:

Carla Ascencio-Savola	Absent	Joseph James	Yes
Aida G. Bao-Garciga	Yes	Daniel Kaplan	Absent
Jose Bared	Absent	Serafin Leal	Yes
Reginald J. Clyne	Yes	Raymond Marin	Yes
Peter DiPace	Absent	Robert Meador	Yes
Horacio Huembes	Absent	Kimberly Ogren	Absent
Rolando Iglesias	Yes	Georgina Santiago	Absent

William A. Riley, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

The motion to recommend Adoption of the foregoing resolution was moved by Board Member Joseph James. Board Member Serafin Leal seconded the motion and it passed unanimously 9 to 0 votes as follows:

Carla Ascencio-Savola	Absent	Joseph James	Yes
Aida G. Bao-Garciga	Yes	Daniel Kaplan	Absent
Jose Bared	Absent	Serafin Leal	Yes
Reginald J. Clyne	Yes	Raymond Marin	Yes
Peter DiPace	Absent	Robert Meador	Yes
Horacio Huembes	Absent	Kimberly Ogren	Absent
Rolando Iglesias	Yes	Georgina Santiago	Absent

William A. Riley, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at the conclusion of its August 20, 2012 public hearing and are certified correct by Jack Osterholt, Executive Secretary to the Planning Advisory Board.

Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources

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

Public Hearing on the October 2011 Applications to
Amend the Comprehensive Development Master Plan

Stephen P. Clark Center
111 NW 1 Street, Commission Chamber
Miami, Florida 33128

August 20, 2012

Planning Advisory Board Members

Wayne Rinehart, Chair
William W. Riley, Vice Chair
Carla Ascencio-Savola
Jose Bared
Aida Bao-Garciga
Reginald J. Clyne
Peter DiPace (Absent)
Horacio C. Huembes (Absent)
Rolando Iglesias
Joseph James
Daniel Kaplan (Absent)
Serafin Leal
Raymond Marin
Robert Meador
Kimberly Ogren (Absent)
Georgina Santiago (Absent)

Ivan Rodriguez, Miami-Dade Public Schools (non-voting)
Larry Ventura, Homestead Air Reserve Base (non-voting)-Absent

Department of Regulatory and Economic Resources Staff Present

Mark R. Woerner, AICP, Assistant Director for Planning
Eric Silva, Assistant Director for Zoning
Manuel Armada, Chief, Research Section
Garett Rowe, Section Supervisor, Metropolitan Planning
Bob Schwarzreich, Section Supervisor, Research Section
Shailendra Singh, Section Supervisor, Community Planning
Napoleon Somoza, Section Supervisor, Metropolitan Planning
Helen Brown, Principal Planner, Metropolitan Planning
Mark Dorsey, Principal Planner, Metropolitan Planning
Dickson Ezeala, Principal Planner, Metropolitan Planning
Alejandro Zizold, Principal Planner, Community Planning

Abby Diaz
Frank McCune
Noel Stillings

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Other County Staff Present

Abigail Schwaderer-Raurell (CAO)
Christine Velazquez (ERM)
Nilia Cartaya (MDT)
Bertha Goldenberg (WASD)
Maria Nardi (PROS)
Michelle Glenn (PWWM)
Armando Hernandez (PWWM)

I. Opening Remarks

The public hearing began at 2:25 PM. Planning Advisory Board (PAB) Chair Wayne Rinehart welcomed the public to the final hearing on the pending October 2011 Cycle Applications to amend the Comprehensive Development Master Plan (CDMP). He stated that the purposes of this public hearing are for the PAB to receive public comments on the pending October 2011 Cycle Applications, the final recommendations of the Department of Regulatory and Economic Resources (Department) and for the PAB to formulate its final recommendations to the Board of County Commissioners (BCC) on the pending October 2011 Cycle Applications.

The Chair introduced Mark R. Woerner, Assistant Director for Planning of the Department of Regulatory and Economic Resources.

Mr. Woerner informed that this is the PAB's second and final hearing on the October 2011 Cycle applications and introduced Garett Rowe, CDMP Administration Unit Supervisor, in the Department's Metropolitan Planning Section to present the pending applications.

II. Staff Presentation

Application No. 1

Mr. Rowe described Application No. 1 as a request to amend the CDMP Adopted 2015-2025 Land Use Plan (LUP) map to redesignate a ±196 gross-acre property located between NW 22 and NW 27 Avenues and between NW 132 and NW 107 Streets from "Parks and Recreation" (±191.6 gross acres) and "Low-Medium Density Residential" (±4.4 gross acres) to "Industrial and Office" (on Parts 1 and 4 of the site; ±148.1 acres) and "Business and Office" (Parts 2 and 3 of site; ±47.9 acres). He added that the application also seeks to revise the "Table of Restrictions" in the CDMP Land Use Element to include the Applicant's proffered Declaration of Restrictions (covenant).

Mr. Rowe stated that the Department's final recommendation is to Adopt with Change and With Acceptance of the Proffered Declarations of Restrictions. He outlined that the recommended change to the application was to include in the CDMP Capital Improvements Element roadway improvements necessary to maintain the adopted level of service standards on NW 119 Street in response to comments received from the Florida Department of Transportation. Mr. Rowe identified that the subject property is within the County's Urban Infill Area where infill development on vacant sites such as the subject property should be given priority in accordance with the CDMP. He stated that the application impacts would not cause any other public facility of service to operate in violation of their adopted level of service standards, that no historic or archeological resources would be impacted by the application. Mr. Rowe noted that the site may contain specimen sized trees that require preservation pursuant to the Miami-Dade County Code and that the site has a history of contamination that needs to be addressed prior to development on the site.

Mr. Rowe stated that the North Central Community Council 8 recommended "Deny and Do not Transmit"; the Planning Advisory Board previously recommended "Transmit with the Proffered Declaration of Restrictions with instructions that the applicant work with the Parks, Recreation and Open Space Department to incorporate parkland on the site, work with Miami-Dade Transit to include a park-and-ride facility on the site, and work with the neighbors to achieve a compromise and further restrict and/or modify the types of uses and intensity of uses accordingly"; and that the BCC previously transmitted the application with a recommendation of denial.

Mr. Rowe stated that subsequent to transmittal to the state and regional agencies (reviewing agencies), the Florida Department of Education and the Florida Department of Transportation, (discussed above) issued comments expressing concerns with the application. He outlined that the Florida Department of Education commented on the number of students that would exceed the

capacity of the schools within the service area if the site is developed with the maximum allowable 2886 residential units. He indicated that this issue was addressed in a revision to the Applicant's proffered covenant which limits the maximum number of residential units to 2000 thereby reducing the number of students that would be generated to a level that would not exceed the capacity of service area schools. He indicated that no other state and/or regional reviewing agencies indicated concerns with the amendment applications as transmitted.

Mr. Rowe briefly highlighted other provisions of the proffered covenant including restrictions on potential non-residential development that could be built on the site; the commitment to providing a landscaped buffer between the property and the adjacent residential neighborhoods that address compatibility with the neighborhood; the commitment to improving NW 119 Street as discussed above; and a commitment to orienting lighting away from the residences, among other commitments.

Ms. Melissa Tapanes Llahues, attorney representing the Applicant, stated that the application represents a 300-million dollar project of countywide impact that presents the County with an opportunity for private sector economic development and job creation. Ms. Llahues pointed out that the application received a recommendation of approval from the Department and no objections from the state and regional reviewing agencies. She described the application site and surrounding community, in particular in relation to the adjacent residents, and noted that the Applicant's vision is to develop a vibrant town center on the subject property. She noted that the location of industrial adjacent to residences is a land use challenge that can and has been overcome and cited, as examples, areas in Miami Lakes, Doral, and south Kendall near the Tamiami Executive Airport where industrial type uses are located adjacent to residences. She highlighted the provisions of the Applicant's proffered covenant addressing compatibility including approximately 47% reduction in development intensity on the site, access restrictions to and from the residential community onto the site, the provision of a 50-foot buffer between the residences and the site (she gave an example of a proposed berm within the buffer area). She further highlighted that the covenant prohibits all uses permitted in the IU-3 zoning district, all but one use (cement and concrete storage) in the IU-2 zoning district, and about 68% of the uses permitted in the IU-1 zoning district (shown in covenant Exhibit F). Ms. Tapanes Llahues continued with a comparison of the proffered covenant the PAB saw at its transmittal hearing against the current version of the covenant that is more restrictive and provides a greater buffer to the residences. She highlighted fiscal benefits the proposed development could have on the County, the location of the property with regards to highway access and proximity to the Opa-Locka Executive Airport, and benefit to the community.

Mr. Robert Holland, co-counsel for the Applicant, highlighted that the prohibition of the industrial uses is in response to the PAB's instruction for the applicant to work with the community and come to a compromise on the range of uses that could be developed on the subject property, that progress was being made, but they have not reached agreement with the neighbors. He outlined the Applicant's efforts to address the neighborhoods concerns such as meetings and bus tours to industrial/business parks similar to the Applicant's vision including the Miramar Parkway Commerce and an area in Miami Lakes. Mr. Robert Holland reiterated the opportunity for an economic growth, job creation, and urban infill. He also referred to newspaper articles that highlight high unemployment and underemployment especially among blacks in South Florida and Miami-Dade County. He contended that the application and the proposed development would bring jobs to the area.

Mr. Tucker Gibbs, representing the Golf Park, Tri-Community, and the Little River Farms homeowners Associations, expressed continued opposition to the application, in particular to the proposed industrial development. He stated that the application site is not suitably located or configured for industrial uses and that the proposed industrial use of the site is incompatible with the adjacent residential neighborhoods. He added that if adequate buffering is provided on the site then there may not be adequate room for the proposed industrial uses as the site is too narrow. He also stated that the application is inconsistent with goals, objectives and policies of the County's CDMP including the

Guidelines for Urban Form. Mr. Gibbs remarked that good planning is done through implementing good planning principles and should not be done through covenants. He added that the covenant provisions that would make the industrial uses compatible with the adjacent residences can be changed. He discussed the truck traffic that would be generated by the proposed industrial development and the impacts to the residents. He acknowledged that the community has had meetings with the Applicant and that no compromise has been reached. Mr. Gibbs presented the option of developing a new land use category that is appropriate and could be applied to the application site.

Alternatively, Mr. Gibbs offered a second option that to amend the application to request a 70-foot wide strip of Office/Residential designation along the perimeter of the property; align proposed industrial buildings on the property that the rears face the adjacent residences; align all driveways on the property towards the center of the property in front of the proposed industrial buildings to buffer truck traffic noise; Maximum building height of 35 feet or two-storey (comparable to industrial area in Miramar); 40-foot wide landscape buffer between buildings and property lines. He asked the PAB to at least recommend the second option or recommend denial of the application.

Two (2) persons spoke in favor of the application on the basis of economic opportunity and job creation. They applauded both the applicant and the neighbors for the negotiation efforts and the concessions they have made so far and urged the Planning Advisory Board to recommend adoption of the application.

Planning Advisory Board members Leal, Clyne, Meador, Marin, Chair Rinehart, and Aida G. Bao-Garciga commented generally in favor of the application indicating that the proposed development of the application site would benefit the community.

Board Member Clyne offered a motion to recommend that the application be Adopted with Change and with Acceptance of the Proffered Declaration of Restrictions as recommended by staff. Board Member Riley seconded the motion. The motion passed unanimously 11 to 0 as follows:

Carla Ascencio-Savola	Yes	Joseph James	Yes
Aida G. Bao-Garciga	Yes	Daniel Kaplan	Absent
Jose Bared	Yes	Serafin Leal	Yes
Reginald J. Clyne	Yes	Raymond Marin	Yes
Peter DiPace	Absent	Robert Meador	Yes
Horacio Huembes	Absent	Kimberly Ogren	Absent
Rolando Iglesias	Yes	Georgina Santiago	Absent

William A. Riley, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

Application No. 2

Mr. Rowe described Application No. 2 as a text amendment to the CDMP, requesting the release and deletion of an existing covenant from the "Restrictions Table" in the Land Use Element. He outlined that the covenant prohibits residential development on a 42-acre property located south of SW 88 Street/Kendall Drive and west of SW 167 Avenue designated "Business and Office" on the Adopted 2015-2025 Land Use Plan map. He added that staff's recommendation on the subject application is to Adopt as Transmitted. Mr. Rowe stated that the proposed amendment was the subject of a Land Use Plan map amendment filed in the April 2007 Cycle of Applications that expanded the Urban Development Boundary to include the subject property and changed the land use designation from "Agriculture" to "Business and Office". He stated that along with the approval of that application, two proffered Declaration of Restrictions were accepted by the Board of County Commissioners. Mr. Rowe explained that one of the covenants commits to the construction of a roadway (SW 172 Avenue) from Kendall Drive on to the property's southern boundary and the installation of a traffic

signal if warranted, at the intersection of Kendall Drive and SW 172 Avenue. He added that the second covenant prohibits residential development on the application site and is the subject of the current application. Mr. Rowe stated that the release and deletion of the subject covenant would allow the development of commercial uses on the application site up to a maximum 670,000 square feet; the mixing of commercial and residential uses; or the development of 546 residential units.

Mr. Rowe stated that approval of the subject application would not violate the level of service standards for public services and facilities and would not impact any historical or archaeological resources. He added that the subject property contains wetlands on the southwest portion of the property that were impacted and need to undergo restoration; In addition, a Class IV Wetland Permit will be required before development occurs on the wetland portion of the subject property. Mr. Rowe further stated that the property is within the West Wellfield Interim Protection Area and is subject to wellfield protection measures pursuant to the County Code. Mr. Rowe stated that the previous recommendations of the affected Community Council 11, the PAB and the BCC were to Transmit and Adopt.

Juan Mayol, Attorney for the Applicant, forewent making a presentation, but reserved time for rebuttal.

Ms. Cara Kapp, representing Clean Water Action, urged the PAB to recommend that the BCC uphold the subject covenant since removing it would constitute a betrayal of the public's trust and sets a dangerous precedent whereby developers may offer development restrictions and years later return to remove them. She stated that the Urban Development Boundary application was filed in 2005 and was denied because the BCC deemed that residential development on the application site was inappropriate. She added that the application was filed again in 2007 and was approved by the BCC because the Applicant proffered a Declaration of Restrictions prohibiting residential development on the application site. She pointed out that the State of Florida brought 'administrative litigation' against Miami-Dade County for approving the application filed in 2007. She added that many residents expressed concern about the development proposal in 2007, but that the BCC approved the application because residential development was prohibited on the application site. Ms. Kapp stated that the public is encouraged to participate in the development process but questions the legitimacy of that process when decisions made based on the public's input are overturned and blatantly ignored. She added that the applicant would argue that the dynamics of the neighborhood has changed and that residential development is now warranted; she stated that Clean Water Action strongly disagrees and added that the area has not changed dramatically enough to warrant a change on a decision made just a few years ago, and urged the PAB not to set a dangerous precedent whereby a developer would gain approval on a given project and just a few years later change the terms and present a totally different project. She stated that this is a bait and switch tactic that does not serve the community and does not facilitate open and honest government decision-making.

Laura Reynolds, representing the Tropical Audubon Society, stated that the Everglades provides inexpensive water to local residents; she asked the PAB to consider how the local economy would be affected if residents had to pay ten up to times more than what they currently pay for water. She added that the local economy is driven by healthy eco-tourism and attracting tourists to the County is 'at the heart of our future' and the approval of residential development at the edge of the County is in conflict with the success of those efforts. She also argued that population trends show that there would be an increase of elderly and young persons that will be searching for neighborhoods that would be 'easy to get around,' which means that the County would need to develop walk-able and bike-able communities and urged the PAB is to 'look at the big picture' and recognize these trends. She argued that the public would lose faith in decisions made based on covenants if these decisions are eventually degraded because of decisions by public officials to remove these covenants. She added that what's before the PAB is the big picture for Miami-Dade County; the faith of the public and the public's trust. She urged the PAB to keep the covenant in place.

Mr. Juan Mayol highlighted that the Board of County Commissioners voted unanimously to Transmit and Adopt the application at its May 16, 2012 transmittal hearing. He added that the purpose of releasing and deleting the existing covenant is to allow residential on the subject property in addition to all the other uses allowed under the property's "Business and Office" CDMP land use designation. He stated that the subject covenant was proffered voluntarily by the applicant, and at that time the neighbors did not offer comments as to the contents of the covenant. Mr. Mayol stated that when the application was filed in April 2007, County staff analysis demonstrated that there was no need for additional residential uses in the County based on the analysis contained in the Adopted 2003 Evaluation and Appraisal Report. He added that the current application is based on analysis in the Adopted 2010 Evaluation and Appraisal Report, which demonstrates a need for residential uses and that Minor Statistical Areas (MSA) 6.1 and 6.2 show a depletion of residential land by 2014.

Mr. Mayol stated that when the April 2007 application went before an Administrative Law Judge, the judge's order only mentioned the residential development issue once, only to describe the application; adding that residential development on the subject property played no role in the decision of the Administrative Law Judge. He emphasized the fact that the Administrative Law Judge upheld the approval of the application by the Board of County Commissioners. Mr. Mayol stated that the subject application satisfies all of the requirements of Land Use Element Policy LU-8E which provides a basis for approval of the application. He stated that the real estate market changes constantly and no one knows what this market will be a year from now; and explained that the details of the proposed development on the application site will be presented on a site plan to the affected community council. He further added that covenants contain terms that indicate that one may present evidence to show that development conditions have changed to warrant changes in the development process. Mr. Mayol emphasized that the state and regional reviewing agencies had no objections to the application and that the public had an opportunity to speak on the proposed changes, adding that the only individuals that showed up to comment on the subject application were the representatives of Clean Water Action and the Tropical Audubon Society. He stated that if the applicant had determined that an all-commercial development on the application site would be financially feasible that he would have proceeded with that type of development instead of undergoing an expensive CDMP process to release and delete an accepted covenant. He urged the PAB to approve the request in order for the Applicant to be able to present a mixed-use project, which would be a better project than an all-residential or an all-commercial project.

Board Members had no comments on the subject application. Board Member Bared made a motion to Adopt as Transmitted. Board Member Iglesias seconded the motion and it passed unanimously 10 to 0 as follows:

Carla Ascencio-Savola	Absent	Joseph James	Yes
Aida G. Bao-Garciga	Yes	Daniel Kaplan	Absent
Jose Bared	Yes	Serafin Leal	Yes
Reginald J. Clyne	Yes	Raymond Marin	Yes
Peter DiPace	Absent	Robert Meador	Yes
Horacio Huembes	Absent	Kimberly Ogren	Absent
Rolando Iglesias	Yes	Georgina Santiago	Absent

William A. Riley, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

Application No. 3

Mr. Rowe described Application No. 3 as a request to amend the CDMP Adopted 2015-2025 Land Use Plan map to redesignate a ±67.89 gross acre portion (identified as parcel A) of the application site (±141.57 gross acres) from "Low-Medium Density Residential (6 to 13 DU/gross acre)" to "Business and Office"; release an existing Declaration of Restrictions governing the application site;

and revise the "Restrictions Table" in the Land Use Element to include a new Declaration of Restrictions if accepted by the BCC. Mr. Rowe stated that the application site is located at the southwest corner of SW 124 Avenue and SW 152 Street, and is adjacent to Miami-Dade Zoological Parks and Gardens and the U.S. Coast Guard Housing Facility. He added that the subject property is partially developed with a research facility associated with the University of Miami.

Mr. Rowe explained that the application site was the subject of a CDMP land use change application filed during the April 2004 Cycle of Amendments and was adopted in May 2005. He explained that in 2005, the entire ±141.57 gross acre site was redesignated on the LUP map to "Low-Medium Density Residential" with acceptance of a proffered Declaration of Restrictions that committed the property to be developed as a Traditional Neighborhood Development (TND) with a maximum of 1,200 residential units; the development of 170,000 sq. ft. of commercial uses to be located along SW 152 Street; the donation to the Miami-Dade County Public School of 4.0 acres for a school facility; the donation of a minimum of 18,000 square feet parcel to the Miami-Dade Library system; the preservation of an existing Natural Forest Community (NFC) on the application site; and the provision of written notices to future residents of the proposed development that their property is located in the vicinity of Miami-Dade Zoological Parks and Gardens and the NFC, and therefore, may be affected by noise and traffic from Zoo Miami and smoke generated from controlled burnings within the NFC. Mr. Rowe explained that the new proffered covenant maintains most of the above-mentioned provisions of the old covenant, except that commercial development on the "Business and Office" designated portion of the subject property (Parcel A) would be increased from 170,000 square feet to 370,000 square feet of retail, and residential development on the portion of the property that would remain designated as "Low-Medium Density Residential" (Parcel B) would be reduced from 1,200 units to 900 units. He added that the parcel that would be donated to Miami-Dade County School Board is addressed in a separate covenant.

Mr. Rowe explained that if approved, the allowable development on the application site would support and be compatible with the planned Zoo Miami Entertainment Area development which is an attraction-type destination that would complement the zoo. He added that approval of the subject application would not cause the level of service standards for public services and facilities to be violated. Mr. Rowe pointed out that a sewer pump station on the application site would be impacted beyond its capacity, and therefore, the pump station would need to be upgraded by the applicant. He added that the proposed development would not negatively impact any historical or archaeological resources and environmental resources since the new covenant commits to preserving the existing NFC on the application site. Mr. Rowe stated that there was no quorum during the affected community council's public hearing. He stated that both the PAB and the BCC initially recommended the application be transmitted with acceptance of the Proffered Declaration of Restrictions and adopted.

Mr. Ivan Rodriguez, Representative from the Miami-Dade County Public Schools, acknowledged that there is an existing covenant between the applicant and the Miami-Dade County School Board for a 4.0 acre site that would be donated by the applicant for a school facility. Board Member Marin made a motion to Adopt as Transmitted with Acceptance of the Proffered Declaration of Restrictions. Board Member Meador seconded the motion and it passed unanimously 9 to 0 as follows:

Carla Ascencio-Savola	Absent	Joseph James	Yes
Aida G. Bao-Garciga	Yes	Daniel Kaplan	Absent
Jose Bared	Absent	Serafin Leal	Yes
Reginald J. Clyne	Yes	Raymond Marin	Yes
Peter DiPace	Absent	Robert Meador	Yes
Horacio Huembes	Absent	Kimberly Ogren	Absent
Rolando Iglesias	Yes	Georgina Santiago	Absent

William A. Riley, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

III. Overall Resolution

Board Member James made a motion to Adopt the preliminary votes for Application Nos. 1, 2 and 3. Board Member Leal seconded the motion and it passed unanimously 9 to 0 follows:

Carla Ascencio-Savola	Absent	Joseph James	Yes
Aida G. Bao-Garciga	Yes	Daniel Kaplan	Absent
Jose Bared	Absent	Serafin Leal	Yes
Reginald J. Clyne	Yes	Raymond Marin	Yes
Peter DiPace	Absent	Paul O'Dell	Yes
Horacio Huembes	Absent	Kimberly Ogren	Absent
Rolando Iglesias	Yes	Georgina Santiago	Absent

William H. Riley, Vice Chair, Yes
Wayne Rinehart, Chair, Yes

IV. Old Business
None

ADJOURNMENT

Being no further business before the Board, Chair Rinehart adjourned the meeting at 4:21 PM.

Respectfully submitted,

Jack Osterholt
Executive Secretary

ADDITIONAL MATERIALS/ITEMS SUBMITTED
AFTER THE BOARD OF COUNTY COMMISSIONERS
MAY 2012 TRANSMITTAL PUBLIC HEARING

October 3, 2012

- City of North Miami letter addressing Application No. 1, dated June 28, 2012
- Comments from State and Regional Reviewing Agencies on the Pending October 2011 Cycle CDMP Amendment Applications *(State Land Planning Agency Amendment No. 12-2ESR)*
- Department of Regulatory and Economic Resources Response to the State and Regional Reviewing Agency Comments, dated August 10, 2012
- Applicant's proposed roadway improvements to be included in the Capital Improvements Element in response to the Florida Department of Transportation's review comments on Application No. 1, submitted August 14, 2012
    - Table A-1, October 2011 CDMP Amendment Application No. 1, Cost Estimates For Proposed Roadway Improvements
    - Table A-2, Traffic Circulation, Capital Improvement Element – October 2011 CDMP Application No. 1
- Applicant's letter of partial withdrawal of Application No. 1, dated September 20, 2012
- Business Park Truck Study summary for Application No. 1, submitted August 28, 2012
- Response to Comments from Miami-Dade County Public Works, Related to the Business Park Truck Study, submitted September 25, 2012
- Executed Declaration of Restrictions for Application No. 1, submitted September 26, 2012
- Declaration of Restrictions for Application No. 3, submitted September 20, 2012
- Revised and Replaced pages for the Initial Recommendations: October 2011 Applications to Amend the Comprehensive Development Master Plan

RECEIVED
By the Clerk for the record.

OCT 03 2012
Item
Exhibit
Meeting 10/3/12 COMP

OCT 11

NORTH MIAMI
FLORIDA

2012 JUL -5 P 3:33

METROPOLITAN PLANNING SECT

June 28, 2012

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OCT 03 2012
Item Appl. No. 1
Exhibit
Meeting 10/3/12 CDMP

Miami Dade County
Attn: Mark Woerner
Public Works Department
Land Development Division
111 NW 1st Street, 16th Floor
Miami, FL 33128

RE: Application No. 1 Amending the Land Use Map of the Miami Dade County Development Master Plan (CDMP)

Dear Mr Woerner:

We are in receipt of your letter, notifying the City of North Miami of an application that was filed with your office for a land use change on a 196 acre site located at 2601 NW 119 Street in Unincorporated Miami Dade County. Based on the information provided, the applicant is requesting an amendment to the County's CDMP to change the land use designation from Parks and Recreation and Low Medium Density Residential to Industrial and Office and Business and Office land use.

Staff has reviewed the proposed amendment and suggest the following comments:

- As you are aware, the site is located in the City's water service area and would be served by the Winson Water Treatment Plant. As such the applicant should be advised to comply with the City's water and sewer standards and Code of Ordinances.

- On page 15 of the report, the applicant indicated that there is a 6 inch water main that provides service to the subject site as well as an 8 inch water main that abuts the site (both owned by the City of North Miami). The developer proposes to extend the public water main to serve the entire project. As such, it should be noted that it is required that all new expansions be approved by the City's Public Works Department, pay water and sewer impact fees and enter into an agreement with the City for water and sewer service.

- On page 16 of the report the applicant also proposes to connect to a 20 inch water main on "SW 104 Street abutting the property (in unincorporated Miami Dade County) as well as extend a new 12 inch water main to the site". The Street reference appears to be a typo since there is no such street abutting the site. Nonetheless it should be noted that the City has adequate capacity to accommodate the additional demands of the proposed development. The City will not release the site from its water service area without a formal request, which is subject to the approval of the City's mayor and Council.

776 NE 125 Street | North Miami | Florida | 33161

Telephone 305.893.6511

Fax: 305.895.4074

- On page 17 of the report the applicant proposes to connect to the regional sewer system by extending an 8 inch sewer force main to NW 32 Avenue and NW 119 Street and connecting to an existing 20 inch sewer force main outside of the City's Sewer Service area. The City will not release the site from its water service area without a formal request, which is subject to the approval of the City's mayor and Council.

Should you require any additional information or need clarification on any information contained in this correspondence, please contact me at (305) 895-9821 or via email at mcalloway@northmiamifl.gov or contact our City Planner, Tanya Wilson-Sejour at (305) 895-9826 or via email at tsejour@northmiamifl.gov.

Sincerely,

Maxine Calloway

Maxine Calloway, Esq., AICP, Director
Community Planning & Development Department

TWS/wpl/mc

c: Stephen Johnson, City Manager
Aleem Ghany, Public Works Director
Tanya Wilson-Sejour, AICP, City Planner, Community Planning and Development
Wisler Pierre-Louis, PE., City Engineer
Bill Pable, Department of Economic Opportunity
Maria A. Valdes, Planning & Water Use Unit Supervisor, Miami-Dade Water and Sewer Department

COMMENTS FROM STATE AND REGIONAL REVIEWING AGENCIES ON THE PENDING OCTOBER 2011 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN FOR MIAMI-DADE COUNTY, FLORIDA (Amendment No. 12-2ESR)

Comments Submitted By:

- Florida Department of Education, dated June 13, 2012
- Florida Department of Environmental Protection, dated June 21, 2012
- Florida Department of Agriculture and Consumer Services, dated June 27, 2012
- South Florida Water Management District, dated June 29, 2012
- Florida Department of Transportation, dated July 6, 2012
- Florida Department of Economic Opportunity, July 6, 2012
- South Florida Regional Planning Council, dated July 10, 2012

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Item Appl. No. 1
Exhibit
Meeting 10/3/12 CDMP

FLORIDA DEPARTMENT OF EDUCATION

2012 JUN 22 P 4: 05

PLANNING & ZONING
METROPOLITAN PLANNING SECT

STATE BOARD OF EDUCATION

KATHLEEN SHANAHAN, Chair
ROBERTO MARTÍNEZ, *Vice Chair*

Members
SALLY BRADSHAW
GARY CHARTRAND
DR. AKSHAY DESAI
BARBARA S. FEINGOLD
JOHN R. PADGET

Gerard Robinson
Commissioner of Education

Just Read, Florida!

June 13, 2012

Mr. Mark Woerner, AICP, Assistant Director for Planning
Miami-Dade County Regulatory
and Environmental Resources Department
111 NW 1st Street, 12th Floor
Miami, Florida 33128
Via E-mail: mwoerner@miamidade.gov

Dear Mr. Woerner:

Re: Miami-Dade County 12-2 (Expedited State Review)

Thank you for the opportunity to review the Miami-Dade County 12-2ESR proposed amendment package, which the Florida Department of Education received on June 8, 2012. According to the department's responsibilities under Section 163.3184(3), Florida Statutes, I reviewed the amendment considering provisions of Chapter 163, Part II, F.S., and to determine whether the proposal, if adopted, would have the potential to create adverse effects on public school facilities.

The proposal includes three applications, each of which provides for increased residential densities. The data and analysis demonstrates coordination with the Miami-Dade County school district pursuant to the interlocal agreement. The district's analyses indicate that Application 1 has the potential to create a deficit of 17 elementary school level student stations, that school capacity in the area affected by Application 2 appears to be sufficient, and that Application 3 is vested due to the limit on residential development and dedication of a four-acre school site.

The amendment would be improved if revised to respond to the analysis of Application 1 by adopting a policy framework to address the effects of the proposed new residential program on public school facilities. Based on local needs and as supported by appropriate data and analysis, the framework could include policies to establish a residential development phasing plan, require dedication of a suitable site for future school development, or include a capital plan to correct anticipated school capacity deficiencies in phase with residential development. Alternately, the county may wish to consider a policy to cap the number of dwelling units at a level that can be supported with school capacity expected to be available to serve the area affected by the development.

THOMAS H. INSERRA
DIRECTOR, OFFICE OF EDUCATIONAL FACILITIES

325 W. GAINES STREET • SUITE 1014 • TALLAHASSEE, FLORIDA 32399-0400 • (850) 245-0494 • FAX (850) 245-9304
www.fldoe.org

Florida Department of
Environmental Protection
Marjory Stoneman Douglas Building
3900 Commonwealth Boulevard
Tallahassee, Florida 32399-3000

Rick Scott
Governor

Jennifer Carroll
Lt. Governor

Herschel T. Vinyard Jr.
Secretary

2012 JUN 21 P 2: 15

June 21, 2012

Mr. Mark R. Woerner
Assistant Director for Planning
Miami-Dade Sustainability Department
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, Florida 33128

Re: Miami-Dade County 12-2ESR Proposed; Expedited Comprehensive Plan Amendment Review

Dear Mr.Woerner:

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment proposal under the procedures of Chapter 163, *Florida Statutes*. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; water and wastewater treatment; and, where applicable, the Everglades ecosystem.

Based on our review of the adopted amendment, the Department has found no provision that requires comment under laws that form the basis of the Department's jurisdiction Thank you for the opportunity to comment on the proposed amendment package. Should you have any questions or require further assistance, please call me at (850) 245-2169.

Sincerely,

Chris Stahl

Chris Stahl
Office of Intergovernmental Programs

/cjs

OCT 11 cycle

OFFICE OF THE COMMISSIONER
(850) 488-3022

THE CAPITOL
400 SOUTH MONROE STREET
TALLAHASSEE, FLORIDA 32399-0800

FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES

COMMISSIONER ADAM H. PUTNAM

2012 JUL -2 P 4:54

June 27, 2012

VIA EMAIL (mwoerner@miamidade.gov)

Miami-Dade County Regulatory and Economic Resources Dept.
Attn: Mark R. Woerner
111 NW 1st Street, 12th Floor
Miami, Florida 33125

Re: DACS Docket # -- 20120608-121-Miami-Dade
Miami-Dade County Comprehensive Development Master Plan
Submission dated May 31, 2012

Dear Mr. Woerner:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on June 8, 2012 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2291.

Sincerely,

Clay Martin
Senior Policy Analyst
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Miami-Dade County 12-2 ESR)

241753

SOUTH FLORIDA WATER MANAGEMENT DISTRICT

2012 JUL -5 P 4: 34

to Mark Woerner

METROPOLITAN PLANNING SECT

June 29, 2011

Mr. Jack Osterholt, Deputy Mayor
Miami-Dade County
Office of the Mayor
111 N.W. First Street, 29th Floor
Miami, Florida 33128-1930

Dear Mr. Osterholt:

Subject: Miami-Dade County, Department of Economic Opportunity #12-2ESR Comments on Proposed Comprehensive Plan Amendment Package

The South Florida Water Management District (District) has completed its review of the proposed amendment package submitted by Miami-Dade County (County). The package includes two proposed Land Use Plan Map amendments and one Land Use Element text amendment. There appear to be no regionally significant water resource issues; therefore, the District forwards no comments on the proposed amendment package.

The District offers its technical assistance to the County and the Department of Economic Opportunity in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Once the amendment is adopted, please forward a copy to the District. For assistance or additional information, please contact Terry Manning, Planning and Policy Analyst, at (561) 682-6779 or tmanning@sfwmd.gov.

Sincerely,

Rod A. Braun
Director
Office of Intergovernmental Programs

RB/tm

c: Ray Eubanks, DEO
Rachel Kalin, SFRPC
Terry Manning, SFWMD
James Stansbury, DEO
Mark Woerner, Miami-Dade County

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JUL - 3 2012
OFFICE OF MAYOR

Florida Department of Transportation

RICK SCOTT
GOVERNOR

1000 NW 111 Avenue
Miami, Florida 33172-5800

ANANTH PRASAD, P.E.
SECRETARY

2012 JUL -9 P 4:48
METRO PLANNING SECT

July 6, 2012

Mark Woerner, AICP
Assistant Director for Planning
Miami-Dade County Regulatory and Economic Resources Department
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, FL 33128

Subject: Comments for the Proposed Comprehensive Plan Amendments, Miami-Dade County, DEO #12-2ESR

Dear Mr. Woerner:

The Florida Department of transportation, District Six, completed a review of the *Proposed Comprehensive Plan Amendments, Miami-Dade County, DEO #12-2ESR.* The District has reviewed the amendment package per *Chapter 163 Florida Statutes* and offers the comments below. Please contact Ken Jeffries at 305-470-5445 if you have any questions concerning our response.

- For the Rosal amendment, it is recommended that Miami-Dade County add the proposed SR 924 improvement to the five-year schedule of capital improvements in the Capital Improvements Element. The County should denote the project as "funded" or "unfunded" and prioritize it in accordance with 163.3177(3)(a), F.S. Improvements needed to achieve adopted LOS standards should be included in the five-year schedule even if the projects are privately funded. The Transportation Map series should also be updated to include the SR 924 improvement.
- For both the Rosal and the RAM Development Company amendments, the Department's review is contingent on Miami-Dade County's adoption of the proposed Declarations of Restrictions into the Land Use Element. The Department has contacted Miami-Dade County to discuss this and is comfortable with the intent of the County to include the agreements in the comprehensive plan.
- Miami-Dade County should consider revising its comprehensive plan to include maximum floor area ratios and similar standards in its land use descriptions. Per 163.3177(1), F.S., comprehensive plans "shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and land use regulations."

Rick Scott
GOVERNOR

FLORIDA DEPARTMENT of ECONOMIC OPPORTUNITY

Hunting F. Deutsch
EXECUTIVE DIRECTOR

2012 JUL -9 P 2:56

METROPOLITAN PLANNING SECT

July 6, 2012

The Honorable Carlos A. Gimenez
Mayor, Miami-Dade County
Stephen P. Clark Center
111 NW 1st Street
Miami, Florida 33128

Dear Mayor Gimenez:

The State Land Planning Agency has completed its review of the proposed comprehensive plan amendment for Miami-Dade County (Amendment No. 12-2ESR), which was received on June 8, 2012. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comment related to important state resources and facilities within the Agency's authorized scope of review that will be adversely impacted by the amendment if adopted. The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held and the amendment adopted within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the state land planning agency and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

If you have any questions concerning this review, please contact Bill Pable, AICP, at (850) 717-8534, or by email at bill.pable@deo.myflorida.com.

Sincerely,

James D. Stansbury
Regional Planning Administrator

JDS/bp

Enclosure(s): Procedures for Adoption

cc: Mark Woerner, AICP, Assistant Director of Planning, Miami-Dade County
James F. Murley, Executive Director, South Florida Regional Planning Council

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SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format,** clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

> The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Rowe, Garett A. (RER)

From: Kathe Lerch [klerch@sfrpc.com]
Sent: Tuesday, July 10, 2012 9:24 AM
To: ydelacruz@cityofhialeahgardens.com; mgonzalez@cityofhialeahgardens.org; jerry@belldavid.com; worthingtonp@ci.marathon.fl.us; garrettg@ci.marathon.fl.us; Mayor; Osterholt, Jack (Office of the Mayor); Rowe, Garett A. (RER); Woerner, Mark (RER)
Cc: DCPexternalagencycomments@deo.myflorida.com; Rachel Kalin
Subject: Review of the SFRPC Agenda # III.D for July 9, 2012. PROPOSED: City of Hialeah Gardens, SLPA #12-1ESR; City of Marathon, SLPA #12-1ACSC; Miami-Dade County, SLPA #12-2ESR;
Attachments: Agenda July12_IIID.pdf

At the July 9, 2012 meeting, the South Florida Regional Planning Council approved the attached report. Should you have any questions, contact Rachel Kalin of Council staff, (954) 985-4416 or rkalin@sfrpc.com.

PROPOSED AMENDMENTS

SLPA #12-1ESR, SFRPC Agenda Item #III.D; City of Hialeah Gardens
Mayor CC
Yioset De La Cruz *Mirtha Gonzalez/Jerry Bell*
ydelacruz@cityofhialeahgardens.com; mgonzalez@cityofhialeahgardens.org; jerry@belldavid.com

SLPA #12-1ACSC SFRPC Agenda # III.D; City of Marathon
Mayor CC
Pete Worthington *George Garrett*
worthingtonp@ci.marathon.fl.us; garrettg@ci.marathon.fl.us

SLPA #12-2ESR, SFRPC Agenda Item #III.D; Miami-Dade County
Mayor CC
Carlos Gimenez Garett Rowe, Mark Woerner
mayor@miamidade.gov;josterholt@miamidade.gov; rowega@miamidade.gov; mwoerner@miamidade.gov;

South
Florida
Regional
Planning
Council

MEMORANDUM

AGENDA ITEM #III.D

DATE: JULY 9, 2012

TO: COUNCILMEMBERS

FROM: STAFF

SUBJECT: LOCAL GOVERNMENT COMPREHENSIVE PLAN PROPOSED AND ADOPTED AMENDMENT **CONSENT AGENDA**

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to 1) adverse effects on regional resources and facilities identified in the *Strategic Regional Policy Plan for South Florida* (*SRPP*) and 2) extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the Region.

A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the State Land Planning Agency within 30 calendar days of receipt of the amendment.

Staff analysis confirms that the proposed and/or adopted amendments identified in the Table below are generally consistent with and supportive of the Goals and Policies of the *SRPP*. Attached are the separate amendment review forms that will be sent to the local government and State Land Planning Agency.

Local Government and Plan Amendment Number	Proposed	Adopted**	Attachment	Proposed Council Review Date and Consistency Finding*	Local Government Transmittal or Adoption Public Hearing and Meeting	Governing Body Adoption Vote
Hialeah Gardens #12-1ESR	✔	N/A	1	N/A	5/1/12	5-0
Miami-Dade County #12-2ESR	✔	N/A	2	N/A	5/16/12	12-0
Marathon #12-1ACSC	✔	N/A	3	N/A	6/12/12	5-0
Coconut Creek #12-2ESR	N/A	✔	4	12/5/11 Consistent	5/24/12	4-0
Monroe County #12-1ACSC	N/A	✔	5	2/6/12 Consistent	5/22/12	5-0

*If adopted the proposed Council Review Date and Consistency Finding is shown in Column 5;
**The amendment is not required to be reviewed at transmittal.; N/A: not applicable

3440 Hollywood Boulevard, Suite 140, Hollywood, Florida 33021
Broward (954) 985-4416, State (800) 985-4416
FAX (954) 985-4417, e-mail: sfadmin@sfrpc.com, website: www.sfrpc.com

Recommendation

Find the adopted plan amendments from the local governments of Coconut Creek, Hialeah Gardens, Marathon, Miami-Dade County, and Monroe County generally consistent with the *Strategic Regional Policy Plan for South Florida*. Approve this report for transmittal to the local governments with a copy to the State Land Planning Agency.

Attachment 1

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

South Florida Regional Planning Council Agenda Item and Date: III.D; July 9, 2012.

Local Government Amendment Number: **Hialeah Gardens proposed #12-1ESR.**

Date Comments due to Local Government: June 30, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to June 30, 2012.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT
The proposed amendment consists of text changes to the Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental, Capital Improvements, and Educational Elements of the City Comprehensive Plan. The proposed changes reflect amendments to Chapter 163, Part II, Florida Statutes, related to the 2011 Community Planning Act (House Bill 7207), addressing current population, infrastructure, and resource data and inventory, and include general housekeeping revisions.

Proposed changes would provide for consistency with the City's land development regulations, Concurrency Management System, Design Guidelines Ordinance, Water Supply Facilities Work Plan, Five-Year Capital Improvements Schedule, and the Miami-Dade County Public Schools Five-Year Work Program; restrict residential mixed use development from the City's Northwest District; incorporate a definition for low-income residents and revise targets for providing a specific number of rental and homeownership units as affordable by 2020.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the text amendments.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Not Applicable.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable.

Attachment 2

FLORIDA REGIONAL COUNCILS ASSOCIATION
LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENT REVIEW FORM 01

South Florida Regional Planning Council Agenda Item and Date: III.D; July 9, 2012.

Local Government Amendment Number: **Miami-Dade County proposed #12-2ESR.**

Date Comments due to Local Government: July 6, 2012.

Date Mailed to Local Government and State Land Planning Agency: Prior to July 6, 2012.

Pursuant to Section 163.3184, Florida Statutes, Council review of amendments to local government comprehensive plans is limited to adverse effects on regional resources and facilities identified in the Strategic Regional Policy Plan for South Florida (SRPP) and extrajurisdictional impacts that would be inconsistent with the comprehensive plan of any affected local government within the region. A written report containing an evaluation of these impacts, pursuant to Section 163.3184, Florida Statutes, is to be provided to the local government and the state land planning agency within 30 calendar days of receipt of the amendment.

DESCRIPTION OF AMENDMENT

The proposed amendment package contains three applications and consists of a Future Land Use Map and Land Use Element text amendments to the Miami-Dade County Comprehensive Development Master Plan (CDMP).

Application 1 would change approximately 1.96 acres of land from Parks and Recreation and Low-Medium Density Residential to Industrial and Office and Business and Office. The site is located between NW 22nd Avenue and NW 27th Avenue, and between NW 132nd Street and NW 107th Street; bisected by NW 119th Street (Gratigny Parkway). The site is vacant and formerly a golf course. Surrounding existing uses are single-family Residential to the north, east, and south; Institutional to the south; and single- and multi-family Residential and Commercial to the west. This application would also revise the Restrictions Table in the Land Use Element to include a proffered Declaration of Restrictions, limiting retail and services uses to 400,000 square feet and office, light-industrial, warehouse and flex space uses to 1,600,000 square feet. The proposed changes would allow business, office and industrial uses on the site.

Application 2 would remove the current Declaration of Restrictions that prohibits residential development from the Restrictions Table in the Land Use Element for a 42.0 acre property, located south of SW 88th Street/Kendall Drive and west of SW 167th Avenue. The site is currently designated Business and Office, which allows residential uses but the proffered covenant restricts residential development. Since the covenant was originally proffered, there is a projected need for residential development, which has been estimated by County staff. The proposed removal of the covenant would allow for mixed-use development on the site.

Application 3 would change approximately 141.57 acres of land from Low-Medium Density Residential to Business and Office. The site is located on the southwest corner of SW 124th Avenue and Southwest 152nd Street. The site is mostly vacant land, with the existing land uses of Residential to the north, retail and Institutional to the east, U.S. government properties to the south and Natural Forest Community to the west. The planned uses include Residential to the north and south, and Institutions, Utilities and Communications, Zoo Miami Entertainment District and Environmentally Protected Parks to the east, south, and west. Additionally, the application would revise the existing Declaration of Restrictions in the Land Use Element from 1200 to 900 residential dwelling units to allow for a greater mix of non-residential uses; and define commercial intensities.

No adverse effects to regional resources and facilities or extrajurisdictional impacts would result from the text or map amendments.

1. ADVERSE EFFECTS TO SIGNIFICANT REGIONAL RESOURCES AND FACILITIES IDENTIFIED IN THE STRATEGIC REGIONAL POLICY PLAN.

Not Applicable.

2. EXTRAJURISDICTIONAL IMPACTS INCONSISTENT WITH ANY COMPREHENSIVE PLANS OF LOCAL GOVERNMENTS WITHIN THE REGION.

Not Applicable

Department of Regulatory and Economic Resources
Response to the State and Regional Reviewing Agency Comments
Miami-Dade County Amendment No. 12-2ESR Addressing the October 2011 Cycle Applications to Amend the Comprehensive Development Master Plan (CDMP)

August 10, 2012

This report contains the responses of the Department of Regulatory and Economic Resources (Department) to the comments of reviewing agencies, the Florida Department of Education (FDOE) and the Florida Department of Transportation (FDOT), on the October 2011 Cycle applications transmitted for review and comment by the Miami-Dade County Board of County Commissioners. The FDOE issued comments on Application No. 1 by letter dated June 13, 2012 and the FDOT issued comments on Application Nos. 1 and 3 by letter dated July 6, 2012

In the following presentation, the specific Reviewing Agency comments are presented by application and/or applicable CDMP Element, followed by a response of the Department of Regulatory and Economic Resources. The issuance of the responses contained herein does not preclude the issuance of other future responses by the Department. Moreover, the responses issued by the Department are not necessarily those of the applicants, Local Planning Agency (Planning Advisory Board), or Board of County Commissioners, which may offer their own responses to points made by each reviewing agency.

FDOT Comment *(Application No. 1)*:

- *For the Rosal amendment, it is recommended that Miami-Dade County add the proposed SR 924 improvement to the five year scheduled of capital improvements in the Capital Improvement Element. The County should denote the project as "funded" or "unfunded" and prioritize it in accordance with 163.3177(3)(a), F.S. Improvements needed to achieve adopted LOS standards should be included in the five-year schedule even if the projects are privately funded. The Transportation Map series should also be updated to include the SR 924 improvement.*

Department Response:
The extension of the existing fourth westbound travel lane on SR 924/NW 119 Street extending from East Golf Drive to West Golf Drive for a distance of approximately 775 feet and proposed eastbound right turn lane(s) for the portion of the property located south of NW 119 Street between West Golf Drive and East Golf Drive, which are needed to ensure Gratigny Parkway will not be deteriorated below its adopted LOS standard have been identified in Figure 6 and Table 5G of the Transportation Analysis Report and included in the proposed Declaration of Restrictions submitted by the applicant in support of the subject application. As recommended by the FDOT, the roadway improvements will be included in the five year schedule of the Capital Improvements Element as privately funded projects. However, the CDMP Adopted 2015 and 2025 Land Use Plan (LUP) map and the Traffic Circulation Subelement map series will not be changed because the LUP map already shows NW 119 Street as Major Roadway (3 or more lanes) and the Traffic Circulation Subelement map series do not show small roadway segments with 3, 5 or 7 lanes.

FDOT Comment *(Application Nos. 1 & 3)*:

- *For both the Rosal and the RAM Development Company amendments, the Department's review is contigent on Miami-Dade County's adoption of the proposed Declaration of*

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Item App. No. 1
Exhibit
Meeting 10/3/12 Comp

Restrictions into the Land Use Element. The Department has contacted Miami-Dade County to discuss this and is comfortable with the intent of the County to include the agreements in the comprehensive plan.

Department Response:
If both applications are adopted and the proposed declaration of restrictions accepted by the Board of County Commissioners, the declaration of restrictions will listed in the "Restrictions Accepted by the Board of County Commissioners in Association with Land Use Plan Map Amendments" table be included in the Land Use Element of the CDMP.

FDOT Comment *(Applies to CDMP Land Use Element)*:

- *Miami-Dade County should consider revising its comprehensive plan to include maximum floor area ratios and similar standards in its land use descriptions. Per 163.3177(1), F. S., comprehensive plans "shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and land use regulations."*

Department Response:
The CDMP Land Use Element, "Interpretation of the Land Use Plan Map" section on pages I-25 and I-26, establishes maximum floor area ratios (FAR) for maximum intensities of non-residential development on land designated on the CDMP Adopted 2015 and 2025 Land Use Plan map, except where otherwise provided in the CDMP. Such FAR exceptions are presented for mixed use development on page I-40, for development within urban centers on page I-49, and for the Zoo Miami Entertainment Area future land use category on pages I-52.2 through I-52.4. These FAR provisions are consistent with the requirements of Chapter 163, Florida Statutes. Therefore, there is no need to include FAR standards in each land use category as indicated.

FDOE Comment *(Application No. 1)*:

- *The proposal includes three applications, each of which provides for increased residential densities. The data and analysis demonstrates coordination with the Miami-Dade County school district pursuant to the interlocal agreement. The district's analyses indicate that Application 1 has the potential to create a deficit of 17 elementary school level student stations, that school capacity in the area affected by Application 2 appears to be sufficient, and that Application 3 is vested due to the limit on residential development and dedication of a four-acre school site.*

  The amendment would be improved if revised to respond to the analysis of Application 1 by adopting a policy framework to address the effects of the proposed new residential program on public school facilities. Based on local needs and as supported by appropriate data and analysis, the framework could include policies to establish a residential development phasing plan, require dedication of a suitable site for future school development, or include a capital plan to correct anticipated school capacity deficiencies in phase with residential development. Alternately, the county may wish to consider a policy to cap the number of dwelling units at a level that can be supported with school capacity expected to be available to serve the area affected by the development.

Department Response:
Miami-Dade County Public Schools capacity reviews for land use applications are considered planning level reviews, not public school concurrency reviews; therefore, this review does not require the County to deny or approve the application based on school planning level reviews. A school concurrency determination review is required prior to approval of final subdivision plats, sites plans or functional equivalent, a land use plan amendment does not fit into any of these development categories. If at the time of the concurrency determination review, there is not sufficient capacity in the affected or contiguous concurrency service area to address the impact of the proposed development, the following steps shall apply: either (i) the project must provide capacity enhancement sufficient to meet its impact through proportionate share mitigation; or (ii) a condition of approval of the site plan or final plat (or functional equivalent) shall be that the project's impacts shall be phased and building permits shall be delayed to a date when capacity enhancement and level of service can be assured; or (iii) the project must not be approved.

However, in order to address DOE's concern and comments, the Applicant has submitted a revised Declaration of Restrictions restricting the potential residential development on the site from 2,886 to 2,000 dwelling units. The reduction in the number of dwelling units will result in sufficient student station capacity in all school levels to serve the subject application. This modification in the number of residential units requires a new analysis by Miami-Dade County Public Schools.

Applicant's proposed roadway improvements to be included in the Capital Improvements Element in response to the Florida Department of Transportation's Review Comments on Application No. 1

Submitted August 14, 2012

RECEIVED
By [illegible]

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Item App. No. 1
Exhibit
Meeting 10/3/12 Comp

TABLE A-1
OCTOBER 2011 CDMP AMENDMENT APPLICATION NO. 1
COST ESTIMATES FOR PROPOSED ROADWAY IMPROVEMENTS

8/14/2012

NO	ROADWAY OR INTERSECTION		TYPE OF IMPROVEMENT	[1] UNIT COST	SEGMENT LENGTH IN MILES	ESTIMATED CONSTRUCTION COST	ESTIMATED DESIGN & PERMITTING COST AT 10%	TOTAL ESTIMATED COST
1	NW 119 Street	East Golf Drive to West Golf Drive	Add 4th Westbound Travel Lane	$5,000,000 Per Mile	0.147	$735,000	$73,500	$808,500
2	NW 119 Street	West Golf Drive to East Golf Drive	Add Eastbound right turn lane(s)	$350,000 Per Turn Lane	2 Turn Lanes	$700,000	$70,000	$770,000
ESTIMATED IMPROVEMENT COSTS:								$1,578,500

[1] Cost estimates based upon similar projects funded in TIP 2013 along with input from Miami-Dade County Public Works.

TABLE A-2
TRAFFIC CIRCULATION
CAPITAL IMPROVEMENT ELEMENT - OCTOBER 2011 CDMP AMENDMENT APPLICATION NO. 1

8/14/2012

Project Number	Project Name and Location	Year of Completion	(In Thousands of Dollars) Prior Years	1 2012/13	2 2013/14	3 2014/15	4 2015/16	5 2016/17	6 2017/18	6 Year Totals	Future Years	Project Totals	Funding Source
1	Add the 4th westbound through lane on NW 119 Street from East Golf Drive to West Golf Drive	12/2017	0.000	0.000	0.000	0.000	73.500	735.000	0.000	808.500	0.000	808.500	Developer Funded 507
2	Add eastbound right turn lanes on NW 119 Street from West Golf Drive to East Golf Drive	12/2017	0.000	0.000	0.000	0.000	70.000	700.000	0.000	770.000	0.000	770.000	Developer Funded 507
ESTIMATED IMPROVEMENT COSTS:			0.000	0.000	0.000	0.000	143.500	1435.000	0.000	1578.500	0.000	1578.500	

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Shayon Reed	2145 NW 129 ST	(786) 307-5865
2	Tasha Booker	13220 NW 21 AVE	(305) 687-4647
3	Bobby Reed	2145 NW 129 ST	(786) 307-5865
4	LONNIE HEMMINGWAY	2180 N.W 107th	786-299-8202
5	Adelle Brown	1021 NW 2 Dr	305 691 6790
6	Clement Mennis	1710 N.W. 90 ST	305 836 4070
7	Maria Gutierrez	2495 NW 110 ST	305 809 5796
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By the Clerk for the record
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Item Appl. No. 1
Exhibit
Meeting 10/3/12 CDMP

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Mary Miney	2645 N.W. 110st	
2	Tammy Bunch	2645 N.W. 110st.	
3	Otis Miney	2645 N.W. 110st	
4	[illegible]	2575 NW 112 ST	305-687-9586
5	Layanya Sandy	2585 NW 112 st	
6	Veronica M. Benitez	2585 nw 112 st	
7	Alfredo J. Rodrigues	2585 NW 112st	
8	[illegible]	2585 NW 112st	
9	Roberto Hernandez	2585 NW 112st	
10	Yosvany Gomez	2585 NW 112st	
11	Alejandro Fernandez	2585 NW 112st	
12			
13			
14			
15			

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	James D. Sims James D. Sims	12425 N W 22 Ave	305-450-3759 GGKhiolcoT.NET
2	Robert Baker	1760 NW 132 St	305 683 1617
3	James Anderson	12415 N.W. 22 Ave	954-643-4325
4	Shannon Miller	2331 East 9 Ct	
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Barrack Moore	12801 Westview Dr.	786-873-9157
2	Sharon Hargrove	12801 W. View Dr.	7868739157
3	Michael Hargrove	12761 W View Dr	305 6812105
4	Hortense Hargrove	12761 W View Dr	305 6812105
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name Darrell	Address	Phone/ e-mail
1	Darrell Bardgo	2511 N.W. 121	305 773-3046
2	Estell Bey	2615 N.W. 120	305-685-6261
3	Kadirah Abdel-Mukti	2630 NW 120 St.	(305) 457-6814 kadirah23@yahoo.com
4	Linda Washington	2530 N.W. 120th St	786 506-5001
5	Ray Charles St-Fleur	2515 N.W. 122nd St Miami, Fl	(3) 213-7964
6	Lakita Thompson	2490 NW 122 St. Miami, Fl.	(786) 2743909
7	Serena Forbes	2535 NW 122nd St Miami FL 33167	305 772-1516
8	Marva Pittman	2600 N.W. 120th St	786-879-4403
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Maria D. Crespo	13161 NW 18 AV Miami FL 33167	Maria de Jesus. Crespo@Gmail
2	Johnnie Walker	1210 NW 91st	305 836-0139
3	Joe's E Jones	1250 NW 91st	305 835 0663
4	Willie James King	9101 N.W. 13 Ct	305. 693-4313
5	KEITH VALLES	9201 NW 13 Ct	305) 710-2555
6	JOEY KING	9321 LITTLE RIVER BLVD	786 369 8979
7	DUYANE KING	910 N.W. 13 CT	305-693-4313
8	Shawn Moore	9211 N.W. 13 Ct	(305) 6-3918
9	MACK SAMUEL	9757 NW 8 Ave	786-623-9539
10	BRATTON MELVIN L	19468 NW 28 PL Miami Gardens FL 33056	305 620 0820
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	GEORGE Johnson	3135 N.W. 98 St	786-991-7828
2	Lawrence Daniels	1877 N.W. 93 Ter	305 694-9417
3	Willie Clayton	8420 N.W. 22 Pl	696-6150 305
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Shirley Collins	1255 N.W. 90 St	305-836 1648
2	Marjorie Young	1190 Little River	305-693 4325
3	Burnette Dilbark	9020 NW 8th Ave	305 798-7536
4	[illegible]	8920 NW. 12A	305-962-2665
5	Grace James	1260 Little River Dr	786-488-1623
6	José A. Lassalle	8901 NW 9th Ct	305 696-1261
7	Evelyn Wynn	1261 NW Little River Drive	(305) 693-1745
8	Walter Collins	1255 NW 90 St	305 8361648
9	Felicia Mayo	9110 NW 13th Ave	3183358631
10	Dwayne Wynn	Miami Fla. 1261 N.W. Little	305-751-3999
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Gladys Simmons	11700 West Golf Dr.	3/769-9259
2	Michelle G. Rogers	2344 NW 107th	3/399-6665
3	Ivan Quiroz	2435 NW 107 St	305 2440244
4	Martha Barry	2500 N.W. 112	305-681-6393
5	Joseph Jackson	2495 NW 115th	(305) 303-4651
6	Mary M. Homy	2551 NW 107 St	305 681-3909
7	Shirley Sawyer	12244 N.W. 22 Ave	305-680-2164
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Maria D. Crespo	13161 NW 18 AV Miami FL 33167	Maria de Jesus. Crespo@Gmail
2	Johnnie Walker	1210 NW 91 ST	305 836-0139
3	Tais E Jones	12580 NW 9 ST	305 835 0663
4	Willie James King	9101 N.W. 13 CT	305 693-4313
5	KEITH VALLES	9201 NW 13 CT	305) 710-2555
6	JOEY KING	9321 LITTLE RIVER BLVD	7863698979
7	DWYANE KING	9101 N.W. 13 CT	8305-693-4313
8	Shawn Moore	9211 N.W. 13 CT	(305) 6-3963
9	MACK SAMUEL	8957 NW 8 Ave	786-623-9539
10	BRATTON MELVIN L	19468 NW 28 PL Miami Gardens FL 33056	305 620 0820
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	GEORGE Johnson	3135 N.W. 98 St	786-991-7828
2	Lawrence Daniels	1877 N.W. 93 Ter	305 694-7417
3	Willie Clayton	8420 NW 22 Pl	696-6110 305
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	CHARLES HO-KING Charles Ho-King	11090 W GOLF DR MIAMI, FL 33167	305 681-9525
2	Cathy Havard IVAN PHILOCTETE	2430 NW 108th Miami, FL 33167	305-6874353 yphilocetete@yahoo.com
3	FRANK D'ANTRONO Frank D'Antrono	12830 NW 17 PL Miami, FL 33167	305-687-6426 frogmanfrank@bellsouth.net
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	SONNY WRIGHT	10701 N.W. 25th Ave	786-291-6009
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Lary Jones	1892 NW 112 St	786/426-6263
2	Everlina Chandler	1739 NW 112 Street	305-769-3698
3	BERNICE CAREY	2165 N.W. 133 St	305-688-3378
4	Judith Grey	1899 NW 112 St	786-506-5511
5	Mike Gunter	1920 NW 112 St	786-423-5891
6	MARIA ESQUIVEZ	1875 NW 112 T.	305-769-9508
7	Mercelie Woods Adderly	10540 N.W. 22 Ave	305-696-9653
8	Marvin Woods	1801 N.W. 121 St	305-685-0444
9	Lary Jones	1892 NW 112 St	786 426-6263
10	Alfred Thomas	2151 NW 113 St	305 681-5611
11	Alice Simmons	11201 NW 22 Ave	305-685-6305
12	Oretha Nichson	2190 NW 135 St	305-318-5741
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Dionne Miles	2465 NW 107 St Miami, Fl. 33167	(305)632-8547 dmiles107@bellsouth.net
2	Ivan Cherry	2435 N.W. 107 St. 33167	(305) 244 0244
3	Arnell Kamer	2483 NW 107	786 439-4535
4	RICHMOND & OVEDIA BLACKSHEAR	2400 N.W. 107 ST	305-688-9841 OVEDIA@BELLSOUTH.NET
5	Dale Williams	12900 W 22	786-343-9405
6	Jerome Williams Virginia Williams	12900 NW 22 Av	786-683-7205
7	Sergio Morales	12820 NW 22 AV	305-953247
8	Javier Ormejo	13235 NW 22 AV	786 525 2795
9	Larry Gilbert	12085 NW 22 Ave	
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Irean Smith	12541 E Golf Dr	786-200-1156
2	Mr & Mrs Moreno Charlotte Moreno	12120 NW 22 PL	3)68574 24 Cbmoreno25@gmail
3	GUSTAVO E. CHAVEZ	2261 EAST GOLF Dr	305-979-4999 ecuanhondu@Aol.c
4	EUGENE SMITH	13030 N.W. 22 ct	305-688-1122
5	Fabian/Jennifer Walker	2470 NW 111th St	(305) 685-8450 jenniferwalker@live.com
6	Gregory Stamms Duplicate	11200 W Golf Dr	sammslaw@gmail.co 786-271-1037
7	ARNETTE DANIEL	2560 NW 122 ST	786-317-1701
8	Sylvia Kemp	11021 E. Golf Dr	305 804-5199
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	[illegible]	11000 NW 25 AV	(786)253-669
2	Nitza Morales	11000 NW 25th Ave	nmorales0911@yahoo.co
3	Mary Fields	2245 NW 118 st	7868008157
4	Carlos Williams	12700 Wood st	305 3977672
5	Lazara Mordich	12630 Contry Clod.	786 2229545
6	Haribel Hernandez	1263 SW 130 Ub	305-820-6891
7	LIONEL Ramjattan		
8	Linda HESter	1235 NW 42 Ter	
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Dwayne Pratt	2660 NW 113 St	305 685-2540
2	Tammy Morgan	10745 N.W 24th Ave	
3	Darrell Morgan	10745 N.W 24th Ave	
4	DeVon Gray	10745 NW 24 Ave	
5	J. C. Ellington	2635 NW 112 St	
6	Marie Ellington	2635 NW 112 St.	
7	Ana Bowles	11050 NW 22 CT.	786 2948517
8	Alvin Maltsby	11011 East Golf Dr	786 515-5281
9	Eathara Fuller	10935 E Golf Dr	
10	Carol Hughes	10925 E. Golf Dr	hughes3608@bellsouth.net 305-877-6523
11	[illegible]	10901 E Golf Dr	786.251-0308
12	Juanita Thomas	10901 E. Golf Dr	786-566-1745
13	Ester Monroe	10901 E. Golf Dr	786-333-7551
14	Beverley Ferguson	10835 NW 23 Ave	305 688-6471
15	Edna Sills	10750 N.W 23 Ave	305-769-9896

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Walter Crawford	10701 N.W 24 Ave	305 681-9497
2	Anne R. Thomas	2250 NW 120th St	305-710-1434
3	Ruth Hines	12000 NW 22 pl	305-769-2272
4	Pedro Victoroy	11805 NW 20 ct	
5	[illegible]	1530 NW 124 St North Miami, FL 33167	786-274-2319 ajitha09@gmail.com
6	Khadija Brown	2240 NW 119th St Miami FL 33167	305 687-7171
7	Glen Williams	10730 NW 24 av Mia, Fl. 33167	3/687-9274
8	Nelson	10730 24 AVE	786 552 2843
9	James Angelo	2520 NW 108th St	Jangelo@fiu.edu
10	Herbert Griffin	2390 NW 133 St	786343 6929
11	James L. Terry	12340 W. Golf Dr.	305-685-7771
12	Sidney White	2605 NW 110 ST	305-685-9612
13	Robert Lee Jones	11332 NW 22 ave	305 687 92
14	Hyacinth D. Johnson	2412 NW 108th St Miami, FL 33167	(305) 786-6764
15	Veronica George	12730 NW 22 AVE Miami Fl 33167	305-688-7792

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Ana D. Diaz	11220 NW 7th PL	Miami 33167
2	Jonathan Green	2575 NW 115	305-685-7869
3	Merrill Peavy	12315 NW 23 Ave	305-688-0759
4	Janet Johnson	2200 NW 120 St Miami, Fl 33167	305-381-0444 tgetherwecan@hotma
5	Deloris Jackson	12451 E. GOLF DR.	305 4793560
6	Terence Ross	12451 E GOLF DR	786985-9026
7	J. C. Ellington, Jr.	2635 N.W 112 St.	305-684-4253
8	Willie J. Smith	2557 N.W 112 St	305 685-6144
9	Josa Molano	11070 W	786361681
10	Lidia Villanueva	11070 W	7862818152
11	Carmen Salinas	11130 NW 22 Ave	305 4953385
12	Tarsha Thomas	11124 NW 22 St	786383-5069
13	Eppie Bakker	11124 N.W. 22 St	786-383-5068
14	Sherelle Scott	11415 East Golf Drive	786-712-9106
15	Cathy M. Williams	10720 NW 23 Ave	786-402-9459 cwilliams5@dadeschools.net

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Nerida Picrin	11770 W gold DR	305 505-6164
2	Ricky Jackson	2601 NW 115 ST	(786 400 3875
3	[illegible]	11700 W [illegible]	305 687 7057
4	Eddie Espinosa	117 DO apt A-102	305 953 7846
5	Eldridge Mitchell	10501 NW 23 AVE	305-681-5416
6	Jamal Ingram	10801 NW 23rd Ave	305-641-7481
7	Mary Olszewski	10725 NW 23 Ave	305-681-1468
8	[illegible]	11140 N.W. 25 AVE	305-681-4682
9	Gregory Simmons	11200 W. 6 ct Dr	sammslaw@gmail.com 786-271-1037
10	Mary Grippin	11160 N.W 25 Ave	305 694 2761
11	[illegible]	2540 NW 115 ST	5310 786 486
12	TEOFILO PLACENCIO	12325 NW 23 AV	786) 586-4011
13	dimpio TORRES	12325 NW 23 AV	305) 467-8442
14	Juanita Mc Clain	12235 N.W. 23 AV	305) 688-6040
15	[illegible]	Same	

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Michael K. Jones	11011 EAST Golf Drive	jone7712@COMCAST.NET 786-299-4054
2	Horace Kerr	11041 EAST GOLF DR	3056884488
3	Lillie Fuller LILLIE FULLER	11210 W. Golf Dr.	305-769-9255
4	Kevin Johnson	13120 NW 22 Ct	305-953-372
5	Jose Valdez	2480 NW 108 St	305 305 1336
6		2701 NW 110 St	(305) 218 8740
7	Natalie Godard	11140 W. GOLF Dr.	(305) ~~[illegible]~~ 409-4983
8		10820 NW 23 Ave	786-282-6045
9	Joh. A. Loach	10820 N.W. 23 Ave	305 915-8232
10	Jeanne Alexander	10225 NW 23 Ave	305-681-1408
11	Alfred C. Dean	2470 N.W. 108 St	(305) 685-3295
12	Ruby O. Dean	2470 N.W. 108 St	(305) 685-3295
13	Harrison Felicia	13111 NW 26 Ct	305 6886878
14	Elfego Pariguan	13105 N.W. 24 Ct	(786) 398 8909
15	Eun Hornady	13105 NW 24 Ct	(786) 5534430

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Michelle Evans (2)	12530 West Golf Dr	305 527-5501
2	Jose Cintron	12608 West Golf Dr	
3	Marlene Cintron	"	
4	Demetrius West	12600 West Golf Drive	786 439 9578
5	Christopher/Alberta Butler	12620 Westview Dr	
6	Sebrina Richards	12650 West Golf Dr.	786 985 7093
7	Rayvn Richards	12650 W Golf Dr.	786 985 7186
8	KeAndre Richards	12650 W. Golf Dr	305 456 3302
9	Andre Lane	12650 W Golf Dr	305 345 8382
10	Carson Hill Jr	12650 W Gol	754 242 2376
11	James Munday	12500 W. Golf Dr	786 222-9259
12	[illegible]	12540 W golf Dr	786 514 4111
13	[illegible]	12540 W Golf Dr	786 436 0197
14	[illegible]	12540 W Golf Dr	305 496 4157
15	Carlos Noda	12630 Country Club	786-285-3109

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Ronald A. Kearse	12130 W. Golf	305/688-7309
2	Chantel Kearse	12130 W. Golf Dr.	786-493-4286
3	Duplicate JOHN HARVEY	12310 W GOLF DR	786-242-7346
4	Duplicate ERNESTINE HARVEY	12310 W GOLF DR	305-331-3083
5	Shantae' Philo	12332 W Golf Dr.	(786)374-43
6	Lynn Philoptete	2430 N.W. 108th	(305)687-4353
7	Phyllis Thomas	2620 N.W 122nd	786-523-9407
8	Wenny R Thomas	2620 NW 122	786-523-9407
9	DALE W JACKSON	7615 NW 122	305-542-748
10	Robert H. Kemp	11021 E. Golf Dr. Miami Fla 33167	305-681-1997
11	Grant Louise	2530 NW 131st	786 287 49 38
12	Mabel Williams	13130 NW 24 Ct	305-769-0683
13	Lynard Williams	2210 N.W. 110st	305-731-1136
14	Vickie Kendrick	2210 N.W. 110st	305-731-1136
15	Faye Booker	13325 N.W. 18th place	305-685-9253

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Diane V. Hall	12921 WESTVIEW	FL 33167 30 YRS.
2	Jacqueline Bellizzi	12830 Westview	Fl 33167 28 yr
3	Dominique Tuffli	12830 WESTVIEW	769-9282282
4	Patrick Stewart	12821 Westview Dr	305-3705384
5	Hazel Smith	2500 N.W. 111st	(305) 769-9806
6	Waters Smith	2500 N.W. 111st	
7	Laura Lopez	11085 NW 25th Ave	305-685-4832
8	Pauline Wilson	2330 NW 108th	305-495-7124
9	Rev. Carlos Anderson	12641 COUNTRY CLUB LANE	305-681-3340
10	Felipe R. Betancourt	12510 W Golf Dr	305-6878064
11	Maribel Osorio	12510 W Golf Dr	305-6878064
12	Anthony Young ANTHONY YOUNG	13020 W. GOLF DR	305-308-0534
13	Trend Galt	13100 N.W. 24th Ct	305-687-1122
14	Julie Beneby	13120 N.W. 24 Ct	305-681-1820
15	Annie J. Nixon	13201 NW 26 CT	305-6884101

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

All signatures on this page are residents living in same building address

	Name	Address	Phone/ e-mail
1	Ruby L. Stang	* 2331 N.W. 119 St	305 685-8352
2	Irene Hayes	" " "	305 685-9791
3	Eva Rumza	" "	
4	Henry Singleton	" "	
5	Ezekiel DeKalb	" "	
6	Annie McGregor	" "	
7	Ayoka McPhee	" "	
8	Minnie Singletary	" "	
9	Agnes Peters	" "	
10	Ernestine P Kelly	" "	
11	Jessie Jackson	" "	
12	Ruthie A Pitts	" "	
13	Rose Marks	" "	
14	Alma Pierson	" "	
15	Marvis Butler	" "	

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	TONY STEEN	11030 NW 22ct	TSTEEN9780@YAHOO.COM 27YR
2	Joseph Ellis	2290 NW. 107St	305-681-7511
3	Nathan Elps	2370 N.W. 108St	786-718-2645
4	Evelyn Elps	2370 N.W. 108th St.	(305) 685-1904
5	Demetrius Miles	2465 N.W. 107St	(305) 681-9496
6	Kelly Caballero	2475 NW 107th St	786-355-2754
7	Silvestre Caballero	2475 NW 107th St	
8	SONNY WRIGHT	10701 N.W 25th Ave	786-291-6009
9	Milagros A. Bonny	10700 NW 25th AVE	786-277-7190
10	Candace Ulla	13401 NW 26CT	candice247@yahoo.com
11	Jorge Forcada	13301 NW 26ct	
12	Yisell Rodriguez	13301 NW 26ct	
13	Willie MARY Givens	13211 NW 26CT	786-445-3726 csa-7900@msn.com
14	Lizette Torres	2600 N.W. 131ST	786-436-6533
15	Ramon D Jones	2600 NW 131ST	786-619-6701

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Arthur Williams	10730 NW 25 Ave	305-681-8115
2	Tiffany Williams	10730 N. W. 25 Ave.	305-681-8115
3	Harold Jones	10820 NW 22nd Ave	305-687-7680 786-859-1577
4	SANTHONAX WANCOURT	2500 NW 108 St	786-326-8316
5	Della Williams	2490 NW 108 St	305 685-9755
6	Mike Wms	"	" "
7	Jamie Hall	2600 NW 113 St	305-681-0090
8	Christian Williams	10980 NW 26 th Ave	786 329 3825
9	Sam Williams	10920 NW 26 th Ave	305 803 3275
10	Chance Williams	10920 NW 26 th Ave	786 329 3827
11	Walter T. Williams	10920 NW 26th Ave	(786) 213 7524
12	Sharon D. Jennett-Williams	10920 N.W. 26th Ave.	(305) 688-3744
13	Quintera Parris	11175 E. Golf Drive	305 979-3651
14	ADRIENNE MORGAN	11145 E GOLF	305-688-1581
15	Maevis Kerr	11041 E Golf Dr	(305) 409-4798

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Bobby Reed Bobby Reed	2145 N.W. 129 St	786 307-5865
2	MARY GARDNER Mary Gardner	2145 N.W 129 St	786 307 5865
3	DARlene Kemp Darlene Kemp	110 CASWELL ct HinesVille GA 31313	786-499 5183
4	Richard Gravis	2180 NW 133 MIAMI FL	330 353-7696
5	Lester Barnes	12920 NW 21 AVE Miami, fl	786 352-4305
6	Joanel Cerenny	12930 NW 21 Ave	786-218 7089
7	Charlie Williams Jr	13035 N.W. 21 Ave	305 915 7145
8	MICHEL & [illegible]	1940 N.W 129 Ter	786-908- 3033
9	[illegible]	1901 Nw 129 Ter	954 6629771
10	[illegible]	12900 NW 18 Ct	786-238-3922
11	Melrati Dyson-Allick	12950 N.W. 18 ct	(305) 681-754[illegible]
12	[illegible]	12965 N.W. 18 ct	305 687 6133
13	Annie Johnson Barnett	13035 NW 18 Ct Miami Fla 33167	305 687 0192
14	Michael Blyne	1855 NW 131 St	305-926 5356
15	Wilen José	13120 NW 19th	305 725 3674

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Shirley Collins	1255 N.W. 90 St	305-836 1648
2	Marjorie Young	1190 Little River Dr.	305-693 4395
3	Burnette Dillard	9020 NW 8th Ave	305 798-7536
4	Gilbert R. Mayer	8920 NW 12A	305-762-2265
5	Grace James	1260 Little River Dr	786-488-7623
6	José A. Lassalle	8901 NW 9th Ct	305 696-1261
7	Evelyn Wynn	1261 NW Little River Dr	(305) 693-1745
8	Walter Collins	1255 NW 90 st	305 8361648
9	Felicia Mayo	9110 NW 13th Ave	3183358631
10	Dwayne Wynn	Miami Fla. 1361 N.W. Little	305-751-3999
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This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Lois Oneal	2145 NW 129th St Miami FL, 33167	954-515 7766
2	Rosie McDuffie	2152 NW 133 St	305 688-3448
3	Mary Sams	12501 E. Golf DR	305 685 1286
4	Dorothy Gallon	13040 W. Golf Dr	3056818455
5	George Brantley	11030 NW 21 CT	305 681-3694
6	Joeann Brantley	11030 NW 21st CT	305 681-3694
7	Jacquelyn Richardson	13120 NW 22nd ct	305-953-3779
8	Louise Walton	miami, fl. 33167 2450 N.W. 108 St	305-769-1259
9	Duplicate ~~Ronald A. Kearse~~	Miami Fl 33167 12130 W. Golf Dr.	(305) 688-739
10	Garfield A. Barry, Jr	2500 N.W. 112 St	(305) 681-6393
11	James Sims	13050 NW 22 Ct.	
12	Eleanor Butler	13201 NW 22 Ct	305 6817955
13	Dorothy Rollins	2200 NW 133 ST	305 6815932
14	Andrew Brown	12301 N.W. 18 PL	305 613-0947
15	Jenkins, Carrie M	12555 NW 22nd Ave	305-688-0990

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Leroy Smith Sr.	MIAMI FL 33167 2331 N.W. 119th St.	305-696-3424
2	MANUEL PEREZ	10945 E. GOLF Dr. MIAMI FL 33167	786443 0644
3	EDGAR WATSON	11125- E GOLF DR 33167	305 785-1107
4	Beulah Johnson	11040 N.W 22 Ave Rd Miami 33167	305-685-2833 40 yrs.
5	Terrell Harris	11040 NW 22 AVE RD Miami, FL 33167	305 525 4863
6	Ebony Harris	11040 NW 22 AVE RD Miami, FL 33167	786 356 2463
7	Robert McCollum	11040 NW 22 Ave Rd	305 685-2833
8	Ceradian Joseph	11030 NW 22 AV	786-2724641
9	Martin Thomas	11140 NW 22 Ct	3056812678 32 yrs
10	Gristian Espinoza Gustavo Espinoza	Miami, FL 33167 11035 NW 22nd Ct	(786)241-7555
11	Sigua Lopez	11035 NW 22nd Ct Miami, FL 33167	(786)282-8230
12	Marcia Mathey	11035 NW 22nd Court Miami, FL 33167	(786)355-5106
13	Lewis Fields Jr.	2245 N.W. 112 St Mia. Fl. 33167	305.681.2139
14	Ophelia C Fields	2245 - 112	305 681 2139
15	[illegible]	11140 N.W 22 Ct	305 681-2678

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	DOROTHY WARE	11111 E GOLF DR	3056859482
2	MARY Fuller	11400 West Golf Dr	305-681-6316
3	HENRY Fuller	" " "	305-681-6316
4	Michael Dean Jr	11450 west golf Drive Miami Fla	786 553-9639
5	James C Lazier II	2530 NW 113 ST	305 6853256
6	FRANKIE M. Lazier	2530 NW 113 ST	305 685-3256
7	Robert Lee Jones	11332 NW 22 Court	3056 8772
8	Dena Jones	11332 N W 22 Ct	305.687.7216
9	Tony Steen	11030 NW 22 CT	305-303-4542
10	Tanyania Steen	11030 NW 22 CT	786 978-5007
11	Tony Steen SR	11030 NW 22 CT	305 303-9542
12	James Williams Jr	10770 NW 22 AV.	305-685-6593
13	Dianne C Williams	" "	"
14	JAMES-CAMPBELL	786-355-8639	11747 NW 22-CT
15	VANESSA-HADLEY	786-246-4146	

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Mercedes Dawkins	10900 W. Golf DR	305-934-0450
2	Bernard Garner	11700 W. Golf Dr APT 114	305 769-9168
3	Olga Jolivan	11700 West Golf Dr #4416	3059537754
4	Leavor Reyes.	11700 West Golf Dr	305 687 8197.
5	Angela Pasham	11700 West Golf Dr.	786-229-5441
6	Peggy Jennings	11700 W Golf Dr	305-953099
7	Barbara Watson	2545 NW 118st	305-479-7018
8	Lana Turner	2535 N.W. 118 St.	702.443.4440
9	Ariel Turner	2535 NW 118st	305-244-1700
10	Anthony Smith	2535 N.W. 118St.	702.443.4440
11	Emily McNeilan	2525 NW 110st	305 687 6978
12	Gerome Harper	2575 N.W. 110st	786-539-6012
13	Tijuane Morten	2600 NW 110 St	(305) 335-8167
14	Celita E. Wright	2620 N.W. 114st	786-873-0204
15	Olanta Joseph	2590 NW 114St.	(305) 776 1623

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Larida Hamilton	2331 N.W. 119st	786-523 4965
2	marie Montgomey	" "	685 8099
3	Myrna Sosa	2351 NW 119th St.	786-859.1806
4	Joyce Battle	233 1 nw 119st	
5	Thelma Spate	2331 N.W. 119 St #302	786 439
6	Mariam Yehya	2331 NW 119st	3054567499
7	Emmanuel Pierre		
8	Freddie R. Hyg	2331 N.W 119st	
9	William Mr Jura	2331 NW 119st	305 681 3041
10	Estella Reynolds	2331 NW 119st	786-333-760
11	Betty J Green	2331 NW 119st #301	7863166016
12	Christina Brown	2331 NW 119th street #206	305-688-7896
13	Rosa Brown	2331 NW 119th street	305-688-7896
14	Gerald Myrick	2331 NW 119 st apt. 312	305-527-8901
15	Mae Nell Armah	2331 N.W 119 st	786-4198134

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	[illegible]	2245 N.W. 110 St Miami Fl 33167	786-663-8084
2	[illegible]	2245 N.W. 110 St Miami Fl 33167	786 663-8084
3	Mary Ruiz	2200 NW 110 St Miami, Fl 33167	305-898-7297
4	[illegible]	2200 NW 110 St Miami, Fl 33167	305-898-7297
5	[illegible] Barnes	11050 NW 22 CT. Miami Fl 33167	305 6888298.
6	Debbie Lynes	11001 NW 22 ct Miami, Fl 33167	305 7462714
7	Albert Jones Albert Jones	11222 N.W. 22 Ave. Rd miami, Fl 33167	305) 681-2137
8	Doretha S. Jones Doretha S. Jones	11222 N.W. 22 Ave Rd miami fl 33167	(305) 681-2137
9	Jack Ward Jack Ward	11141 NW 22 ct Miami, Fl. 33167	305-206-8387
10	Delores Roker Delores Roker	10825 N.W. 23 Ave 33167 Miami Fla	(305) 688-5841
11	Gail Willis Gail Willis	10825 N.W. 27 Ave Miami Fla	(305) 685-5841
12	Moises Jimenez [illegible]	10830 WEST GOLF DR Miami FL	305 904 0498
13	Jeff Williams	10820 W Golf Dr Miami Fl 33167	305-248-8984
14	Cecilia Wilson	10820 W Golf D - Miami Fl 33167	786 970 [illegible]
15	Ashli Easterling	2515 NW 107 st.	(305) 685-9573

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	SHIRLEY JENKINS	10901 E. COURT Dr.	
2	Lawrence Tyler	2240 NW 112 St	305 688-5801
3	Mattie Tyler	2240 NW 112 St	305 688-5801
4	Henry Tyler	2240 NW 112 St	305 688-5801
5	Florence M. Jones	11285 E. Bald	305 687 0303
6	Leonzie Jones	11285 E. Bald 11285 E. Bald St	305 687 0303
7	Charles [illegible]	2455 NW 107 ST	786 417-5745
8	[illegible]	2615 NW 107th ST	305 688-9262
9	John McClain	2625 NW 107	305 498-2294
10	Bessie McClain	2625 NW 107th St	305 681-4708
11	Marie Saint-Felix	2600 NW 108th St Miami FL 33167	786-291-4429
12	Andre St-Felix	2600 NW 108th St Miami, FL 33167	786-286-8229
13	[illegible]	[illegible]	[illegible]
14	Sidney White	2605 N.W. 110 ST Miami, FL 33167	305-685-9612
15	IVERY WALKER	2600 NW 110th St MIAMI FL 33147	305 685 9632

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Pedro Garcia	2630 NW 114 St	305 688 5196
2	Dora Garcia	2630 NW 114 St.	786-208-5080
3	Etna Socis	2601 NW 114 St	305-282-9264
4	Nalsy López	2601 NW 114 ST	305-979-5284
5	HENRY FULLER	11400 WEST 66	305-681-6316
6	NICOLE marc	2590 NW 114 ST	305-331 5085
7	Diane marc	2590 NW 114 ST	305-331-5085
8	Alexander Sancho	2630 NW 115 St	305 691 5103
9	Craig Storr	11100 NW 25 Ave	305-495-7861
10	Lola M. Smith	11766 W Golfdr	305 769-9694
11	Hyacinth Buckshore	11700 W. GOLF DR.	305-688-5393
* 12	Reem Brand	11700 W Golf Dr	305.926-4824
13	Diane Smith	11720 West Golf Dr	best-mommy@yahoo
14	Juana PICRIN	11770 W golf DR	305-581-8622
15	Mayda Ortega	11770 W gold DR	305 785-7[illegible]

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Pauline Dutton	2151 NW 131 St. Miami 33167	
2	Lincoln Young	2404 NW 135 St Miami Fl 33167	3056850068
3	[illegible]	12941 NW. 21 AVE.	305-681-9541
4	Andrew L. Brown	13301 N.W. 18th PL	(305)693-0947
5	Elmma J. Ryan	2120 NW 130th St	
6	Pearline R. Smith	2301 E. Golf DR.	305 343 3382
7	Lisa M. Hanadly	12521 E. Golf Dr	786 237 4812
8	DELORES L BROCKETT	13401 NW 22 Ave	305 688 0073
9	VELNIA MCNEAL	10920 W. GOLF DRIVE	305 687-0277 BLONDEE26@BELLSOUTH.NET
10	ARNETTE DANIEL	2560 NW 122 St Miami Fl 33167	786-317-1701
11	ROSE OLIVER	2615 N.W. 114 St	305-681-7320
12	RUBEN OLIVER	2615 NW 114 St	305 681-7320
13	[illegible]	2261 E Golf Dr	3056870179
14	Tracy [illegible]	2241 E. Golf Dr Miami, Fl. 33167	305-953-8677
15	Joe/C. Gonzalez	2251 E. Golf DR	

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Roger Pancho	10731 N.W. 22 Ct	(305) 681 8185
2	Charlie Nelson	10721 NW. 22 CT	
3	Cynthia Nelson	10721 N.W. 22 Ct	305-687-3721
4	Desmond Thomas	10810 NW 22 Ct	
5	Rose Taylor	10701 N.W. 23 Ave	305-688-8289
6	Wilhelmina Austin	2351 N.W 107th St.	305 5055825
7	Albert Carbonell	2360 NW 107 ST	305-409-2419
8	Olivia Fisher	10861 NW 24 Ave	769959
9	Sandra [illegible]	[illegible]	
10	Jeff & Nettie Hill	10845 E Golf Dr	305-685-1809
11	Nettie E. Hill	10845 E Golf Dr	305-685-1809
12	Clinton Smart Charlie Mae Smart	2240 NW 110 St	786443 0453
13	Shirley Mattox	2205 NW 110 St	305-297-7141
14	Felix Barrios	11001 E Golf Dr	305-681-9906
15	Delores Hills Delores Hills	11121 NW 25 Ave	305-681-3488

emailed to Charlotte copy

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Nastasia Davis	11295 E. Golf Drive Miami, Fl 33162	(305) 681-8391 Baniefine09@aol.com
2	THOMAS JONES JR	11220 NW 22 AVE MIAMI FL 33167	305-687-2842
3	Raymond A Tear	10910 NW 22ND AVE RD	305 528-6148
4	HEADLEY Johnson	2200 NW 107 ST	305-300-2883
5	Moises Jimenez	10830 W. Golf Dr	305-769-9341 305-769-93
6	Acquelyn McKinnon	10840 W. Golf Drive Miami, Fl 33167	305-456-6816
7	Fabian Walker	2470 NW 111 St Miami Fl	33167
8	Bradley Thompson	2495 NW 111 ST	33167
9	Mary Thompson	" " "	" "
10	Bridget Smith	2557 NW 112 ST	3/685-6041 bsmith1989@aol.com
11	Willie Smith	2557 NW 112 St	3/685-6041
12	IRVIN BAULKMAN	2494 N.W. 112 St	687-7955
13	Margaret Baulkman	2494 N.W. 112 St	687-7955
14	Nehemiah A Howe	2474 NW 112 St	305 6246105
15	Esther Bopp	2450 NW 112 St	786-663-6151

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name Barbara Wright	Address	Phone/ e-mail
1	10930 NW 22 ct	305 22	305 2449174
2	Carlo and Rendle	10930 N.W. 22 ct Miami FLA. 33167	305-290 0144
3	Sylvester Williams	10750 NW 22 AVE RD Miami Fla 33167	305 769-1511
4	Robert McCollum	11040 NW 22 AVE RD mimi FLA	305 685-2833
5	Shelley E Davis	1129 S E Gort Miami	305 6818541
6	CLARK JAUERNICK	10911 NW 22 AVE MIAMI FL	305 681-4329
7	Fredrick Bickett	10920 nw 22 ct Miami	305 423 5055 ~~331 3245~~
8	Jameson Fatina	10920 NW 22 court Miami	786-368-6625
9	G.C. Smith	10901 NW 22 Ct	305-582 8129.
10	Yvonne Smith	10901 N.W. 22 ct	305-685 6913
11	Darnell C. Perry	2360 N.W. 108th St.	305-685 0439
12	Rose Jones	10820 NW 22 AVE RD	305-687-7680
13	HAROLD JONES	10820 NW 22 AVE RD	305-687-7680
14	Anthony Fletcher	10880 NW 22 AVE RD	
15	Rose Stmerzw	12030 w golf	drive

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	James K. Creighton.	4341 N.W. 191 Ter	7862104816
2	Nashanda Bryant	1601 NW 175th St	305-316-2213
3	Johnathan Lewis	18115 N.W. 40 Ave	305-778-0582
4	Derrick Johnson	18525 NW 34 ct	305-333-7669
5	Leonard BROWN	1277 N.W 56 St.	305-751-6977
6	Donald Culmer	6914 MAIN St	305-450-6207
7	[illegible] Jr.	2320 NW 87th St MIAMI FL 33147	3056940072
8	Josephine Small	17720 NW 37 Ave Miami Gardens, Fl. 33056	3056216932
9	LeRoy Woods	280 N.W 82 Ter. Miami Fl 33150	305-773-3077
10	Lawrence Johnson	2325 N.W. 90 ST. MIAMI 33147	305-835-9946
11	[illegible]	1015 N.W. 48 St MIA, FL 33127	305-754-6266
12	Charles Page	1259 NW 156th St	786-569-3729
13	Carl [illegible]	280 NW 186 ST	305-989-8824
14	Sherrod Williams	P.O. Box 470194	305-693-2882
15	Jester BAILEY	3831 N.W. 172nd Ter 33055	305 298-3256

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	[illegible]	1716 NW 93 ST	305 691-3957
2	William Londers	2284 N.W. 93 ST	305 836 2042
3	Lawrence Johnson	2325 N.W. 90 ST	
4	Johnnie Colvin	8840 NW 21st Ave	Johnnie.colvin@yahoo.com
5	James a Black	2120 N.W. 94th ST	(305) 761-2185
6	W C Burnfield	2360 NW 94 ST	
7	Alphe Willingham	2390 NW 99	
8	Mather Pace	2233 NW 92 ST	
9	Janet Redmon	1231 NW 87 ST	305-733-6244
10	Ollie Brooken	9301 N.W. 23rd Ave	305-696-801
11	Bill Dorsett	2250 NW 94 ST	305-835-2686
12	Cecil Hines	10711 NW 22 CT	7862559488
13	Renae Stevenson	1950 NW 57 St.	786-444-5399
14	Marvin Carsayer	Apt #4 1530 N.W. 84 St	305-609-2029
15	Teddy Herriott	2035 NW 193 TER MIA GDNS FL	305-623-2440

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name Winifred Jones	Address 2135 NW 129 st	Phone/ e-mail
1	Winifred Jones	2135 NW 129st	305 688-4163
2	Charlie Roundtree	2125 N.W. 128	305,896[illegible]
3	Lucio Tschelo	12921 N W 21 AL	786-7684914
4	Lulu Desir	2020 NW 131st	(786) 323-2453
5	[illegible]	12950 N.W 18 CT	305 681-7545
6	Lykeshia Demps	13011 NW 19th Ave	305-688-4625
7	Christine Hicks	13011 NW 19th Ave	305-688-4625
8	Esther Mistilia	12940 NW 18 Ct	305-914-2913
9	Sarah Fyles	1815 N.W. 129 Terr	305-687-1135
10	William Golf, Jr	1801 N.W 129 Terr	786-873-2188
11	Christopher D. Golf, II	1801 NW 129 Ter	—
12	Earl Dekel	1835 N.W. 131 St	
13	Jacquelyn Bess	1845 N.W 131 st	
14	Maxine Cuff	13101 NW 19 Ave	
15	Christian Sterlin	13120 NW 19th Ave	

Complaint X

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Bobby Reed Bobby Reed	2145 N.W. 129 St	786 307-5865
2	MARY GARDNER Mary Gardner	2145 N.W 129 St	786 307 5865
3	DARlene Kemp Darlene Kemp	110 CASWell ct 31313 Hinesville GA	786-499 5183
4	Richard Gavis	2180 NW 137 MIAMI FL	330 353-7656
5	Lester Barnes	12920 NW 21 AVE Miami, fl	786 352-4305
6	Joanel Cetency	12930 NW 21 Ave	786-218 7089
7	Charlie Williams Jr	13035 N.W. 21 Ave	305 915 7145
8	MICHAEL & [illegible]	1940 N.W 129 Ter	786-908-3033
9	[illegible]	1901 NW 129 Ter	954 662 9771
10	[illegible]	12900 NW 18 Ct	786-238-3922
11	Metrati Dyson-Allick	12950 N.W. 18 Ct	(305) 681-7545
12	[illegible]	12965 N.W. 18 Ct	305 687 6133
13	Annie Johnson Bennett	13035 NW 18 Ct Miami Fla 33167	3056870192
14	Michael Blyne	1855 NW 131 St	305-926 5356
15	Wilson Jose	13120 NW 19th	305 725 3674

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Rodney E. Poitier	2600 N.W. 122 St	305-769-0028
2	Delroy Taghat Dr.	2555 NW 122 St	305-694-0110
3	James Robert	2540 NW 122 St	3052978654
4	Ella Kearse	12130 W. Golf Dr.	305-688-7309
5	Ronald Kearse	12130 W. Golf Dr.	305 688-7309
6	Chantel Kearse	12130 W. Golf Dr.	786 493-4602
7	Quantrell Grace	12130 W. Golf Dr.	786-362-1452
8	Joseph B. Noel	12210 W Golf Dr	786-317-4374
9	John Shelby	12220 W Golf Dr	305 685-0576
10	Priscilla Hall	2580 NW. 123 St	386 675-7521
11	Craig Hall	2580 NW 123 St	786 258-4121
12	James & Emily Harris	2680 NW 123 st	786 277 8988
13	Earnestine Harvey	12310 W. Golf Dr,	305-331-3083 C 305-688-7723 H
14	Betty Moore	12320 W. Golf Dr	305 681 3019
15	[illegible]	12340 W. Golf Dr	305 685 2221

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Nastasia Davis	11295 E. Golf Drive Miami, Fl 33162	(305) 68-8391 Danielfine09@aol.com
2	THOMAS JONES JR	11220 NW 22 Ave Miami FL 33167	305-687-2842
3	Raymond A Tear	10910 NW 22nd Ave Rd	305 528-6148
4	HEADLEY Johnson	2200 NW 107 St	305-300-2883
5	MOISES JIMENEZ	10830 W. Golf Dr	305-768-9341 305-768-93
6	Acquelyn McKinnon	10840 W. Golf Drive Miami, Fl 33167	305-456-6816
7	Fabian Walker	2470 NW 111 St Miami Fl	33167
8	Bradley Thompson	2495 NW 111 St	33167
9	Mary Thompson	" " "	" "
10	Bridget Smith	2557 NW 112 St	305-685-6041 bsmith1989@aol.com
11	Willie Smith	2557 NW 112 St	305-685-6041
12	IRVIN BAULKMAN	2494 N.W. 112 St	687-7955
13	Margaret Baulkman	2494 N.W. 112 St	687-7955
14	Nehemiah A Howe	2474 NW 112 St	305 686-6105
15	Esther Bo[illegible]	2450 NW 112 St	786-663-6151

copy e-mailed to Charlotte

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Dwayne Pratt	2660 NW 113 St	305 685-2540
2	Tammy Morgan	10745 N.W 24th Ave	
3	Darrell Morgan	10745 N.W 24th Ave	
4	DeVon Gray	10745 NW 24 Ave	
5	J. C. Ellington	2635 NW 112 St	
6	Marie Ellington	2635 NW 112 St	
7	Ana Bonilla	11050 NW 22 CT.	786 2448517
8	Alvin Maltsby	11011 East Golf Dr	786 515-3281
9	Catharine Fuller	10935 E Golf Dr	
10	Carol Hughes	10925 E. Golf Dr	hughes3608@bellsouth.net 305-877-6523
11	[illegible]	10901 E Golf Dr	786.251.0308
12	Juanita Thomas	10901 E. Golf Dr	786-566-1745
13	Ester Monroe	10901 E. Golf Dr	786-333-7551
14	Beverley Ferguson	10835 NW 23 Ave	305 688-6471
15	Edna Sellers	10750 N.W 23 Ave	305-769-9896

Copy
emailed to Lisa

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Ana D. Diaz	11720 NW 8th St	Miami 33167
2	Jonathan Green	2575 NW 115	305-685-7869
3	Merrill Peavy	12315 NW 23 Ave	305-688-0759
4	Janet Johnson	2200 NW 120 St Miami, Fl 33167	305-381-0444 together we can @ hotmail
5	Deloris Jackson	12451 E Golf Dr.	305 479 3560
6	Terence Ross	12451 E Golf Dr	786 985-9026
7	J. C. Ellington, Jr.	2635 N.W. 115	305-688-4253
8	Willie V. Smith	2557 N.W. 112 St	305 685-6144
9	Josa Molano	11070 W	786 361 6181
10	Lidia Villanueva	11070 W	7862818152
11	Carmen Salinas	11130 NW 22 Ave	305 495 3385
12	Tonya Thomas	11124 NW 22 St	786 383-5069
13	Eugene Bakkum	11124 N.W. 22 St	786-383-5068
14	Sherelle Scott	11415 East Golf Drive	786-712-9106
15	Cathy M. Williams	10720 NW 23 Ave	786-402-9459 cwilliams5@dadeschools

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	MYRA WILLIAMS DOSTER	12800 W. GOLF DR.	Myra102@comcast.net
2	Leando Wilson	2321 E golf D	305 681 2126
3	EUGENE SMITH	13030 N.W. 22 Ct	305-688-1122
4	Russell Baker	1760 NW 132st	rusbaker@bellsouth.net (305) 685-1617
5	Mazie W. Baker Mazie W. Baker	1760 N.W. 132nd St	(305) 685-1617
6	Joyce Jordan JOYCE JORDAN	2370 N.W. 132 St	305 3188406
7	Carol Hughes CAROL HARVEY	12310 W. GOLF DR	305 688 7723
8	John Harvey JOHN HARVEY	12310 W. GOLF DR	305-688-7723
9	Deborah Robinson	2490 NW 131st	786 413-8768 d1998msdebbie@aol.com
10	MARLENE CINTRON	12608 W. GOLF DR	(786) 3686247
11	Eliza Gelin Eliza Gelin	13231 N.W. 23 Ave	305-953-9427 786-357-3858
12	JULITTA Holland	12820 West View Dr	3056067051 786.4540750
13	Jannie Johnson	11281 NW 22nd Ave	305688997 305 331 1870
14	Richard Johnson	11281 NW 22 Ave	305 688 9970
15	Carol Hughes CAROL HUGHES	10925 East Golf Drive	hughes3609@bellsouth 305 877-6523

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	[illegible]	1716 NW 93 St	305 691-3957
2	William Londers	2284 N.W. 93 St	305 836 7042
3	Lawrence Johnson	2325 N.W. 98 St	
4	Johnnie Colvin	8840 NW 21st Ave	Johnnie.colvin@yahoo.com
5	James A Black	2120 N.W. 94th St	(305) 761-2185
6	W C Burnfield	2360 NW 94 St	
7	Alphe Willingham	2390 NW 99	
8	Mather Pace	2233 NW 92 St	
9	Janet Redmon	1231 NW 87 St	305-733-6244
10	Ollie Brooken	9301 N.W. 23rd Ave	305-696-801
11	Bill Dorsett	2250 NW 94 St	305-835-2686
12	Cecil Hines	10711 NW 22 Ct	7862559488
13	Renae Stevenson	1950 NW 57 St.	786-444-5399
14	Marvin Gardner	Apt #4 1530 N.W. 84 St	305-609-2029
15	"Teddy" Herriott	2035 NW 193 Ter Miami Gdns FL	305-623-2440

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name Winifred Jones	Address 2135 NW 129 st	Phone/ e-mail
1	Winifred Jones	2135 NW 129st	305688-4163
2	Charlie Roundtree	2125 N.W. 128	305,8966826
3	Lucio Tschelo	12921 NW 21 Ave	786-7684914
4	Lulu Desir	2020 NW 131st	(305) 523-2633
5	[illegible]	12950 N.W 18 CT	305 681-7545
6	Lakeshia Demps	13011 NW 19th Ave	305-688-4625
7	Christine Hicks	13011 NW 19th Ave	305-688-4625
8	Esther Mistilia	12940 NW 18 ct	305-914-2913
9	Sarah Fykes	1815 N.W. 129 Terr	305-687-1135
10	William Golfin Jr	1801 N.W 129 Terr	786-873-2188
11	Christina D. Golfin	1801 NW 129 Terr	—
12	Earl Dekel	1835 N.W. 131 St	
13	Jacqueline Bess	1845 N.W 131 st	
14	Maxine Cuff	13101 NW 19 Ave	
15	Christian Sterlin	13120 NW 19th Ave	

Captain X

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	Leo Pender Sr.	1795 N.W. 87th	305-696-5552
2	L W Hall	8475 NW 24	NO Phone
3	Earnest Harris	2250 N.W. 93 St	305 8368062
4	Mary Mellerson	2361 N.W. 81 Terr	305 924 1947
5	Milton Davis	1867 N.W. 88 Street	NO PHONE
6	Reuben Troutman Sr.	1250 N.W. 17th St	305-336-3850
7	Jonathan Wilson	2122 NW 95 Terr	305-696-1650
8	Earl Lockhart	2265 NW 103 St	N/A
9	Lyle Dukes	2161 NW 100 ST	305 693-8848
10	Jones Jackson	741 N.W 16th St	(305) (786) 746-9000
11	James Jackson	1874 NW 89 Ter	305 684 8446
12	John Barthell	1421 N.W. 90 St	305-835273
13	Henry Woodard	8744 NW 23	305 693 9293
14	Michael Wilson	2131 NW 86	786 210 7922
15	Richard West	6810 N.W.	305 758 5489

This petition is in protest of any changes in zoning or land use of the Westview Country Club Property.

	Name	Address	Phone/ e-mail
1	James K. Creighton.	4341 N.W. 191 Ter	7862104816
2	Mashanda Bryant	1601 NW 175th St	305-316-2213
3	Johnathan Lewis	18115 N.W. 43 Ave	305-778-0582
4	Derrick Johnson	18525 NW 34th	305-333-7661
5	Leonard BROWN	1277 N.W 56 St.	305-751-6982
6	Donald Culmer	6914 MAIN St	305-450-6707
7	[illegible] Jr.	2320 NW 87th St Miami FL 33147	3056940072
8	Jasmine Small	17720 NW 37 Av. Miami Gardens, Fl. 33056	3056216936
9	LeRoy Woods	280 N.W 82 Ter N. Miami Fl 33150	305-773-3077
10	Lawrence Johnson	2325 N.W. 90 ST. MIAMI 33147	305-835-9786
11	[illegible]	1015 N.W. 48 St MIA, FL 33127	305-754-6266
12	Chandler Rayo	1259 NW 156th St	386-569-3729
13	Carl [illegible]	280 NW 186 ST	305-989-8824
14	Steve W Williams	P.O. Box 470194	305-693-2892
15	Foster BAILEY	3831 N.W. 172nd Ter 33055	305 298-3256

Robert Saland

From: Vicente, Jose <jvicente@mdc.edu>
Sent: Tuesday, October 02, 2012 11:47 AM
To: Robert Saland
Cc: Mateo, Cristina
Subject: FW: Westview Business Park

Dear Mr. Saland:

It was a pleasure meeting you today. I would like to thank you for providing us with an overview of the project and the proposed future plans for the Westview Golf Course land. The retail zones close to 119th Street seem to have great potential to attract the large retail stores. Your plans to attract the Starsbuck Coffee, Publix, Ross, and other large businesses is appreciated. As discussed we also welcome a hotel where guest lecturers, families from the Army Reserve soldiers, guest artists, etc may be able to stay without having to go to the beach or several miles away from the Campus.

I also want to applaud your commitment to establish a trust for $1.0 m. to support the education of many students in this community. We serve over 50,000 students, and a large number are poor and lack the financial resources to go to school. They will benefit greatly from this trust. Please know that we welcome the opportunity to establish this trust at Miami Dade College, North Campus where students of this community call home when it comes to their future educational goals. Let me know if you are interested, and we will work with the College's Foundation to establish the trust and make a formal presentation to the Board of MDC.

The architectural designs from RLC Architects are impressive, and it is our hope these designs will transfer to this project as development efforts are underway. We are concerned for the well being and satisfaction of this community and look forward to a project that will be the pride and joy of the residents of this community.

Thank you and let us know if you need any information from MDC as you develop your marketing efforts.

I AM MDC

José

Dr. José A. Vicente, President
North Campus
Miami Dade College
11380 N.W. 27th Avenue. Miami, FL 33167-3418
Ph: (305) 237-1152 Fax: (305) 237-1899

RECEIVED
By the Clerk for the record.
OCT 03 2012
Item Appl. No. 1
Exhibit
Meeting 10/3/12 CDMP

Email: jvicente@mdc.edu
"Opportunity Changes Everything"

Please note:
Due to Florida's very broad public records law, most written communications to or from College employees regarding College business are public records, available to the public and media upon request. Therefore, this e-mail communication may be subject to public disclosure.

From: Robert Saland [mailto:bobby@landmarkco.net]
Sent: Monday, October 01, 2012 5:17 PM
To: Vicente, Jose
Cc: Mateo, Cristina; Francisco Rojo
Subject: Westview Business Park

Dear Dr. Vicente

Thank you for taking the time to meet today. Below please find the links to RLC Architects and the Witkin Design Group. They are members of the development team and very well known for some of the finest developments in South Florida. We believe this development will bring with it a positive change to the community.

www.witkindesign.com www.rlcarchitects.com

Robert Saland

Robert Saland, President
Landmark Companies
1666 Kennedy Causeway Suite 505
North Bay Village, FL 33141
Tel (305) 538-9552 ext. 108
Cel (305) 502-9552
bobby@landmarkco.net
www.landmarkco.net

Jeffrey Bercow

From: Robert Saland <bobby@landmarkco.net>
Sent: Tuesday, October 02, 2012 11:52 AM
To: Jeffrey Bercow
Cc: Francisco Rojo
Subject: FW: Westview Business Park

See attached from MDCC

Robert Saland

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Landmark Companies
1666 Kennedy Causeway Suite 505
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Westview Letter of Support

September 2012

I am a resident of the area surrounding the closed Westview Country Cub that is the subject of Application No. 1 of the October 2011 cycle to amend the Miami-Dade County Comprehensive Development Master Plan. I understand that the applicant seeks to re-designate the former Westview Country Club property to "Business and Office"' and "Industrial and Office". I strongly believe that approval of the application will create positive short term and long term economic impacts by creating jobs and enhancing the community. Accordingly, I fully support the development and urge you to approve the application.

By D. MCCK

Name Duvante Mack

Address 13120 NW 22ct

Phone 786-231-8243

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·14

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By_____

Name Fernando Izquierdo

Address 2635 NW 115 st

Phone (786) 853 3055

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By Rene Baronet

Name Rene Baronet

Address 2615 N.W. 111st

Phone 305-688-5521

Westview Letter of Support

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By M Baker

Name Maria Binker

Address 2615 N.W. 111st

Phone 305-688-5521

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By_____

Name Mario Manzanares

Address 12521 Country Club Ln

Phone (305) 343 5639

Westview Letter of Support

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By_____

Name Marta Manzanares

Address 12521 Country Creek Dr Miami fl. 33167

Phone (305) 331 2130

Westview Letter of Support

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By_____

Name JOSE HERRERA

Address 13000 WESTVIEW DR.

Phone 786-487-3779

Westview Letter of Support

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By Felipe Alvarado

Name Felipe Alvarado

Address 2320 NW 108 ST
Miami FL. 33167

Phone 786 390 79 66

18 Fla

Westview Letter of Support

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By [illegible]

Name Norberto Fraguela

Address 11030 NW 25 St

Phone 786 436-8601

Westview Letter of Support

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By_____

Name Elson Elena Mora

Address 10921 NW 26 AV - 33167

Phone 3057851019

15

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By Lilagros Vega

Name Lilagros Vega

Address 11070 NW 22ct

Phone 786-488-8654

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By Ligia Lopez

Name Ligia Lopez

Address 11035 NW 22 ct Miami Fl. 33167

Phone 786 282 8250

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By Dia

Name Digna Reinoso

Address 2600 NW 115 St - Miami 33167

Phone

A 16

Westview Letter of Support

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By_____

Name Dionisio Linares

Address 2635 NW 115 AV.

Phone 305 305 69 02

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By F Fortuna Pena

Name Fortuna Pena

Address 2601 NW. 113St

Phone (305) 688-9658

10

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By_____

Name Kevin Hernandez

Address 12040 country club Lane

Phone 786 260 5486

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By _____

Name Julia L Mofa

Address 15900 Westview Dr

Phone (305) 393-9726

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By Placido Samper

Name PLACIDO SAMPER

Address 12143 NW 22 PL MIAMI FL 33167

Phone 305 506 5101

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By Lila Rodriguez

Name Lila Rodriguez

Address 12800 Westview DR Miami Fl. 33167

Phone 3057694956

Westview Letter of Support

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By _____

Name Florentino Salom

Address 12930 Westview Dr.

Phone 305-439 6158

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By Myrna Ventura

Name Myrna Ventura

Address 2520 N.W. 135 St. 33167

Phone (786) 800 7181

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By _____

Name Anthony Rodriguez

Address 2475 NW 131 ST

Phone (786) 715-0582

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By Lievens J Castillo

Name LIEVENS Castillo

Address 12920 WESTVIEW DR

Phone 786 220 1790

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By _____

Name ALFREDO RODRIGUEZ JR

Address 12750 WESTVIEW DR

Phone (305) 965-0297

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By_____

Name Raul Bueno

Address 12301 NW 22 CT Miami

Phone 305-753-7416

44

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By Andrés Miguel

Name Andrés Miguel

Address 11450 C+ Dr

Phone 786-346-3533

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By _____

Name Jeffrey Vazquez

Address 12541 NW 22 Ct

Phone (305) 688-9116
(786) 269-4914

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By _____

Name Jennifer Vazquez

Address 12531 NW 22 Ct

Phone (786) 344-0517

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By_____

Name Nilo Jerez

Address 12840 NW 22 AVE

Phone 786 873 6382

5

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By Maria Cifredrano C.

Name Maria Cifredrano

Address 12831 NW 22nd ct. miami

Phone (305) 450-8062

5

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By Olympia Rios

Name Olympia R. Rios

Address 12620 NW 23 ave

Phone 786 357 6715

6

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By _____

Name Antoniesha Allen

Address 12440 NW 23 AVE

Phone 786-447-6471

Westview Letter of Support

September 2012

I am a resident of the area surrounding the closed Westview Country Cub that is the subject of Application No. 1 of the October 2011 cycle to amend the Miami-Dade County Comprehensive Development Master Plan. I understand that the applicant seeks to re-designate the former Westview Country Club property to "Business and Office"' and "Industrial and Office". I strongly believe that approval of the application will create positive short term and long term economic impacts by creating jobs and enhancing the community. Accordingly, I fully support the development and urge you to approve the application.

By _____

Name Rosa Vazquez

Address 12610 NW 23 Ave

Phone 786 478-6293

Westview Letter of Support

September 2012

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By Efrain Herrera

Name Efrain Herrera

Address 2261 NW 132 ST

Phone 786 444 7561

Westview Letter of Support

September 2012

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By _____

Name ZACARIAS CARRERAS

Address 2261 NW 132 ST

Phone 3869755574

b

Westview Letter of Support

September 2012

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By R. Carreras

Name Roger Carreras

Address 2261 NW 132nd St

Phone 305-347-3021

Westview Letter of Support

September 2012

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By Carlos Mecla

Name Carlos Mecla

Address 12920 Wood st.

Phone 305-962-6514

7

Westview Letter of Support

September 2012

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By Sonia F. Forbes

Name Sonia Forbes

Address 12860 Green Ave

Phone (786) 4270160

Westview Letter of Support

September 2012

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By Ilumina da martinez

Name Ilumina da Martinez

Address 12720 W Golf dr.

Phone 305-688-1810

9

Westview Letter of Support

September 2012

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By Miguel Rojas

Name Miguel Rojas

Address 12850 W. Gold Dr.

Phone 786 317 3384

9

Westview Letter of Support

September 2012

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By_____

Name ANGEL ROJAS

Address 12900 W. GOLF Dr. MIA. FL 33167

Phone 305-742-5226

9

Westview Letter of Support

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By_____

Name Luis A Brado

Address 12891 GROEN AV Miami FLA 33167

Phone 305 300 34 39.

9

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By _____

Name Vicenta Rojas

Address 12920 West Golf Dr.

Phone 786 317 3384

10

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By Victor L. Molina

Name Victor L. Molina

Address 12820 Wood St

Phone 786 543.2794

Westview Letter of Support

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By Jose M Rojas

Name Jose M Rojas

Address 12920 West 60 Ct Dr

Phone 786-319-9878

Westview Letter of Support

September 2012

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By Maria Mendez

Name MARIA MENDEZ

Address 12430 W. GOLF DR.
MIAMI, FL 33167

Phone 786-985-1132

Westview Letter of Support

September 2012

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By Leticia Marcaui

Name LeTiciaMARcalle

Address 12350 NW 9th-ST

Phone 786-431195-9

Westview Letter of Support

September 2012

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By Juan C Fonseca

Name Juan Carlos Fonseca

Address 12120 W golf Dra

Phone 3059532684

Westview Letter of Support

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By_____

Name Armando Fonseca

Address 2545 NW 122 ND ST

Phone 786-515-4808

Westview Letter of Support

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By Gloria Mejia and Sergio A Morales

Name Gloria Mejia & Sergio A. Morales

Address 128 20 NW 22 AV Hialeah FL 33167

Phone (305) 9532479

4

Westview Letter of Support

September 2012

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By Sergio Morales

Name SERGIO MORALES

Address 12820 NW 21 AVE

Phone 305.953.2479

A 6.

Westview Letter of Support

September 2012

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By Cornelius Floyd

Name Cornelius Floyd

Address 2260 NW 132 St

Phone 786-712-5044

A 4

Westview Letter of Support

September 2012

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By_____

Name Carlos Sandoria

Address 12830 NW 22 Ave
Miami FL 33167

Phone 786-2603940

A 4

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By _____

Name Magdalena Somoano

Address 12830 NW 22 Ave
Miami FL 33167

Phone 786-2603940

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By_____

Name Hernán MARRO

Address 12531 NW 23 AVE

Phone 786 355 7122

6

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By Genesis Silverio

Name Genesis Silverio

Address 2341 NW 132 St

Phone (786) 390-10-29

3

Westview Letter of Support

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By_____

Name Yanelir Perez

Address 12361 NW 22 CT
Miami FL 33167

Phone (305) 778-0218

Westview Letter of Support

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By_____

Name Jose Moreno

Address 11070 W Golf Rd Miami FL 33167

Phone 786 368 6181

ROSAL WESTVIEW, LLC

Application No. 1
October 2011
CDMP Amendment Cycle

RECEIVED
By the Clerk of the Board.
OCT 03 2012
Item Appl. No. 1
Exhibit
Meeting 10/3/12 CDMP

Summary of Declaration of Restrictions

BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

Covenant Summary

- Business and Office areas limited to 400,000 square feet of retail and service uses.
- Industrial and Office areas limited to 1,400,000 square feet of warehouse/distribution, offices, and other uses.
- Warehouse/distribution space limited to 1.2 million square feet
- Any residential uses will not exceed a maximum of 2,000 dwelling units
- Build no more than half of the proposed Industrial and Office space until first shopping center building permit.
- No direct vehicular access between the Property and the surrounding residential neighborhood.

Covenant Summary

- In the Industrial and Office areas:
  - Landscape buffer along Property boundary that includes, at minimum, a 50-foot wide landscape buffer; a decorative masonry wall, opaque fence, or 7 foot berm; as well as street trees. No habitable buildings, parking, loading, or vehicular access, except for emergency access, in the buffer area.
  - All IU-3 uses are prohibited.
  - 10 of 11 IU-2 uses are prohibited. Only cement and clay product storage will be permitted.
  - 68% of all IU-1 uses are prohibited, including uses such as adult entertainment, automobile repairs, painting and body work, gas stations, canning factories, and recovery transfer facilities.

Covenant Summary

- Sound and visual impacts:
  - All lighting directed away from the adjacent single family residences.
  - Sound deadeners required for any metal work or welding-related uses. Air compressors will be of radial (silenced) design.
  - Outdoor speaker systems are prohibited within the Industrial and Office North and Industrial and Office South parcels.

- NW 119 Street traffic improvements:
  - Eastbound right turn lane south of NW 119 Street between W. Golf Drive and E. Golf Drive, and
  - Extending the existing fourth westbound travel lane from E. Golf Drive to W. Golf Drive to connect to NW 27 Avenue.

Covenant Summary

- Owner will promote reduction in traffic by advocating and implementing strategies that will increase vehicle occupancy, use of public transportation, and pedestrian access and mobility, including:
  - Incorporating pedestrian access and connectivity into the design of the Business and Office areas,
  - Constructing bus shelters and/or pull out bays on both sides of NW 119 St.
- Design and install a multi-purpose jogging track in the swale area of Golf Drive right-of-way.
- Work with neighborhood and Public Works staff on neighborhood traffic calming measures and identification signage.
- Provide land for a park.
- Provide land for a police substation.

Covenant Summary

- Enter into a first source hiring program for area residents.
- Establish Westview Community Foundation to fund neighborhood beautification capital improvement projects, work force and managerial training programs, and/or educational scholarships.
- Fund Westview Community Foundation with a contribution of $1.5 million.

Commitments Since May BCC Meeting

- Increased prohibited uses to almost 70% of IU-1 permitted uses
- Reduced floor area of Industrial & Office areas by 200,000 sq. ft.
  - 1.4 million sq. ft. in Industrial and Office
  - Maximum 1.2 million sq. ft. of distribution/warehouse uses
  - 200,000 sq. ft. of "Other" uses: office, call centers, hotel/motels, restaurants, banks, etc.
- Increased landscape buffer area to 50 feet
- Planted berm demonstration project 300 feet in length
- 7 foot high berm
- Agreed to build only half of the proposed Industrial and Office until first shopping center building permit.
- Will create foundation, fund $1.5 million for neighborhood

This instrument was prepared by:
Name: Jeffrey Bercow, Esq.
Address: Bercow Radell & Fernandez, PA
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

WHEREAS, approximately 95.5 gross acres of the Property is located to the north of State Road 924, also known as NW 119 Street or Gratigny Drive, and approximately 98.3 gross acres are located to the south of State Road 924;

WHEREAS, the Property is the subject of Comprehensive Development Master Plan ("CDMP") Amendment Application No. 1 of the October 2011-2012 CDMP Cycle ("CDMP Amendment Application");

WHEREAS, the CDMP Amendment Application seeks to change the Property's land use designation from "Park and Recreation" use to "Business and Office" and "Industrial and Office" use;

IN ORDER TO ASSURE the **County** that the representations made by the owner during 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. Property. The Property shall consist of the following four land use designations: (1) approximately 73.2 gross acres hereinafter called 'Industrial and Office North", described in Exhibit "B", attached hereto; (2) approximately 23.5 gross acres hereinafter called "Business and Office North", described in Exhibit "C", attached hereto; (3) approximately 74.9 gross acres hereinafter called "Industrial and Office South", described as Exhibit "D", attached hereto; and (4) approximately ~~24.6~~22.9 gross acres hereinafter called "Business and Office South", described as Exhibit "E", attached hereto.

2. Permitted Uses. (a) Development of the Business and Office North and Business and Office South parcels shall not exceed a total of 400,000 square feet of total development, which may include retail, service and office uses. The Industrial and Office North and Industrial and Office South parcels shall not exceed a total of 1,~~600~~400,000 square feet of total development, which may include office, light industrial, warehouse and flex space uses. Warehouse/distribution space shall be limited to 1,200,000 square feet of the total 1,400,000 square feet of total development within the Industrial and Office North and Industrial and Office South parcels. Notwithstanding the foregoing, residential uses on the Property shall be permitted on the Business and Office North and Business and Office South parcels subject to the limitations set forth in subparagraph 2 (b) below, but in no instance shall the residential density exceed a maximum of 2,000 dwelling units.

(Space reserved for Clerk)

(b) Notwithstanding the foregoing limitations, the Owner may simultaneously increase and decrease the intensity of uses of the aforementioned parcels provided that the total vehicle trip generation of the Property shall not exceed a total of 3,297 net external PM peak hour trips. If the Owner submits a development order application that would exceed or modify the intensity limitations set forth in subparagraph 2(a), then Owner shall provide a trip generation analysis with such application demonstrating that approval of the application will not result in a trip generation for the Property that exceeds 3,297 net external PM peak hour trips, subject to the approval of the reviewing agency.

(c) The Owner shall not commence construction of more than 700,000 s.f. of space within the Industrial and Office parcels (of which no more than 600,000 s.f. shall be warehouse/distribution space), prior to the issuance of the first Certificate of Occupancy within one of the Business and Office parcels. Prior to, concurrently with, or subsequent to an application for rezoning and site plan approval of one of the Industrial and Office parcels, the Owner shall make and diligently pursue an application for rezoning and site plan approval of one of the Business and Office parcels. In the event that such an application is not approved, the requirements of this Subparagraph shall be deemed satisfied and the Director of the Permitting, Environment and Regulatory Affairs (PERA) Department shall provide a written confirmation to that effect upon the request of the Owner, which confirmation may be recorded as evidence that this condition has been satisfied.

3. Drainage/Stormwater. Prior to the issuance of any building permit on the Property, or any portion thereof, the Owner shall obtain (a) conceptual surface water management permit(s) (Environmental Resource Permit/ "ERP") from Permitting, Environment and Regulatory Affairs (PERA) or its successor agency for construction and operation of a required surface water management system, and (b) approval of a master paving and drainage plan(s).

4. NW 119 Street Roadway Improvement(s). (a) The Owner shall work with Miami-Dade County, the Miami-Dade Expressway Authority and the Florida Department of Transportation to incorporate eastbound right turn lane(s) into the site plan for the portion of the property located south of N.W. 119 Street between West Golf Drive and East Golf Drive.

(b) Prior to issuance of the first Certificate of Occupancy, the Owner shall construct or cause to be constructed the eastbound right turn lane(s) described in subparagraph 4(a), along with an extension to the existing fourth westbound travel lane on NW 119 Street extending from East Golf Drive to West Golf Drive for a distance of approximately 775 feet. This fourth westbound travel lane shall connect to the fourth westbound travel lane which currently exists on NW 119 Street from West Golf Drive to NW 27 Avenue.

(c) Should any of the improvements described in subparagraph 4(b) not be approved or permitted by Miami-Dade County, Miami-Dade Expressway Authority or the Florida Department of Transportation, the Owner's obligation under this paragraph shall terminate.

(Space reserved for Clerk)

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5. TDM Strategy. The Owner shall promote a reduction in peak hour traffic and a reduction in the single occupant vehicle by advocating and implementing Transportation Demand Management (TDM) strategies which increase auto occupancy, transit ridership and pedestrian access and mobility through the implementation of one or more of the following measures:

- Employer based parking management and ridesharing programs to promote carpooling, vanpooling, car sharing and the use of hybrid vehicles;
- The installation of electric vehicle charging stations into project parking facilities;
- Employer sponsored programs such as transit discounts, fare subsidies and transit fare tax incentives;
- Employer sponsored programs such as staggered work schedules, flexible work hours, compressed work weeks and telecommuting programs;

In addition, the Owner shall implement the following two measures:

- Incorporate pedestrian access and connectivity into the design of Business and Office North and Business and Office South to provide pedestrian access to neighboring properties, pedestrian access to adjacent transit stops, the construction of transit shelters, transit drop-off locations or pull-out bays and the construction of on-site bicycle storage facilities. The design shall also include pedestrian access (such as pedestrian crosswalks or pedestrian signal phases) across NW 119 Street between the Business and Office parcels; and
- Construct bus pull-out bays and/or bus shelters on both the westbound (Business and Office North) and eastbound (Business and Office South) portions of NW 119th Street, if approved as appropriate by Miami-Dade County, Florida Department of Transportation and Miami-Dade Expressway Authority.

6. Compatibility with Adjacent Uses. (a) The Owner shall provide and maintain an adequate perimeter buffer (the "Landscape Buffer") along the Property boundary, and within the Industrial and Office North and Industrial and Office South parcels. At a minimum, the Landscape Buffer shall be at least 50 (fifty) feet in width and shall include a decorative masonry wall, opaque fence, or a landscaped berm at least five (5) feet in height, as well as landscaping to include a row of trees, of such species as may be approved by County staff, which shall be planted at a minimum height of twelve (12) to fourteen (14) feet, and not farther than twenty-five (25) feet on center. Before erecting a decorative masonry wall or opaque fence, the Owner shall seek approval to permit a berm at least seven (7) feet in height to satisfy Section 18A-6(H) of the Code of Miami-Dade County. The Landscaped Buffer may include pedestrian walkways, water features and water bodies, but may not include any habitable buildings. Furthermore, no parking, loading, or vehicular access areas may be included within the Landscape Buffer,

(Space reserved for Clerk)

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except for emergency access required by Miami-Dade County Fire Rescue, Police and/or Public Works.

(b) A landscape plan, accompanied by a line of sight exhibit, depicting the exact height, size and type of landscaping materials within the Landscape Buffer shall be approved at the time of rezoning the Industrial and Office North and Industrial and Office South parcels. The wall or fence, and the required landscaping, within the respective parcel's Landscape Buffer shall be installed prior to the issuance of a certificate of occupancy for any building within such parcel.

(c) All lighting shall be directed away from the adjacent single family residences. Sound deadeners shall be used for any metal work and/or welding-related uses. All air compressors shall be of radial (silenced) design. All outdoor or speaker systems shall be prohibited within the Industrial and Office North and Industrial and Office South parcels.

(d) Other than as set forth in this Paragraph 6, there shall be no direct vehicular access between the Property and the surrounding residential neighborhood. Vehicular access to and from the Property will be provided exclusively to and from NW 119 Street, except that the Industrial and Office South parcel may have access directly to and from NW 22 Avenue at theoretical NW 116th Street.. Notwithstanding the foregoing, additional emergency access points may be permitted if required by Miami-Dade County Fire Rescue, Police and/or Public Works.

(f) The Owner shall provide street trees of an overall height of twelve (12) feet and a minimum caliper of two (2) inches at time of planting along all roadways abutting the Property at a spacing of twenty-five (25) feet on center.

(g) At the time of rezoning the Industrial and Office North and Industrial and Office South parcels the Owner shall prepare and submit site and elevation plans that endeavor to utilize site planning techniques to minimize noise impacts on the surrounding residential areas. Such site planning techniques may include but not be limited to traffic calming devices for internal access drives, parking areas, and service drives; attention to orientation of buildings; design devices such as wing walls surrounding loading courts of distribution buildings; and water features within the landscape buffer.

7. Prohibited Uses. (a) Neither the Industrial and Office North parcel nor the Industrial and Office South parcel shall be rezoned to the IU-3 zoning district, nor shall the Industrial and Office North and Industrial and Office South parcels be used for any of the specified, listed uses in Section 33-264 (3) of the Miami-Dade County Code, as amended, listing permitted uses in the IU-3 district.

(b) Neither the Industrial and Office North nor the Industrial and Office South parcel shall be used for any of the following uses listed in Section 33-262 of the Miami-Dade County Code, as amended, listing permitted uses in the IU-2 district:

(Space reserved for Clerk)

(1) Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers.

(2) Rock and sand yards.

(3) Soap manufacturing, vegetable byproducts, only.

(4) Railroad shops.

(5) Sawmills.

(6) Petroleum products storage tank not exceeding 30,000-gallon capacity or a group of such tanks with an aggregate capacity not in excess of thirty thousand (30,000) gallons.

(7) Petroleum products storage tank with a capacity of over thirty thousand (30,000) gallons or a group of such tanks with an aggregate capacity in excess of thirty thousand (30,000) gallons if approved after public hearing or if placed below the surface of the ground or in a rockpit.

(8) Dynamite storage.

(9) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum of 15,000 square feet. Counted toward this minimum floor area shall be areas set aside for office shop space and equipment storage associated with the construction debris materials recovery transfer facility.

(10) Manufacturing of cement and clay products, such as concrete blocks, pipe, etc., except that storage and distribution of cement and clay products will be permitted.

(c) Exhibit "F" attached hereto identifies certain uses that are permitted uses in the IU-1 zoning district in accordance with Section 33-259 of the Miami-Dade County Code. Neither the Industrial and Office North nor the Industrial and Office South parcel shall be used for any of the uses listed on Exhibit "F".

8. Golf Drive Multi-Purpose Track Improvements. Subject to the review and approval of the County Public Works Department, the Owner shall design and install a multi-purpose jogging, bicycle, and pedestrian track (the "Track") within the current rights of way of West Golf Drive and East Golf Drive adjacent to the Property. The portion of the Track north of NW 119 Street shall be designed and installed prior to the issuance of the first certificate of occupancy for any use in the "Industrial and Office North" parcel described in Exhibit "B." The portion of the Track south of NW 119 Street shall be designed and installed prior to the issuance

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of the first certificate of occupancy for any use in the "Industrial and Office South" parcel described in Exhibit "D."

9. Public Recreational Facility. The Owner shall offer to dedicate vacant land within the Property to Miami-Dade County for a public recreational facility. The land for a public recreational facility shall be offered for dedication prior to the issuance of the first certificate of occupancy for any use on the Property. The size and location of the recreational facility shall be subject to the review and approval of the Park, Recreation and Open Space Department.

10. Police Facility Site. The Owner shall offer to dedicate vacant land within a portion of the Property designated for Business and Office use to Miami-Dade County for a police substation or similar police use, subject to the approval and acceptance of the Miami-Dade County Police Department. In the alternative, at the Owner's option, the Owner may offer a long-term 99 year lease for $1 per year to Miami-Dade County for a police substation or similar use within the proposed commercial development. The vacant land or leased space for a police facility shall be offered for dedication prior to the issuance of the first certificate of occupancy for any use within the "Business and Office North" parcel described in Exhibit "C" or "Business and Office South" parcel described in Exhibit "E."

11. Neighborhood Identification and Traffic Calming Measures. Prior to approval of the first final plat for the Property, the Owner shall work with County Public Works and the Golf Park Homeowner's Association, Inc. in good faith to identify traffic calming infrastructure and/or neighborhood identification signage for the residential neighborhood that immediately abuts the Property. The traffic calming infrastructure and/or neighborhood identification signage will be located within the existing public right of way, and Owner agrees to work with County on the funding and construction of such improvements. This paragraph shall not require any modifications to a recorded final plat for the Property. If no agreement is reached with the Golf Park Homeowner's Association, Inc. and the County prior to the Miami-Dade County Plat Committee scheduling the final plat approval before the Board of County Commissioners, then the Owner shall be relieved of all obligations under this Paragraph 11.

12. First Source Hiring. Prior to the issuance of the first building permit for the development of the Property, the Owner shall notify the South Florida Workforce Investment Board, or successor agency recognized as the "Referral Agency" under the County's First Source Hiring Referral Program established under Section 2-2092 et seq. of the Miami-Dade County Code, of all vacancies and make a good faith effort to employ candidates from the Referral Agency with priority to applicants who are residents of the zip code in which the Property is located (33167).

13. Westview Community Foundation. Within 180 days of the adoption of the CDMP Amendment Application and the final disposition any appeals thereto, the Owner shall establish a not-for profit organization to be known as the Westview Community Foundation ("Foundation") for the sole purpose of funding neighborhood beautification capital improvements, work force and managerial training programs, and educational scholarships to benefit the residents and

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neighborhoods represented by the Golf Park Homeowners Association and Tri-County Homeowners Association. The Foundation will be governed by a Board of Directors with five representatives appointed as follows: 1) one representative shall be appointed by the Golf Park Homeowners Association; 2) one representative shall be appointed by the Tri-County Homeowners Association; 3) one representative shall be appointed by Miami-Dade College, North campus; 4) one representative shall be appointed by the Owner to represent the Industrial and Office North and South parcels, and; 5) one representative shall be appointed by the Owner to represent the Business and Office North and Business and Office South parcels. The Owner shall fund the Foundation with a contribution of $1,500,000 contribution (One Million Five Hundred Thousand Dollars) to be paid as follows: an initial payment of $500,000 (Five Hundred Thousand Dollars) payable within 10 days after approval of a final plat in each of the Industrial and Office and the Business and Office areas; and then for the following twenty (20) years, on each anniversary of the initial payment, the Owner shall contribute an additional $50,000 (fifty thousand dollars) until the Owner's total contribution to the Foundation totals $1,500,000 contribution (One Million Five Hundred Thousand Dollars) in the twentieth year. Upon the Owner's total contribution of $1,500,000 contribution (One Million Five Hundred Thousand Dollars) to the Foundation, the Owner shall have no further obligations to the Foundation under this Paragraph.

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 requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may 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 Owner, 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 limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, 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.

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.

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

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instrument executed by the then owner(s) of all 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 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.

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.

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

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.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or any successor municipal corporation), and inspections made and approval of occupancy given by the County (or any successor municipal corporation), 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.

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

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material portion is invalidated, the County shall be entitled to revoke any approval predicated upon the invalidated portion

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the 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 is null and void and of no further effect.

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 or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

This instrument was prepared by:
Name: Jeffrey Bercow, Esq.
Address: Bercow Radell & Fernandez, PA
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131

By the Board of County Commissioners
OCT 03 2012
Item Appl. No. 1
Exhibit
Meeting CDMP

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DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

WHEREAS, approximately 95.5 gross acres of the Property is located to the north of State Road 924, also known as NW 119 Street or Gratigny Drive, and approximately 98.3 gross acres are located to the south of State Road 924;

WHEREAS, the Property is the subject of Comprehensive Development Master Plan ("CDMP") Amendment Application No. 1 of the October 2011-2012 CDMP Cycle ("CDMP Amendment Application");

WHEREAS, the CDMP Amendment Application seeks to change the Property's land use designation from "Park and Recreation" use to "Business and Office" and "Industrial and Office" use;

IN ORDER TO ASSURE the **County** that the representations made by the owner during 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. Property. The Property shall consist of the following four land use designations: (1) approximately 73.2 gross acres hereinafter called 'Industrial and Office North", described in Exhibit "B", attached hereto; (2) approximately 23.5 gross acres hereinafter called "Business and Office North", described in Exhibit "C", attached hereto; (3) approximately 74.9 gross acres hereinafter called "Industrial and Office South", described as Exhibit "D", attached hereto; and (4) approximately 22.9 gross acres hereinafter called "Business and Office South", described as Exhibit "E", attached hereto.

2. Permitted Uses. (a) Development of the Business and Office North and Business and Office South parcels shall not exceed a total of 400,000 square feet of total development, which may include retail, service and office uses. The Industrial and Office North and Industrial and Office South parcels shall not exceed a total of 1,400,000 square feet of total development, which may include office, light industrial, warehouse and flex space uses. Warehouse/distribution space shall be limited to 1,200,000 square feet of the total 1,400,000 square feet of total development within the Industrial and Office North and Industrial and Office South parcels. Notwithstanding the foregoing, residential uses on the Property shall be permitted on the Business and Office North and Business and Office South parcels subject to the limitations set forth in subparagraph 2 (b) below, but in no instance shall the residential density exceed a maximum of 2,000 dwelling units.

(Public Hearing)

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(b) Notwithstanding the foregoing limitations, the Owner may simultaneously increase and decrease the intensity of uses of the aforementioned parcels provided that the total vehicle trip generation of the Property shall not exceed a total of 3,297 net external PM peak hour trips. If the Owner submits a development order application that would exceed or modify the intensity limitations set forth in subparagraph 2(a), then Owner shall provide a trip generation analysis with such application demonstrating that approval of the application will not result in a trip generation for the Property that exceeds 3,297 net external PM peak hour trips, subject to the approval of the reviewing agency.

(c) The Owner shall not commence construction of more than 700,000 s.f. of space within the Industrial and Office parcels (of which no more than 600,000 s.f. shall be warehouse/distribution space), prior to the issuance of the first Certificate of Occupancy within one of the Business and Office parcels. Prior to, concurrently with, or subsequent to an application for rezoning and site plan approval of one of the Industrial and Office parcels, the Owner shall make and diligently pursue an application for rezoning and site plan approval of one of the Business and Office parcels. In the event that such an application is not approved, the requirements of this Subparagraph shall be deemed satisfied and the Director of the Permitting, Environment and Regulatory Affairs (PERA) Department shall provide a written confirmation to that effect upon the request of the Owner, which confirmation may be recorded as evidence that this condition has been satisfied.

3. Drainage/Stormwater. Prior to the issuance of any building permit on the Property, or any portion thereof, the Owner shall obtain (a) conceptual surface water management permit(s) (Environmental Resource Permit/ "ERP") from Permitting, Environment and Regulatory Affairs (PERA) or its successor agency for construction and operation of a required surface water management system, and (b) approval of a master paving and drainage plan(s).

4. NW 119 Street Roadway Improvement(s). (a) The Owner shall work with Miami-Dade County, the Miami-Dade Expressway Authority and the Florida Department of Transportation to incorporate eastbound right turn lane(s) into the site plan for the portion of the property located south of N.W. 119 Street between West Golf Drive and East Golf Drive.

(b) Prior to issuance of the first Certificate of Occupancy, the Owner shall construct or cause to be constructed the eastbound right turn lane(s) described in subparagraph 4(a), along with an extension to the existing fourth westbound travel lane on NW 119 Street extending from East Golf Drive to West Golf Drive for a distance of approximately 775 feet. This fourth westbound travel lane shall connect to the fourth westbound travel lane which currently exists on NW 119 Street from West Golf Drive to NW 27 Avenue.

(c) Should any of the improvements described in subparagraph 4(b) not be approved or permitted by Miami-Dade County, Miami-Dade Expressway Authority or the Florida Department of Transportation, the Owner's obligation under this paragraph shall terminate.

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5. TDM Strategy. The Owner shall promote a reduction in peak hour traffic and a reduction in the single occupant vehicle by advocating and implementing Transportation Demand Management (TDM) strategies which increase auto occupancy, transit ridership and pedestrian access and mobility through the implementation of one or more of the following measures:

- Employer based parking management and ridesharing programs to promote carpooling, vanpooling, car sharing and the use of hybrid vehicles;
- The installation of electric vehicle charging stations into project parking facilities;
- Employer sponsored programs such as transit discounts, fare subsidies and transit fare tax incentives;
- Employer sponsored programs such as staggered work schedules, flexible work hours, compressed work weeks and telecommuting programs;

In addition, the Owner shall implement the following two measures:

- Incorporate pedestrian access and connectivity into the design of Business and Office North and Business and Office South to provide pedestrian access to neighboring properties, pedestrian access to adjacent transit stops, the construction of transit shelters, transit drop-off locations or pull-out bays and the construction of on-site bicycle storage facilities. The design shall also include pedestrian access (such as pedestrian crosswalks or pedestrian signal phases) across NW 119 Street between the Business and Office parcels; and
- Construct bus pull-out bays and/or bus shelters on both the westbound (Business and Office North) and eastbound (Business and Office South) portions of NW 119th Street, if approved as appropriate by Miami-Dade County, Florida Department of Transportation and Miami-Dade Expressway Authority.

6. Compatibility with Adjacent Uses. (a) The Owner shall provide and maintain an adequate perimeter buffer (the "Landscape Buffer") along the Property boundary, and within the Industrial and Office North and Industrial and Office South parcels. At a minimum, the Landscape Buffer shall be at least 50 (fifty) feet in width and shall include a decorative masonry wall, opaque fence, or a landscaped berm at least five (5) feet in height, as well as landscaping to include a row of trees, of such species as may be approved by County staff, which shall be planted at a minimum height of twelve (12) to fourteen (14) feet, and not farther than twenty-five (25) feet on center. Before erecting a decorative masonry wall or opaque fence, the Owner shall seek approval to permit a berm at least seven (7) feet in height to satisfy Section 18A-6(H) of the Code of Miami-Dade County. The Landscaped Buffer may include pedestrian walkways, water features and water bodies, but may not include any habitable buildings. Furthermore, no parking, loading, or vehicular access areas may be included within the Landscape Buffer,

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except for emergency access required by Miami-Dade County Fire Rescue, Police and/or Public Works.

(b) A landscape plan, accompanied by a line of sight exhibit, depicting the exact height, size and type of landscaping materials within the Landscape Buffer shall be approved at the time of rezoning the Industrial and Office North and Industrial and Office South parcels. The wall or fence, and the required landscaping, within the respective parcel's Landscape Buffer shall be installed prior to the issuance of a certificate of occupancy for any building within such parcel.

(c) All lighting shall be directed away from the adjacent single family residences. Sound deadeners shall be used for any metal work and/or welding-related uses. All air compressors shall be of radial (silenced) design. All outdoor or speaker systems shall be prohibited within the Industrial and Office North and Industrial and Office South parcels.

(d) Other than as set forth in this Paragraph 6, there shall be no direct vehicular access between the Property and the surrounding residential neighborhood. Vehicular access to and from the Property will be provided exclusively to and from NW 119 Street, except that the Industrial and Office South parcel may have access directly to and from NW 22 Avenue at theoretical NW 116th Street.. Notwithstanding the foregoing, additional emergency access points may be permitted if required by Miami-Dade County Fire Rescue, Police and/or Public Works.

(f) The Owner shall provide street trees of an overall height of twelve (12) feet and a minimum caliper of two (2) inches at time of planting along all roadways abutting the Property at a spacing of twenty-five (25) feet on center.

(g) At the time of rezoning the Industrial and Office North and Industrial and Office South parcels the Owner shall prepare and submit site and elevation plans that endeavor to utilize site planning techniques to minimize noise impacts on the surrounding residential areas. Such site planning techniques may include but not be limited to traffic calming devices for internal access drives, parking areas, and service drives; attention to orientation of buildings; design devices such as wing walls surrounding loading courts of distribution buildings; and water features within the landscape buffer.

7. Prohibited Uses. (a) Neither the Industrial and Office North parcel nor the Industrial and Office South parcel shall be rezoned to the IU-3 zoning district, nor shall the Industrial and Office North and Industrial and Office South parcels be used for any of the specified, listed uses in Section 33-264 (3) of the Miami-Dade County Code, as amended, listing permitted uses in the IU-3 district.

(b) Neither the Industrial and Office North nor the Industrial and Office South parcel shall be used for any of the following uses listed in Section 33-262 of the Miami-Dade County Code, as amended, listing permitted uses in the IU-2 district:

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(1) Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers.

(2) Rock and sand yards.

(3) Soap manufacturing, vegetable byproducts, only.

(4) Railroad shops.

(5) Sawmills.

(6) Petroleum products storage tank not exceeding 30,000-gallon capacity or a group of such tanks with an aggregate capacity not in excess of thirty thousand (30,000) gallons.

(7) Petroleum products storage tank with a capacity of over thirty thousand (30,000) gallons or a group of such tanks with an aggregate capacity in excess of thirty thousand (30,000) gallons if approved after public hearing or if placed below the surface of the ground or in a rockpit.

(8) Dynamite storage.

(9) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum of 15,000 square feet. Counted toward this minimum floor area shall be areas set aside for office shop space and equipment storage associated with the construction debris materials recovery transfer facility.

(10) Manufacturing of cement and clay products, such as concrete blocks, pipe, etc., except that storage and distribution of cement and clay products will be permitted.

(c) Exhibit "F" attached hereto identifies certain uses that are permitted uses in the IU-1 zoning district in accordance with Section 33-259 of the Miami-Dade County Code. Neither the Industrial and Office North nor the Industrial and Office South parcel shall be used for any of the uses listed on Exhibit "F".

8. Golf Drive Multi-Purpose Track Improvements. Subject to the review and approval of the County Public Works Department, the Owner shall design and install a multi-purpose jogging, bicycle, and pedestrian track (the "Track") within the current rights of way of West Golf Drive and East Golf Drive adjacent to the Property. The portion of the Track north of NW 119 Street shall be designed and installed prior to the issuance of the first certificate of occupancy for any use in the "Industrial and Office North" parcel described in Exhibit "B." The portion of the Track south of NW 119 Street shall be designed and installed prior to the issuance

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9. Public Recreational Facility. The Owner shall offer to dedicate vacant land within the Property to Miami-Dade County for a public recreational facility. The land for a public recreational facility shall be offered for dedication prior to the issuance of the first certificate of occupancy for any use on the Property. The size and location of the recreational facility shall be subject to the review and approval of the Park, Recreation and Open Space Department.

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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 or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

BERCOW RADELL & FERNANDEZ
ZONING, LAND USE AND ENVIRONMENTAL LAW

DIRECT LINE: (305) 377-6227
E-Mail: MTapanes@BRZoningLaw.com

2012 SEP 20 P 12: 14
PLAN PROCESSING
METROPOLITAN PLANNING SECT

VIA EMAIL & HAND DELIVERY

September 20, 2012

Mr. Mark Woerner
Assistant Director for Planning
Department of Regulatory and Economic Resources
Stephen P. Clark Center
111 NW 1st Street, 12th Floor
Miami, Florida 33128

RECEIVED
By the Clerk for the record.
OCT 03 2012
Item Appl. No. 2
Exhibit
Meeting 10/3/12 COMP

RE: Rosal Westview, LLC – Partial Withdrawal of Application Area

Dear Mr. Woerner:

This law firm represents Rosal Westview, LLC, in connection with Application No. 1 of the October 2011-2012 Cycle of Applications to Amend the Miami-Dade County Comprehensive Development Master Plan ("Application"). As you know, Application No. 1 seeks to redesignate approximately 194 gross acres of land identified by Miami-Dade County Folio Nos. 30-2134-001-0621, 30-2134-001-0620, 30-2134-003-0290, 30-2134-003-0270, 30-2127-010-1110, 30-2127-032-0020, 30-2134-003-0260, 30-2134-021-0020, and 30-2134-003-0280 ("Property"). This letter shall serve to respectfully request the withdrawal of a portion of the Property from the Application pursuant to Section 2-116.1(3)(b) of the Code of Miami-Dade County.

Rosal Westview, LLC recently conveyed a portion of the Property legally described as a portion of Tract "B" of the Redi Data Subdivision, according to the plat thereof, as recorded in Plat Book 127, Page 84, of the Public Records of Miami-Dade County, Florida and identified by Miami-Dade County Tax Folio No. 30-2134-001-0620, to a third party. We have affixed a boundary survey and legal description for the portion of the Property hereby requested for

withdrawal. Accordingly, we respectfully request that the aforementioned portion of the Property be withdrawn from the Application following an affirmative vote of the Board of County Commissioners on October 3, 2012.

Should you have any questions or comments, please do not hesitate to phone me.

Very truly yours,

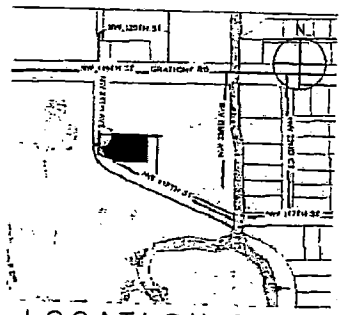
Melissa Tapanes Llahues

Enclosures

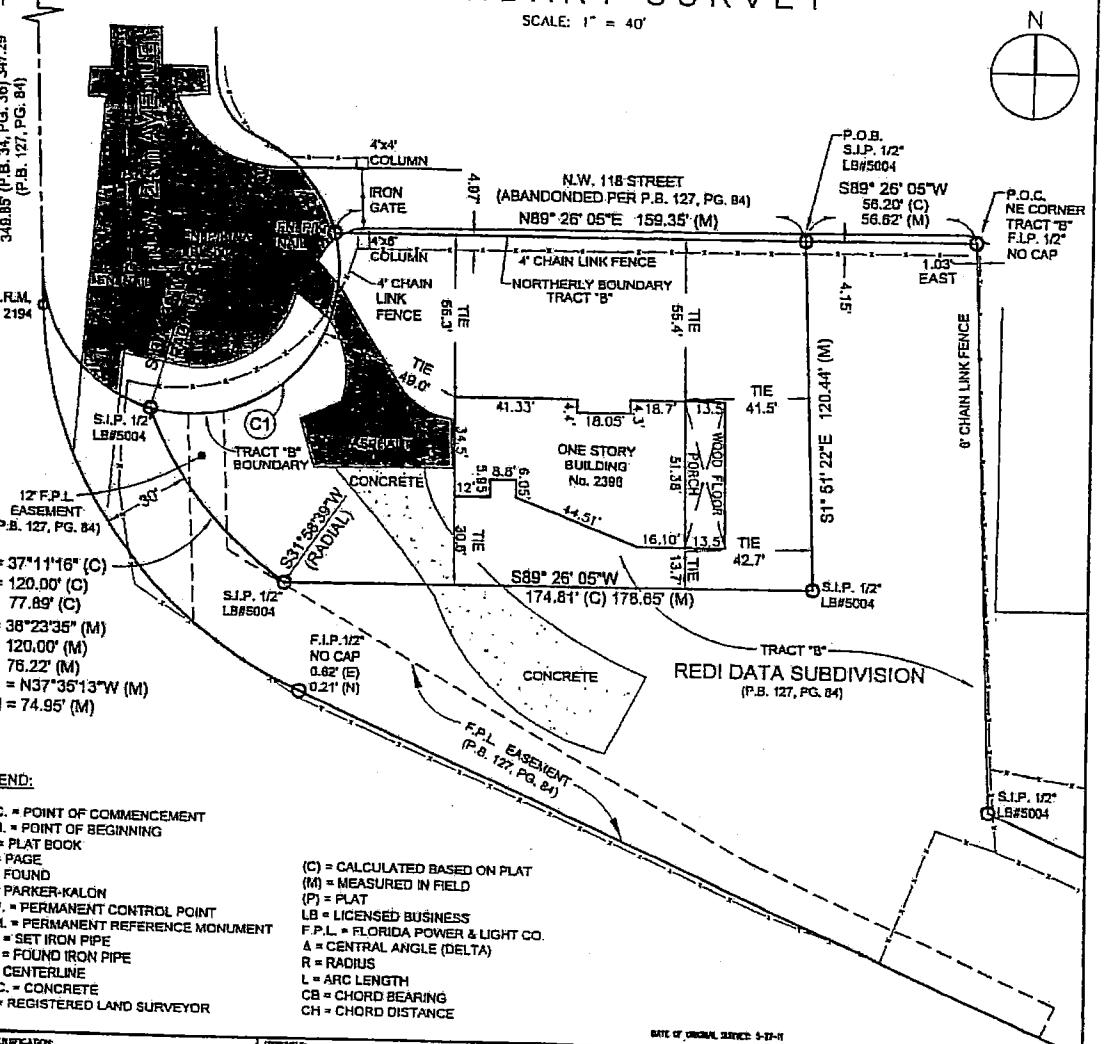
cc: Mr. Garett Rowe
Jeffrey Bercow, Esq.
Tucker Gibbs, Esq.

BOUNDARY SURVEY

SCALE: 1" = 40'



LOCATION MAP
(NOT TO SCALE)



(C1)
Δ= 118°34'20" (C)
R= 50.00' (P)
L= 103.47' (C)
Δ= 119°41'50" (M)
R= 50.00' (P)
L= 104.46' (M)
CB = N44°58'05"W (M)
CH = 86.47' (M)

Δ= 37°11'16" (C)
R= 120.00' (C)
L= 77.89' (C)
Δ= 38°23'35" (M)
R= 120.00' (M)
L= 76.22' (M)
CB = N37°35'13"W (M)
CH = 74.95' (M)

CERTIFIED TO:

BAY HARBOR TITLE, INC.
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
SIMON MENDEZ AND MARIA MARIBEL CRUZ

LEGAL DESCRIPTION:

A PORTION OF TRACT "B", REDI DATA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 89°26'05" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B", A DISTANCE OF 56.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°51'22" EAST A DISTANCE OF 120.44 FEET; THENCE SOUTH 89°26'05" WEST A DISTANCE OF 174.81 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 31°58'39" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 37°11'16" AND AN ARC DISTANCE OF 77.89 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 13°41'39" WEST; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG A BOUNDARY OF SAID TRACT "B", SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 118°34'20" AND AN ARC DISTANCE OF 103.47 TO A CORNER ON THE NORTHERLY BOUNDARY OF SAID TRACT "B"; THENCE NORTH 89°26'05" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B", A DISTANCE OF 159.35 FEET TO THE POINT OF BEGINNING.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

SURVEYOR'S NOTES:

1) UNLESS IT BEARS THE SIGNATURE AND RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER, THIS REPORT, SKETCH, PLAT OR MAP IS FOR INFORMATIONAL PURPOSES ONLY AND IS NOT VALID. ADDITIONS OR DELETIONS TO SURVEY MAPS OR REPORTS BY OTHER THAN THE SIGNING PARTY OR PARTIES IS PROHIBITED WITHOUT WRITTEN CONSENT OF THE SIGNING PARTY OR PARTIES.
2) THIS SKETCH OF SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATION SHOWN HEREON DOES NOT EXTEND TO ANY UNNAMED PARTIES.
3) LANDS SHOWN HEREON WERE NOT ABSTRACTED BY ROBAYNA AND ASSOCIATES, INC.
4) THE LEGAL DESCRIPTION SHOWN HEREON WAS PREPARED BY ROBAYNA AND ASSOCIATES, INC.
5) ROBAYNA AND ASSOCIATES, INC.'S CERTIFICATE OF AUTHORIZATION NO. LB5004 IS ISSUED BY THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES.
6) THIS SURVEY DOES NOT REFLECT NOR DETERMINE OWNERSHIP.
7) THIS SURVEY EXCEEDS THE ACCURACY REQUIREMENTS FOR SUBURBAN PROPERTY.
8) ALL MEASUREMENTS SHOWN HEREON ARE IN THE UNITED STATES SURVEY FOOT AND ARE THE SAME AS ON RECORD UNLESS OTHERWISE SHOWN.
9) BEARINGS SHOWN HEREON ARE BASED ON AN ASSUMED MERIDIAN. THE NORTH LINE OF THE NW 1/4 OF SECTION 34, TOWNSHIP 52 SOUTH, RANGE 41 EAST, MIAMI-DADE COUNTY, FLORIDA, IS ASSUMED TO BEAR NORTH 89°26'27" EAST.
10) PROPERTY ADDRESS: 2398 NW 118 STREET (PER MIAMI-DADE COUNTY PROPERTY APPRAISER'S WEBSITE)
11) AREA = 22,221 SQUARE FEET (0.51 ACRE) BASED ON DESCRIPTION; 22,338 SQUARE FEET (0.051 ACRE) BASED ON FIELD MEASUREMENTS.

FLOOD ZONE: AH — FLOOD INSURANCE RATE MAP NUMBER: 12086C0138L
BASE FLOOD ELEVATION = 6 FEET — MAP REVISED: SEPTEMBER 11, 2009
ELEVATION IS REFERENCED TO THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.

LEGEND:

P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
P.B. = PLAT BOOK
PG. = PAGE
FN. = FOUND
P/K = PARKER-KALON
P.C.P. = PERMANENT CONTROL POINT
P.R.M. = PERMANENT REFERENCE MONUMENT
S.I.P. = SET IRON PIPE
F.I.P. = FOUND IRON PIPE
C/L = CENTERLINE
CONC. = CONCRETE
RLS = REGISTERED LAND SURVEYOR

(C) = CALCULATED BASED ON PLAT
(M) = MEASURED IN FIELD
(P) = PLAT
LB = LICENSED BUSINESS
F.P.L. = FLORIDA POWER & LIGHT CO.
Δ = CENTRAL ANGLE (DELTA)
R = RADIUS
L = ARC LENGTH
CB = CHORD BEARING
CH = CHORD DISTANCE

SHEET 1 OF 1 SHEETS	DRAWING NAME: BOUNDARY SURVEY	ROBAYNA AND ASSOCIATES INC. ENGINEERS - PLANNERS - SURVEYORS 5723 NW 158th STREET MIAMI LAKES, FL 33014 PH.(305) 823-9318 L.B. # 5004	DESIGNED:	CERTIFICATION:	APPROVALS:	DATE:	REVISIONS:	DATE:
DATE: 2-16-2012	PROJECT: 2398 NW 118 ST		DRAWN: AA	BY: _____ FOR THE FIRM	REVISIONS:		REVISED LEGAL DESCRIPTION	6-15-2011
FIELD No. 110042	PREPARED FOR: MIAMI INTERNATIONAL GOLF CLUB		CHECKED: der	DAVID E. ROHAL PROFESSIONAL SURVEYOR AND MAPPER No. LS4315 STATE OF FLORIDA			UPDATED SURVEY, REVISED LEGAL DESCRIPTION	2-16-2012
			SCALE: 1"=20'	NOT VALID WITHOUT EMBOSSED SURVEYOR'S SEAL				

DATE OF ORIGINAL SURVEY: 5-17-11

EXHIBIT "A"

LEGAL DESCRIPTION

A PORTION OF TRACT "B", REDI DATA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 127, PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS:

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SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

BUSINESS PARK TRUCK STUDY

Rosal Westview, LLC
CDMP Amendment
Transportation Analysis

August 2012

Prepared for:
Rosal Westview, LLC

CATHY SWEETAPPLE & ASSOCIATES
TRANSPORTATION AND MOBILITY PLANNING

101 North Gordon Road, Fort Lauderdale, Florida 33301
954-463-8878 office 954-525-4303 fax Email: csweet@bellsouth.net

Business Park Truck Study
Rosal Westview, LLC

Overview

In response to concerns raised by the neighborhoods located adjacent to the proposed Business Park contained within the *Rosal Westview, LLC CDMP Amendment Application No. 1*, the Applicant performed a **Business Park Truck Study** to identify and quantify the number of vehicles, truck classifications and trip making characteristics for a Business Park use in Miami-Dade County. Twelve hour truck data was collected at the three primary access locations to the *Miami Lakes Business Park West* and *Miami Lakes Business Park East* which is bounded by Miami Lakes Drive on the north, NW 57 Avenue on the east and NW 138 Street on the south as depicted on enclosed **Figure 1**.

Business Park Characteristics

The *Miami Lakes Business Park West* and *Miami Lakes Business Park East* occupies a total of ±170.8 acres of land and contains ±2,783,658 square feet of Businss Park use. A ±30.6 acre portion of the northeast edge of the Business Park has direct access to Miami Lakes Drive and contains ±604,607 SF of Business Park use. In an effort to provide a conservative and accurate analysis of the vehicular and truck activity entering and departing the Miami Lakes Business Park East and West, the square footage of business park use located within this ±30.6 acre area is not included in the calculations provided herein due to the multiple access locations for this portion of the site onto Miami Lakes Drive.

Business Park Study Area and Occupied Space

The remainder of the Business Park study area (less the business park square footage for the ±30.6 acres referenced above) contains ±140.2 acres and ±2,179,051 SF of Business Park use. Online research has revealed that approximately ±174,187 SF of Business Park space was vacant during the dates that data was collected for this study. The resulting occupied space for the *Miami Lakes Business Park West* and *Miami Lakes Business Park East* equates to ±2,004,864 SF of occupied Business Park use. The parcel acreage and built square footage for each building located in the *Miami Lakes Business Park West* and *Miami Lakes Business Park East* was obtained from the Miami-Dade County Property Appraiser's Website as summarized in attached **Table 1**.

Business Park Truck Counts

The Applicant collected twelve hour inbound and outbound vehicle and truck counts (on Tuesday, July 10, 2012 from 6:00 am to 6:00 pm) at the three access locations serving the *Miami Lakes Business Park West* and *Miami Lakes Business Park East* as depicted on enclosed **Figure 2** and as outlined below. The twelve hour raw data collected at each of these three access locations is included in **Attachment 1** of this study.

- **Access Location 1 - North Access** – NW 60 Avenue at Miami Lakes Drive
- **Access Location 2 - South Access** – NW 60 Avenue at NW 138 Street
- **Access Location 3 - East Access** – NW 142 Street at NW 57 Avenue

The twelve hour inbound and outbound vehicle and truck counts were categorized into four classification groups at each of the three access locations as outlined below.

- **Group 1 – Vehicles** - Cars, pick-up trucks, vans, motorcycles
- **Group 2 – 2 Axle Trucks** - Small Delivery Trucks, UPS, FedEx
- **Group 3 – 3 Axle Trucks** - Larger Delivery Vehicles
- **Group 4 – Greater than 3 Axle Trucks** – i.e. 18 Wheelers

The inbound and outbound data was then summarized (by group and classification) on enclosed **Table 2** for the North, South and East access locations to the Business Park in Miami Lakes. The number of vehicles and the percent of total for both the Inbound and Outbound movements are provided for each access location on **Table 2**.

Summary of Data Collected

A collective summary of the inbound and outbound data was then provided (by group and classification) on enclosed **Table 3** representing the combined total for the North, South and East access locations to the Business Park in Miami Lakes. The data in **Table 3** was then utilized in **Table 4** to isolate the total number of inbound and outbound vehicles and trucks by group for the 12 hour data collection period, and to provide the percent of total for **Groups 1, 2, 3 and 4**. A summary of the **Table 4** results are provided in **Table A** below.

Table A – Miami Lakes Business Park Counts for 2,004,864 SF of Occupied Business Park

	Cars - Group 1	2 Axle - Group 2	3 Axle - Group 3	> 3 Axle - Group 4	Total
Total In	6764	164	31	66	**7025**
Total Out	6389	159	26	60	**6634**
Total	13153	323	57	126	**13659**
Percent	**96.30%**	**2.36%**	**0.42%**	**0.92%**	**100.00%**

Application of the Business Park Truck Counts to the Rosal Westview Business Park

The data summarized in **Table 4** was then utilized to establish the vehicle and truck trip making characteristics of a Business Park for the 12 hour survey period. **Table 5** was prepared to establish a 12 hour trip rate for each of the Classification Groups, using the total number of vehicles per group over the 12 hour survey timeframe, and the occupied square footage of the Business Park in Miami Lakes. The 12 hour trip rate per group was then applied to the 1,600,000 square feet of proposed Business Park for Rosal Westview, LLC, to establish estimated vehicles and trucks (from 6:00 am to 6:00 pm) for Groups 1, 2, 3 and 4. **Table 5** also separates the estimated vehicle and truck trips between the north and south sides of NW 119 Street. A summary of the **Table 5** results are provided in **Tables B and C** below.

Table B – Calculation of the 12 Hour Trip Rate for each Classification Group

Miami Lakes Business Park - 2,004,864 SF			
Group	**12 Hr Trips**	**Total SF**	**12 Hr Trip Rate Per KSF**
Cars - Group 1	13153	2,004,864	6.561
2 axle - Group 2	323	2,004,864	0.161
3 Axle - Group 3	57	2,004,864	0.028
> 3 Axle - Group 4	126	2,004,864	0.063
All Trucks - 2-3-4	506	2,004,864	0.252
3 Axle + > 3 Axle	**183**	2,004,864	**0.091**
Groups 1-2-3-4	13659	2,004,864	6.813

Table C – Vehicle and Truck Estimates for Rosal Westview, LLC based on 1,600,000 SF of Business Park

Rosal Westview Business Park - 1,600,000 SF				800,000 SF	800,000 SF
Group	**12 Hr Trips**	**Total SF**	**12 Hr Trip Rate Per KSF**	**North of NW 119 St**	**South of NW 119 St**
Cars - Group 1	10497	1,600,000	6.561	5248	5248
2 axle - Group 2	258	1,600,000	0.161	129	129
3 Axle - Group 3	45	1,600,000	0.028	23	23
> 3 Axle - Group 4	101	1,600,000	0.063	50	50
All Trucks - 2-3-4	404	1,600,000	0.252	202	202
3 Axle + > 3 Axle	**146**	**1,600,000**	**0.091**	**73**	**73**
Groups 1-2-3-4	10901	1,600,000	6.813	5450	5450

Table C demonstrates that the proposed 1,600,000 square feet of Business Park use will generate approximately 146 trucks (with 3 axles or more) over the 12 hour timeframe from 6:00 am to 6:00 pm. Assuming that 800,000 square feet of Business Park use would be located both north and south of NW 119 Street, 73 trucks (with 3 axles or more) would be expected to serve the uses located north of NW 119 Street and 73 trucks (with 3 axles or more) would be expected to serve the uses located south of NW 119 Street.

Distribution of Trucks on the Adjacent Study Area Roadways

The anticipated truck activity for Rosal Westview, LLC (at 1.34% of total Business Park vehicles) will only utilize project access locations off of NW 119 Street (at approximately East Golf Drive), and will have no connections to or from adjacent residential neighborhoods. A secondary direct access for the Business Park located south of NW 119 Street off of NW 22 Avenue may be accessible from a new direct connection using theoretical NW 116 Street. See attached **Table 6** for the estimated distribution of the trucks with 3 axles or more (over the 12 hour timeframe) on the study segments of NW 119 Street, NW 27 Avenue and NW 22 Avenue. Project distribution immediately adjacent to the project site is summarized on **Table D** below. Distribution percentages are illustrated on attached **Figure 3** and were developed for the CDMP Amendment Transportation Analysis.

Table D – Estimated Distribution of Trucks with 3 or more Axles

Roadway Segment Adjacent to Site Access	Estimated Trucks – 3 or more Axles	Distribution %
NW 119 Street – NW 27 Ave to East Golf Dr	78 trucks	53.61%
NW 119 Street – East Golf Dr to NW 22 Ave	40 trucks	27.53%
NW 22 Avenue – NW 119 St to NW 116 St	6 trucks	3.49%
NW 22 Avenue – NW 116 St to NW 103 St	22 trucks	15.37%
Total	**146 trucks**	**100.00%**

Conclusions

The data collected and analyzed in this **Business Park Truck Study** has been used to estimate the vehicle and truck characteristics (by classification group) for the Business Park proposed as part of the Rosal Westview, LLC CMDP Amendment Application. By using the trip making characteristics which have been calculated using data collected and analyzed from the *Miami Lakes Business Park West* and *Miami Lakes Business Park East*, the study findings indicate that the proposed 1,600,000 square foot Business Park will generate approximately **146 trucks (with 3 axles or more)** over the 12 hour timeframe from 6:00 am to 6:00 pm. A breakdown of the **146 trucks** between Groups 3 and 4 are provided in summary **Table E** below.

Table E – Summary of Trucks in Groups 3 and 4 – 3 or More Axles

Classification Group	1,600,000 SF Business Park	% of Total Vehicles
Group 3 – 3 Axle Trucks	45 trucks	0.42%
Group 4 – Greater than 3 Axle Trucks	101 trucks	0.92%
Total for 3 or more Axle Trucks	146 trucks	1.34%

Assuming that 800,000 square feet of Business Park use would be located both north and south of NW 119 Street, **73 trucks (with 3 axles or more)** would be expected to serve the uses located north of NW 119 Street and **73 trucks (with 3 axles or more)** would be expected to serve the uses located south of NW 119 Street.

Response to Comments from Miami-Dade County Public Works Related to the Business Park Truck Study – Received on September 12, 2012

Upon review of the provided traffic study for the projected truck traffic for the Rosal Westview, LLC CDMP project, we have the following comments:

a. Usually single unit trucks are considered large vehicles for traffic operational purposes. However, in provided analysis these trucks (group 2 in Table C, page 2) are not used to estimate projected truck traffic.

Response: The neighborhood adjacent to the Rosal Westview, LLC CDMP Amendment requested information on the number of large trucks that would be generated by the proposed business park, and based upon these concerns, the 3 Axle Trucks and Greater than 3 Axle Trucks (Groups 3 and 4 in the data collected) have been the focus of the Business Park Truck Study.

b. Truck traffic is collected between 6 am to 6 pm, it is strongly suggested that the data collection duration be extended to 9 pm in order to cover any post pm peak hour activity of the truck traffic.

Response: The Applicant has summarized the additional data covering the timeframe from 6PM to 9PM which is provided in Attachment 2. The majority of the Group 3 and 4 truck traffic after 6PM occurs from 6PM to 7PM. See the findings in Tables A-1, B-1 and C-1 below for the additional 3 hour timeframe and the findings in Tables A-2, B-2, C-2, D-2 and E-2 below for the overall 15 hour timeframe.

Table A-1 – Miami Lakes Business Park Counts for 2,004,864 SF of Occupied Business Park - 6PM to 9PM

Timeframe	Cars - Group 1	2 Axle - Group 2	3 Axle - Group 3	>3 Axle - Group 4	Total
6PM to 7PM	2278	13	2	15	2308
7PM to 8PM	1333	12	0	3	1348
8PM to 9PM	738	7	1	1	747
Total	4349	32	3	19	4403
Percent	98.77%	0.73%	0.07%	0.43%	100.00%

Table B-1 – Calculation of the 3 Hour Trip Rate by Classification Group

Miami Lakes Business Park - 2,004,864 SF			
Group	3 Hr Trips	Total SF	3 Hr Trip Rate Per KSF
3 Axle - Group 3	3	2,004,864	0.001
>3 Axle - Group 4	19	2,004,864	0.009

Table C-1 – Truck Estimates for 1,600,000 SF of Business Park

Rosal Westview Business Park - 1,600,000 SF				800,000 SF	800,000 SF
Group	3 Hr Trips	Total SF	3 Hr Trip Rate Per KSF	North of NW 119 St	South of NW 119 St
3 Axle - Group 3	2	1,600,000	0.001	1	1
>3 Axle - Group 4	15	1,600,000	0.009	8	8

Table A-2 – Miami Lakes Business Park Counts for 2,004,864 SF of Occupied Business Park – 6AM to 9PM

Timeframe	Direction	Cars - Group 1	2 Axle - Group 2	3 Axle - Group 3	3 Axle - Group	Total
6AM to 9PM	In	8909	175	32	73	9189
6AM to 9PM	Out	8593	180	28	72	8873
15 Hours	Total	17502	355	60	145	18062
	Percent	**96.90%**	**1.97%**	**0.33%**	**0.80%**	**100.00%**

Table B-2 – Calculation of the 15 Hour Trip Rate by Classification Group

Miami Lakes Business Park - 2,004,864 SF			
Group	15 Hr Trips	Total SF	15 Hr Trip Rate Per KSF
Cars - Group 1	17502	2,004,864	8.730
2 axle - Group 2	355	2,004,864	0.177
3 Axle - Group 3	60	2,004,864	0.030
>3 Axle - Group 4	145	2,004,864	0.072
All Trucks - 2-3-4	560	2,004,864	0.279
3 Axle + >3 Axle	**205**	2,004,864	**0.102**
Groups 1-2-3-4	18062	2,004,864	9.009

Table C-2 – Truck Estimates for 1,600,000 SF of Business Park for the 15 Hour Timeframe

Rosal Westview Business Park - 1,600,000 SF				800,000 SF	800,000 SF
Group	15 Hr Trips	Total SF	15 Hr Trip Rate Per KSF	North of NW 119 St	South of NW 119 St
Cars - Group 1	13968	1,600,000	8.730	6984	6984
2 axle - Group 2	283	1,600,000	0.177	142	142
3 Axle - Group 3	48	1,600,000	0.030	24	24
>3 Axle - Group 4	116	1,600,000	0.072	58	58
All Trucks - 2-3-4	447	1,600,000	0.279	223	223
3 Axle + >3 Axle	**164**	**1,600,000**	**0.102**	**82**	**82**
Groups 1-2-3-4	14415	1,600,000	9.009	7207	7207

Table D-2 – Estimated Distribution of Trucks with 3 or more Axles – 15 Hour Timeframe

Roadway Segment Adjacent to Site Access	Estimated Trucks – 3 or more Axles	Distribution %
NW 119 Street – NW 27 Ave to East Golf Dr	88 trucks	53.61%
NW 119 Street – East Golf Dr to NW 22 Ave	45 trucks	27.53%
NW 22 Avenue – NW 119 St to NW 116 St	6 trucks	3.49%
NW 22 Avenue – NW 116 St to NW 103 St	25 trucks	15.37%
Total	**164 trucks**	**100.00%**

Table E-2 – Summary of Trucks in Groups 3 and 4 – 3 or More Axles – 6AM to 9PM – 15 Hour Timeframe

Classification Group	1,600,000 SF Business Park	% of Total Vehicles
Group 3 – 3 Axle Trucks	48 trucks	0.33%
Group 4 – Greater than 3 Axle Trucks	116 trucks	0.80%
Total for 3 or more Axle Trucks – 15 Hours	**164 trucks**	**1.13%**

Attachment 2

Additional
3 Hour Truck Counts
6PM to 9PM
Miami Lakes Business Park
East and West

North Access – NW 60 Ave at Miami Lakes Dr
South Access – NW 60 Ave at NW 138 St
East Access – NW 142 St at NW 57 Ave

MIAMI LAKES DRIVE & NW 60TH AVENUE
MIAMI LAKES, FLORIDA
COUNTED BY: ADAM LEWENTAL
NW 60TH AVENUE ONLY

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
(561) 272-3255 Fax (561) 272-4381

Study Name: ADAM2PM
Site Code : 00120089
Start Date: 07/10/12
Page : 1

Start Time				Transit In	From NW 60 Ave to Miami Lakes Dr Outbound Group No. 2	1	3	4				Transit out	From Miami Lakes Dr to NW 60 Ave Inbound Group No. 2	1	3	4	
07/10/12																	
18:00	0	0	0	0	3	111	0	0	0	0	0	2	0	50	0	1	167
18:15	0	0	0	3	1	75	0	2	0	0	0	2	0	38	0	0	121
18:30	0	0	0	1	1	82	0	0	0	0	0	1	1	23	0	0	109
18:45	0	0	0	1	0	42	0	0	0	0	0	2	0	25	0	0	70
Hour	0	0	0	5	5	310	0	2	0	0	0	7	1	136	0	1	467
19:00	0	0	0	2	2	57	0	0	0	0	0	1	1	33	0	0	96
19:15	0	0	0	0	1	39	0	0	0	0	0	3	0	13	0	0	56
19:30	0	0	0	1	0	26	0	0	0	0	0	0	1	14	0	0	42
19:45	0	0	0	1	0	27	0	1	0	0	0	0	1	12	0	1	43
Hour	0	0	0	4	3	149	0	1	0	0	0	4	3	72	0	1	237
20:00	0	0	0	1	0	14	0	0	0	0	0	2	0	9	0	0	26
20:15	0	0	0	0	2	9	0	0	0	0	0	0	0	8	0	0	19
20:30	0	0	0	0	0	23	0	0	0	0	0	1	0	5	0	0	29
20:45	0	0	0	1	0	10	0	0	0	0	0	0	1	7	0	0	19
Hour	0	0	0	2	2	56	0	0	0	0	0	3	1	29	0	0	93
Total	0	0	0	11	10	515	0	3	0	0	0	14	5	237	0	2	797
% Apr.	-	-	-	100.0	1.8	97.5	-	0.5	-	-	-	100.0	2.0	97.1	-	0.8	-
% Int.	-	-	-	1.3	1.2	64.6	-	0.3	-	-	-	1.7	0.6	29.7	-	0.2	-

Group 2 – 2 Axle Trucks
Group 1 – Cars-Pick Ups-Vans
Group 3 – 3 Axle Trucks
Group 4 – Trucks > 3 Axles

Group 2 – 2 Axle Trucks
Group 1 – Cars-Pick Ups-Vans
Group 3 – 3 Axle Trucks
Group 4 – Trucks > 3 Axles

North Access at NW 60 Avenue and Miami Lakes Drive

NW 138TH STREET & NW 60TH AVENUE
MIAMI LAKES, FLORIDA
COUNTED BY: ADAM LEWENTAL
NW 60TH AVENUE ONLY

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
(561) 272-3255 Fax (561) 272-4381

Study Name: ADAM3PM
Site Code : 00120089
Start Date: 07/10/12
Page : 1

Start Time				Transit In	From NW 60 Ave to NW 138 St Outbound Group No. 2	1	3	4				Transit out	From NW 138 St to NW 60 Ave Inbound Group No. 2	1	3	4	
07/10/1_																	
18:00	0	0	0	1	0	111	0	2	0	0	0	2	1	58	0	1	176
18:15	0	0	0	1	0	72	0	1	0	0	0	2	0	37	0	1	114
18:30	0	0	0	0	0	53	0	0	0	0	0	1	0	39	0	0	93
18:45	0	0	0	3	0	36	0	0	0	0	0	3	0	43	0	0	85
Hour	0	0	0	5	0	272	0	3	0	0	0	8	1	177	0	2	468
19:00	0	0	0	1	0	50	0	0	0	0	0	1	2	26	0	1	81
19:15	0	0	0	2	0	43	0	0	0	0	0	2	0	23	0	0	70
19:30	0	0	0	0	0	26	0	0	0	0	0	1	0	14	0	0	41
19:45	0	0	0	0	0	15	0	0	0	0	0	1	0	24	0	0	40
Hour	0	0	0	3	0	134	0	0	0	0	0	5	2	87	0	1	232
20:00	0	0	0	2	1	24	0	0	0	0	0	1	0	6	0	0	34
20:15	0	0	0	0	0	14	0	0	0	0	0	0	0	4	0	0	18
20:30	0	0	0	0	0	10	0	0	0	0	0	0	0	11	0	0	21
20:45	0	0	0	1	0	10	0	0	0	0	0	0	0	9	0	0	20
Hour	0	0	0	3	1	58	0	0	0	0	0	1	0	30	0	0	93
Total	0	0	0	11	1	464	0	3	0	0	0	14	3	294	0	3	793
% Apr.	-	-	-	100.0	0.2	99.1	-	0.6	-	-	-	100.0	1.0	98.0	-	1.0	-
% Int.	-	-	-	1.3	0.1	58.5	-	0.3	-	-	-	1.7	0.3	37.0	-	0.3	-

Group 2 – 2 Axle Trucks
Group 1 – Cars-Pick Ups-Vans
Group 3 – 3 Axle Trucks
Group 4 – Trucks > 3 Axles

Group 2 – 2 Axle Trucks
Group 1 – Cars-Pick Ups-Vans
Group 3 – 3 Axle Trucks
Group 4 – Trucks > 3 Axles

South Access at NW 60 Avenue and NW 138 Street

NW 142ND STREET & RED ROAD
MIAMI LAKES, FLORIDA
COUNTED BY: LUIS PALOMINO
NW 142ND STREET ONLY

Traffic Survey Specialists, Inc.
624 Gardenia Terrace
Delray Beach, Florida 33444
(561) 272-3255 Fax (561) 272-4381

Study Name: ADAM1PM
Site Code : 00120089
Start Date: 07/10/12
Page : 1

Start Time				Transit In	From NW 142 St to NW 57 Ave Outbound Group No. 2	1	3	4				Transit out	From NW 57 Ave to NW 142 St Inbound Group No. 2	1	3	4	
07/10/12																	
18:00	0	0	0	0	0	202	0	1	0	0	0	1	0	214	1	2	421
18:15	0	0	0	3	3	154	1	3	0	0	0	1	0	242	0	0	407
18:30	0	0	0	0	1	144	0	1	0	0	0	0	1	174	0	0	321
18:45	0	0	0	0	1	94	0	0	0	0	0	1	0	159	0	0	255
Hour	0	0	0	3	5	594	1	5	0	0	0	3	1	789	1	2	1404
19:00	0	0	0	1	1	147	0	0	0	0	0	2	0	130	0	0	281
19:15	0	0	0	0	1	79	0	0	0	0	0	1	0	142	0	0	223
19:30	0	0	0	1	0	79	0	0	0	0	0	0	1	112	0	0	193
19:45	0	0	0	0	1	92	0	0	0	0	0	0	0	110	0	0	203
Hour	0	0	0	2	3	397	0	0	0	0	0	3	1	494	0	0	900
20:00	0	0	0	0	0	65	0	1	0	0	0	1	0	88	0	0	155
20:15	0	0	0	0	1	58	0	0	0	0	0	0	0	102	0	0	161
20:30	0	0	0	0	1	55	0	0	0	0	0	0	0	82	0	0	138
20:45	0	0	0	0	0	56	1	0	0	0	0	0	1	59	0	0	117
Hour	0	0	0	0	2	234	1	1	0	0	0	1	1	331	0	0	571
Total	0	0	0	5	10	1225	2	6	0	0	0	7	3	1614	1	2	2875
% Apr.	-	-	-	100.0	0.8	98.5	0.1	0.4	-	-	-	100.0	0.1	99.6	-	0.1	-
% Int.	-	-	-	0.1	0.3	42.6	-	0.2	-	-	-	0.2	0.1	56.1	-	-	-

Group 2 – 2 Axle Trucks
Group 1 – Cars-Pick Ups-Vans
Group 3 – 3 Axle Trucks
Group 4 – Trucks > 3 Axles

Group 2 – 2 Axle Trucks
Group 1 – Cars-Pick Ups-Vans
Group 3 – 3 Axle Trucks
Group 4 – Trucks > 3 Axles

East Access at NW 142 Street and NW 57 Avenue

This instrument was prepared by:
Name: Jeffrey Bercow, Esq.
Address: Bercow Radell & Fernandez, PA
200 South Biscayne Boulevard, Suite 850
Miami, Florida 33131

RECEIVED
By the Clerk for the record.
OCT 03 2012
Item App. No. 1
Exhibit
Meeting 10/3/12 CDMP
(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned Owner holds the fee simple title to the land in Miami-Dade County, Florida, described in Exhibit "A," attached hereto, and hereinafter called the "Property," which is supported by the attorney's opinion, and

WHEREAS, approximately 95.5 gross acres of the Property is located to the north of State Road 924, also known as NW 119 Street or Gratigny Drive, and approximately 98.3 gross acres are located to the south of State Road 924;

WHEREAS, the Property is the subject of Comprehensive Development Master Plan ("CDMP") Amendment Application No. 1 of the October 2011-2012 CDMP Cycle ("CDMP Amendment Application");

WHEREAS, the CDMP Amendment Application seeks to change the Property's land use designation from "Park and Recreation" use to "Business and Office" and "Industrial and Office" use;

IN ORDER TO ASSURE the **County** that the representations made by the owner during 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. Property. The Property shall consist of the following four land use designations: (1) approximately 73.2 gross acres hereinafter called 'Industrial and Office North", described in Exhibit "B", attached hereto; (2) approximately 23.5 gross acres hereinafter called "Business and Office North", described in Exhibit "C", attached hereto; (3) approximately 74.9 gross acres hereinafter called "Industrial and Office South", described as Exhibit "D", attached hereto; and (4) approximately 22.9 gross acres hereinafter called "Business and Office South", described as Exhibit "E", attached hereto.

2. Permitted Uses. (a) Development of the Business and Office North and Business and Office South parcels shall not exceed a total of 400,000 square feet of total development, which may include retail, service and office uses. The Industrial and Office North and Industrial and Office South parcels shall not exceed a total of 1,600,000 square feet of total development, which may include office, light industrial, warehouse and flex space uses. Notwithstanding the foregoing, residential uses on the Property shall be permitted on the Business and Office North and Business and Office South parcels subject to the limitations set forth in subparagraph 2 (b) below, but in no instance shall the residential density exceed a maximum of 2,000 dwelling units.

(Space reserved for Clerk)

(b) Notwithstanding the foregoing limitations, the Owner may simultaneously increase and decrease the intensity of uses of the aforementioned parcels provided that the total vehicle trip generation of the Property shall not exceed a total of 3,297 net external PM peak hour trips. If the Owner submits a development order application that would exceed or modify the intensity limitations set forth in subparagraph 2(a), then Owner shall provide a trip generation analysis with such application demonstrating that approval of the application will not result in a trip generation for the Property that exceeds 3,297 net external PM peak hour trips, subject to the approval of the reviewing agency.

3. Drainage/Stormwater. Prior to the issuance of any building permit on the Property, or any portion thereof, the Owner shall obtain (a) conceptual surface water management permit(s) (Environmental Resource Permit/ "ERP") from Permitting, Environment and Regulatory Affairs (PERA) or its successor agency for construction and operation of a required surface water management system, and (b) approval of a master paving and drainage plan(s).

4. NW 119 Street Roadway Improvement(s). (a) The Owner shall work with Miami-Dade County, the Miami-Dade Expressway Authority and the Florida Department of Transportation to incorporate eastbound right turn lane(s) into the site plan for the portion of the property located south of N.W. 119 Street between West Golf Drive and East Golf Drive.

(b) Prior to issuance of the first Certificate of Occupancy, the Owner shall construct or cause to be constructed the eastbound right turn lane(s) described in subparagraph 4(a), along with an extension to the existing fourth westbound travel lane on NW 119 Street extending from East Golf Drive to West Golf Drive for a distance of approximately 775 feet. This fourth westbound travel lane shall connect to the fourth westbound travel lane which currently exists on NW 119 Street from West Golf Drive to NW 27 Avenue.

(c) Should any of the improvements described in subparagraph 4(b) not be approved or permitted by Miami-Dade County, Miami-Dade Expressway Authority or the Florida Department of Transportation, the Owner's obligation under this paragraph shall terminate.

5. TDM Strategy. The Owner shall promote a reduction in peak hour traffic and a reduction in the single occupant vehicle by advocating and implementing Transportation Demand Management (TDM) strategies which increase auto occupancy, transit ridership and pedestrian access and mobility through the implementation of one or more of the following measures:

- Employer based parking management and ridesharing programs to promote carpooling, vanpooling, car sharing and the use of hybrid vehicles;
- The installation of electric vehicle charging stations into project parking facilities;
- Employer sponsored programs such as transit discounts, fare subsidies and transit fare tax incentives;

(Space reserved for Clerk)

- Employer sponsored programs such as staggered work schedules, flexible work hours, compressed work weeks and telecommuting programs;

In addition, the Owner shall implement the following two measures:

- Incorporate pedestrian access and connectivity into the design of Business and Office North and Business and Office South to provide pedestrian access to neighboring properties, pedestrian access to adjacent transit stops, the construction of transit shelters, transit drop-off locations or pull-out bays and the construction of on-site bicycle storage facilities. The design shall also include pedestrian access (such as pedestrian crosswalks or pedestrian signal phases) across NW 119 Street between the Business and Office parcels; and

- Construct bus pull-out bays and/or bus shelters on both the westbound (Business and Office North) and eastbound (Business and Office South) portions of NW 119th Street, if approved as appropriate by Miami-Dade County, Florida Department of Transportation and Miami-Dade Expressway Authority.

6. Compatibility with Adjacent Uses. (a) The Owner shall provide and maintain an adequate perimeter buffer (the "Landscape Buffer") along the Property boundary, and within the Industrial and Office North and Industrial and Office South parcels. At a minimum, the Landscape Buffer shall be at least 50 feet in width and shall include a decorative masonry wall, opaque fence, or a landscaped berm at least five (5) feet in height, as well as landscaping to include a row of trees, of such species as may be approved by County staff, which shall be planted at a minimum height of twelve (12) to fourteen (14) feet, and not farther than twenty-five (25) feet on center. The Landscaped Buffer may include pedestrian walkways, water features and water bodies, but may not include any habitable buildings. Furthermore, no parking, loading, or vehicular access areas may be included within the Landscape Buffer, except for emergency access required by Miami-Dade County Fire Rescue, Police and/or Public Works.

(b) A landscape plan, accompanied by a line of sight exhibit, depicting the exact height, size and type of landscaping materials within the Landscape Buffer shall be approved at the time of rezoning the Industrial and Office North and Industrial and Office South parcels. The wall or fence, and the required landscaping, within the respective parcel's Landscape Buffer shall be installed prior to the issuance of a certificate of occupancy for any building within such parcel.

(c) All lighting shall be directed away from the adjacent single family residences. Sound deadeners shall be used for any metal work and/or welding-related uses. All air compressors shall be of radial (silenced) design. All outdoor or speaker systems shall be prohibited within the Industrial and Office North and Industrial and Office South parcels.

(d) Other than as set forth in this Paragraph 6, there shall be no direct vehicular access between the Property and the surrounding residential neighborhood. Vehicular access to and

(Space reserved for Clerk)

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from the Property will be provided exclusively to and from NW 119 Street, except that the Industrial and Office South parcel may have access directly to and from NW 22 Avenue at theoretical NW 116th Street.. Notwithstanding the foregoing, additional emergency access points may be permitted if required by Miami-Dade County Fire Rescue, Police and/or Public Works.

(f) The Owner shall provide street trees of an overall height of twelve (12) feet and a minimum caliper of two (2) inches at time of planting along all roadways abutting the Property at a spacing of twenty-five (25) feet on center.

7. Prohibited Uses. (a) Neither the Industrial and Office North parcel nor the Industrial and Office South parcel shall be rezoned to the IU-3 zoning district, nor shall the Industrial and Office North and Industrial and Office South parcels be used for any of the specified, listed uses in Section 33-264 (3) of the Miami-Dade County Code, as amended, listing permitted uses in the IU-3 district.

(b) Neither the Industrial and Office North nor the Industrial and Office South parcel shall be used for any of the following uses listed in Section 33-262 of the Miami-Dade County Code, as amended, listing permitted uses in the IU-2 district:

(1) Asphalt drum mixing plants which produce less than one hundred fifty (150) tons per hour in self-contained drum mixers.

(2) Rock and sand yards.

(3) Soap manufacturing, vegetable byproducts, only.

(4) Railroad shops.

(5) Sawmills.

(6) Petroleum products storage tank not exceeding 30,000-gallon capacity or a group of such tanks with an aggregate capacity not in excess of thirty thousand (30,000) gallons.

(7) Petroleum products storage tank with a capacity of over thirty thousand (30,000) gallons or a group of such tanks with an aggregate capacity in excess of thirty thousand (30,000) gallons if approved after public hearing or if placed below the surface of the ground or in a rockpit.

(8) Dynamite storage.

(9) Construction debris materials recovery transfer facility, provided such use shall be conducted entirely within an enclosed building consisting of a minimum

(Space reserved for Clerk)

of 15,000 square feet. Counted toward this minimum floor area shall be areas set aside for office shop space and equipment storage associated with the construction debris materials recovery transfer facility.

(10) Manufacturing of cement and clay products, such as concrete blocks, pipe, etc., except that storage and distribution of cement and clay products will be permitted.

(c) Exhibit "F" attached hereto identifies certain uses that are permitted uses in the IU-1 zoning district in accordance with Section 33-259 of the Miami-Dade County Code. Neither the Industrial and Office North nor the Industrial and Office South parcel shall be used for any of the uses listed on Exhibit "F".

8. Golf Drive Multi-Purpose Track Improvements. Subject to the review and approval of the County Public Works Department, the Owner shall design and install a multi-purpose jogging, bicycle, and pedestrian track (the "Track") within the current rights of way of West Golf Drive and East Golf Drive adjacent to the Property. The portion of the Track north of NW 119 Street shall be designed and installed prior to the issuance of the first certificate of occupancy for any use in the "Industrial and Office North" parcel described in Exhibit "B." The portion of the Track south of NW 119 Street shall be designed and installed prior to the issuance of the first certificate of occupancy for any use in the "Industrial and Office South" parcel described in Exhibit "D."

9. Public Recreational Facility. The Owner shall offer to dedicate vacant land within the Property to Miami-Dade County for a public recreational facility. The land for a public recreational facility shall be offered for dedication prior to the issuance of the first certificate of occupancy for any use on the Property. The size and location of the recreational facility shall be subject to the review and approval of the Park, Recreation and Open Space Department.

10. Police Facility Site. The Owner shall offer to dedicate vacant land within a portion of the Property designated for Business and Office use to Miami-Dade County for a police substation or similar police use, subject to the approval and acceptance of the Miami-Dade County Police Department. In the alternative, at the Owner's option, the Owner may offer a long-term 99 year lease for $1 per year to Miami-Dade County for a police substation or similar use within the proposed commercial development. The vacant land or leased space for a police facility shall be offered for dedication prior to the issuance of the first certificate of occupancy for any use within the "Business and Office North" parcel described in Exhibit "C" or "Business and Office South" parcel described in Exhibit "E."

11. Neighborhood Identification and Traffic Calming Measures. Prior to approval of the first final plat for the Property, the Owner shall work with County Public Works and the Golf Park Homeowner's Association, Inc. in good faith to identify traffic calming infrastructure and/or neighborhood identification signage for the residential neighborhood that immediately abuts the Property. The traffic calming infrastructure and/or neighborhood identification signage will be

(Space reserved for Clerk)

located within the existing public right of way, and Owner agrees to work with County on the funding and construction of such improvements. This paragraph shall not require any modifications to a recorded final plat for the Property. If no agreement is reached with the Golf Park Homeowner's Association, Inc. prior to the Miami-Dade County Plat Committee scheduling the final plat approval before the Board of County Commissioners, then the Owner shall be relieved of all obligations under this Paragraph 11.

12. First Source Hiring. Prior to the issuance of the first building permit for the development of the Property, the Owner shall notify the South Florida Workforce Investment Board, or successor agency recognized as the "Referral Agency" under the County's First Source Hiring Referral Program established under Section 2-2092 et seq. of the Miami-Dade County Code, of all vacancies and make a good faith effort to employ candidates from the Referral Agency with priority to applicants who are residents of the zip code in which the Property is located (33167).

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 requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

Covenant Running with the Land. This Declaration on the part of the Owner shall constitute a covenant running with the land and may 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 Owner, 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 limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. Owner, 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.

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.

Modification, Amendment, Release. This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of all 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

(Space reserved for Clerk)

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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 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.

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.

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

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.

Presumption of Compliance. Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County (or any successor municipal corporation), and inspections made and approval of occupancy given by the County (or any successor municipal corporation), 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.

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

Recording. This Declaration shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owners following the approval of the Application. This

(Space reserved for Clerk)

Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the 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 is null and void and of no further effect.

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 or dedication.

Owner. The term Owner shall include the Owner, and its heirs, successors and assigns.

[Execution Pages Follow]

(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 24 day of September, 2012.

IN WITNESS WHEREOF, Rosal Westview, LLC has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

Justin Gilbert

Print Name

Signature

Avor Nisbeth

Print Name

Rosal Westview, LLC
Address:
1666 Kennedy Causeway
Suite 505
North Bay Village, FL 33141
By: Robert Saland, President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Robert Saland, the President of Rosal Westview, LLC, on behalf of the LLC. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 24th day of September, 2012, in the County and State aforesaid.

ERIC FINERMAN
MY COMMISSION # DD 933406
EXPIRES: December 6, 2013
Bonded Thru Notary Public Underwriters

Signature
Notary Public-State of Florida

Eric Finerman

Print Name

My Commission Expires:

[f:/forms/Acknowledgment Saland 092112.doc (9/24/12)]

(Space reserved for Clerk)

LIMITED LIABILITY COMPANY

Signed, witnessed, executed and acknowledged on this 25 day of September, 2012.

IN WITNESS WHEREOF, Rosal Westview, LLC has caused these presents to be signed in its name by its proper officials.

Witnesses:

Signature

Oliver Pfeffer

Print Name

Signature

Weslay Geys

Print Name

Rosal Westview, LLC
Address:
1666 Kennedy Causeway
Suite 505
North Bay Village, FL 33141
By: Francisco Rojo, Vice President

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me by Francisco Rojo, theVice President of Rosal Westview, LLC, on behalf of the LLC. He is personally known to me or has produced _____, as identification.

Witness my signature and official seal this 25th day of September, 2012, in the County and State aforesaid.

ERIC FINERMAN
MY COMMISSION # DD 933406
EXPIRES: December 6, 2013
Bonded Thru Notary Public Underwriters

Signature
Notary Public-State of Florida

Eric Finerman

Print Name

My Commission Expires: December 6, 2013

[f:/forms/Acknowledgment Rojo 092112.doc (9/24/12)]

EXHIBIT A
PROPERTY

Parcel 1:

Commence at the Southwest corner of Section twenty-seven (Sec.27), Township Fifty-Two (Twp. 52 So.) South, Range Forty-one (R-41-E) East, and running thence Easterly along the South line of said Section Twenty-seven (Sec.27) six hundred ninety-nine and one-tenth (699.1) feet to a point on the East line of Golf Drive West, which point Is the Beginning Point of the land herein described, thence on an angle of ninety-one (91) degrees forty-two (42) minutes to the left Two Hundred Eight-two and one-tenth (282.1) feet to the beginning of a curve to the right whose radius is Eight Hundred (800) feet and whose central angle is Twenty-five (25) degrees, thence along said curve Three Hundred Forty-nine and six hundredths (349.06) feet to its point of tangent, thence along said tangent Two Hundred Fifty-nine and two hundredths (259.02) feet to the beginning of a curve to the left whose radius is Nine Hundred (900 ft.) feet and whose central angle is forty-four (44) degrees, thence along said curve Six Hundred Ninety-one and fifteen hundredths (691.15) feet to its point of tangent, thence along said tangent Two Hundred Twelve and fifty-three hundredths (212.53) feet to the beginning of a curve to the right whose radius is Three Hundred Ninety-Five (395 ft.) feet and central angle forty-nine (49) degrees and fifty five (55) minutes, thence along said curve Three Hundred Forty-four and twelve hundredths (344.12) feet to the point of tangent, thence along said tangent Five Hundred Six and Eighteen hundredths (506.18 ft.) feet to the beginning of a curve to the right whose radius is Four Hundred (400 ft.) feet and a central angle Eight (8) degrees and Thirty-five (35) minutes, thence along said curve Fifty-nine and seventeen hundredths (59.17) feet to its point of tangent, thence along said tangent Five Hundred Twenty-three and one hundredths (523.01) feet to the beginning of a curve to the left, whose radius is Three Hundred Fifty (350) feet and central angle One Hundred Thirty-one (131) degrees and thirty (30) minutes, thence along said curve Eight Hundred Three and twenty-nine hundredths (803.29) feet to its point of tangent, thence along said tangent Eleven and six tenths (11.6) feet to the beginning of a curve to the right whose radius is Two Hundred Fifty (250 ft.) and central angle One Hundred fifty-five (155) degrees and Thirty (30) minutes, thence along said curve Six Hundred Seventy-eight and fifty-five hundredths (678.55) feet to its point of tangent, thence along said tangent Three and six hundredths (3.06) feet to the beginning of a curve to the right whose radius is Nine Hundred (900) feet, and central angle thirty-seven (37) degrees and thirty (30) minutes, thence along said curve five hundred Eighty-nine and Five Hundredths (589.05) feet to its point of tangent, thence along said tangent Fifty-two and twenty-eight hundredths (52.28 ft.) feet to the beginning of a curve to the right, whose radius is Eight Hundred Fifty (850 ft.) feet and central angle Seventy-eight (78) degrees and nineteen (19) minutes; thence along said curve Eleven Hundred Sixty-two and one-tenth (1162.1) feet to its point of tangent, thence along said tangent Two Hundred Seventy-six and forty-four hundredths (276.44) feet to the beginning of a curve to the right whose radius is Four Hundred Sixty (460) feet and central angle sixty--eight (68) degrees and eleven (11) minutes, thence along said curve Five Hundred Forty-seven and Fifty-four hundredths (547.54) feet to its point of tangent, thence along said tangent Twenty-five and sixty-eight hundredths (25.68 ft.) feet to the beginning of a curve to the left whose radius Is Five Hundred Five (505 ft.) feet and central angle One Hundred Thirteen (113) degrees, thence along said curve Nine Hundred Ninety-five and ninety-seven

hundredths (995.97 ft.) feet to its point of tangent, thence along said tangent Ten and two tenths (10.2) feet to the beginning of a curve to the right whose radius is Four Hundred (400) feet and central angle of forty-four (44) degrees and forty-nine (49) minutes, thence along said curve Three Hundred Thirteen and Seven Thousandths (313.007) feet to it point of tangent, thence along said tangent Thirty-nine and one hundredth (39.01) feet to the beginning of a curve to the right whose radius is Five Hundred Ninety-five (595 ft.) feet and central angle forty-eight (48) degrees, and eleven (11) minutes, thence along said curve Five Hundred and Fifty-six hundredths (500.56) feet to its point of tangent, thence along said tangent Five Hundred Twenty-two and ninety-four hundredths (522.94 ft.) feet to the beginning of a curve to the left whose radius is Three Hundred Fifty (350 ft.) feet and central angle forty-seven (47) degrees and thirty (30) minutes, thence along said curve Two Hundred Ninety and Sixteen hundredths (290.16) feet to its point of tangent, thence along said tangent Three Hundred Thirty-one and thirty-seven hundredths (331.37 ft.) feet to a point on the West line of Golf Drive East, and on the South line of said Section Twenty-seven (Sec. 27) thence from said point on an angle of ninety-one (91) degrees and forty-two (42) minutes, to the right, Six Hundred Eighty-three and eighty-five hundredths (683.85) feet to the Point of Beginning.

LESS:

All that part of the SW 1/4 of Section 27, Township 52 South, Range 41 East, Miami-Dade County, Florida, which lies within the *external* area formed by a 25.00 foot radius arc concave to the Northeast tangent to the North line of the South 50.00 feet of the SW 1/4 of said Section 27, and tangent to the Easterly right-of-way line of West Golf Drive as said right-of-way is shown in SECTION 1 OF GOLF PARK, according to the Plat thereof, recorded in Plat Book 20, Page 35, of the Public Records of Miami-Dade County, Florida.

LESS:

The South 50 feet of that part of the SW 1/4 of Section 27, Township 52 South, Range 41 East, lying between Golf Drive West and Golf Drive East, as shown on the Plat of GOLF PARK, SECTION 1, recorded in Plat Book 20, Page 35, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

Tract B of Westview Gardens Apartments, according to the plat thereof, as recorded in Plat Book 155 at Page 84 of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

PARCEL 2:

Beginning at the Northwest corner of Section Thirty-Four (Sec. 34), Township Fifty-two (52S) South, Range Forty-one (R 41 E) East, and running; thence Easterly along North line of said Section Thirty-four, (Sec. 34), Six Hundred ninety-nine and one-tenths (699.1)

feet to a point on the East line of Golf Drive West which point is the Beginning Point of the land herein described and running thence at an angle of eighty-eight (88) degrees and eighteen (18) minutes to the right One Hundred Seventy-eight and seven hundredths (178.07) feet to the beginning of a curve to the left whose radius is Eight Hundred Fifty (850 ft.),feet and whose central angle is twenty-eight (28) degrees, thence along said curve Four Hundred Fifteen and thirty-nine hundredths (415.39 ft.) feet to its point of tangent, thence along said tangent Three Hundred and Sixty-two and sixty-nine hundredths (362.69 ft.) feet to the beginning of a curve to the right whose radius is Two Hundred (200 ft.) feet and a central angle sixty- four degrees (64 deg.) and ten (10) minutes, thence along said curve Two Hundred Twenty-three and ninety-eight hundredths (223.98) feet to its point of tangent, thence along said tangent Five Hundred Sixty-one and thirty-one hundredths (561.31 ft.) feet to the beginning of a curve to the left whose radius is Four Hundred (400 ft.) feet and central angle seventy-six (76) degrees and eight (08) minutes and thirty (30) seconds, thence along said curve Five Hundred thirty-one and fifty-seven hundredths (531.57) feet to its point of tangent, thence along said tangent Sixty-seven and eight-tenths (67.8) feet to the beginning of a curve to left whose radius Is Four Hundred Fifty (450 ft.) feet and central angle thirty-nine (39) degrees, one (01) minute and thirty (30) seconds, thence along said curve Three Hundred Six and five-tenths (306.5) feet to its point of tangent, thence along said tangent Ninety-eight and one-tenth (98.1) feet to the beginning of a curve to the right whose radius is One Hundred (100 ft.) feet and central angle Seventy-nine (79) degrees, thence along said curve One Hundred Thirty-seven and eighty-eight hundredths (137.88) feet to its point of tangency thence along said tangent Two Hundred Seventy-four and forty-two hundredths (274.42) feet to the beginning of a curve to the right whose radius Is Two hundred (200 ft.) feet and central angle forty-nine (49) degrees, thence along said curve One Hundred Seventy-one and four hundredths (171.04) feet to its point of tangent, thence along said tangent Four Hundred Twenty-one and ninety-five (421.95) hundredths feet to the beginning of a curve to the left, whose radius is Two Hundred Fifty (250 ft.) feet and central angle One Hundred Twenty-three (123) degrees and forty (40) minutes, thence along said curve Five Hundred Thirty-nine and six-tenths (539.6 ft.) feet to its point of tangent, thence along said tangent Fifty-eight and six hundredths (58.06 ft.) feet to the beginning of a curve to the left whose radius is Eleven Hundred Fifty (1150) feet and central angle fifty-two (52) degrees and twenty (20) minutes, thence along said curve Ten Hundred Fifty and four-tenths (1050.4) feet to its point of tangent, thence along said tangent thirty-seven and forty-seven hundredths (37.47) feet to the beginning of a curve to the left whose radius is Two Hundred (200 ft.) feet and central angle eight-nine (89) degrees sixteen (16) minutes and thirty (30) seconds, thence along said curve Three Hundred Eleven and sixty-three hundredths (311.63) feet to its point of tangent, thence along said tangent Sixty and eight hundredths (60.08 ft.) feet to the beginning of a curve to the right whose radius is Two Hundred (200 ft.) feet and central angle Thirty-three (33) degrees, fifty-six (56) minutes, and thirty (30) seconds, thence along said curve One Hundred Eighteen and forty-eight hundredths (118.48 ft.) feet to its point of tangent, thence along said tangent Four Hundred Twelve and fifteen hundredths (412.15 ft.) feet to the beginning of a curve to the right whose radius is Three Hundred Five (305 ft.) feet and

central angle Twenty-six (26) degrees and thirty (30) Minutes, thence along said curve One Hundred Forty-one and seven hundredths (141.07 ft.) feet to its point of tangent, thence along said tangent Three Hundred Five and thirty-nine hundredths (305.39 ft.) feet to the beginning of a curve to the left whose radius Is Seven Hundred (700 ft.) feet and central angle thirty-six (36) degrees, forty-seven (47) minutes and twenty (20) seconds, thence along said curve Four Hundred forty-nine and forty-six hundredths (449.46 ft.) feet to its point of tangent, thence along said tangent fifty-six and seventy-six hundredths (56.76 ft.) feet to the beginning of a curve to the right whose radius is One Hundred Fifty (150 ft.) feet and central angle Eighty-four (84) degrees, seventeen (17) minutes and twenty (20) seconds, thence along said curve Two Hundred Twenty and sixty-seven hundredths (220.67 ft.) feet to its point of tangent thence along said tangent sixty-three and ninety-eight hundredths (63.98 ft) feet to the beginning of a curve to the left whose radius is One Hundred Fifty (150 ft.) and central angle fifty-six (56) degrees, eighteen (18) minutes and thirty (30) seconds, thence along said curve One Hundred Forty-seven and forty-one hundredths (147.41 ft.) feet to its point of tangent, thence along said tangent fifty-four and fifteen hundredths (54.15 ft.) feet to the beginning of a curve to the left whose radius is Three Hundred (300 ft.) feet and a central angle seventy-eight (78) degrees, forty-one (41) minutes and thirty (30) seconds, thence along curve Four Hundred Twelve and three hundredths (412.03 ft.) feet to its point of tangent, along said tangent Seven Hundred Seventy-nine and six-tenths (779.6) feet to the beginning of a curve to the right whose radius Is One Hundred Fifty (150 ft.) and central angle of sixty-three (63) degrees and twenty (20) minutes, thence along said curve One Hundred Sixty-five and eighty-one hundredths (165.81) feet to its point of tangent, thence along said tangent Three Hundred Forty-nine and eighty-five hundredths (349.85 ft,) feet to a point on the North line of said Section thirty-four (Sec. 34) and on the West line of Golf Drive East, thence from said point on an angle to the left of eighty-eight (88) degrees, eighteen (18) minutes, six hundred eighty-three and eighty-five hundredths (683.85) feet to the Point of Beginning.

LESS:

The North 50 feet of that part of NW 1/4 of Section 34, Township 52 South, Range 41, East, lying between Golf Drive West and Golf Drive East, as *shown* on Plat of GOLF PARK, SECTION 2, recorded in Plat Book 23, Page 46, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

PARCEL 3:

Tract B, of REDI DATA SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 127, Page 84, of the Public Records of Miami-Dade County, Florida.

LESS:

A PORTION OF TRACT "B'" REDI DATA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T27,PAGE 84 OF THE PUBLIC

RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 89°26'05" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B", A DISTANCE OF 56.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°57'22" EAST A DISTANCE OF 120.44 FEET; THENCE SOUTH 89°26'05" WEST A DISTANCE OF 174.81 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 31°58'39" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 37°11'16" AND AN ARC DISTANCE OF 77.89 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 13°41'30" WEST; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG A BOUNDARY OF SAID TRACT "B'" SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 118°34'20" AND AN ARC DISTANCE OF 103.47 TO A CORNER ON THE NORTHERLY BOUNDARY OF SAID TRACT "B"; THENCE NORTH 89°26'05" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B'" A DISTANCE OF 159.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 4:

Lots 6 through 9, LESS the East 15 feet of Lots 6 through 9 for right-of-way, Block 3, of HALOCK NO. 2, according to the Plat thereof, as recorded in Plat Book 46, Page 25, of the Public Records of Miami-Dade County, Florida.

TOGETHER WITH:

All road and canal rights-of-way abutting Parcels 1-4, to the centerline.

EXHIBIT B
LEGAL AND SKETCH
INDUSTRIAL AND OFFICE NORTH

SURVEYOR'S NOTES:

1. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. This sketch does not represent a land survey.
3. Based on Boundary Survey of Westview Country Club Golf Course by Robayna & Associates dated 4/28/11.
4. Not valid without accompanying sketch.
5. All angles are turned from the backsight.
6. Gross acres are to the centerline of abutting rights-of-way.

LEGEND:

POC	Point of Commencement	R	Radius	SEC.	Section
POB	Point of Beginning	D	Central Angle Of Curve	SF	Square Feet
		L	Length		

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

By: _____

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL IO-N

SHEET 1 OF 3 SHEETS

EXHIBIT B
LEGAL AND SKETCH
INDUSTRIAL AND OFFICE NORTH

LEGAL DESCRIPTION:

A PORTION OF SECTION 27, TOWNSHIP 52 SOUTH, RANGE 41 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 27 FOR A DISTANCE OF 699.10 FEET; THENCE NORTHERLY ON AN ANGLE OF 88°18' TO THE RIGHT FOR A DISTANCE OF 282.10 FEET TO A POINT OF CURVATURE; THENCE 349.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 25°00' TO A POINT OF TANGENCY; THENCE 259.02 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 289.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 900 FEET AND A CENTRAL ANGLE OF 18°27'27" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE 401.22 FEET ALONG SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 900.00 FEET AND A CENTRAL ANGLE OF 25°32'33" TO A POINT OF TANGENCY; THENCE 212.53 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 344.12 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 395.00 FEET AND A CENTRAL ANGLE OF 49°55' TO A POINT OF TANGENCY; THENCE 506.18 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 59.17 FEET (RECORDED, 59.92 FEET CALCULATED) ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 8°35' TO A POINT OF TANGENCY; THENCE 523.01 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 803.29 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 131°30' TO A POINT OF TANGENCY; THENCE 11.60 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 678.55 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 155°30' TO A POINT OF TANGENCY; THENCE 3.06 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE ; THENCE 589.05 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 900.00 FEET, AND A CENTRAL ANGLE OF 37°30' TO A POINT OF TANGENCY; THENCE 52.28 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 1162.10 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 850.00 FEET AND A CENTRAL ANGLE OF 78°19' TO A POINT OF TANGENCY; THENCE 276.44 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 547.54 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 460.00 FEET AND A CENTRAL ANGLE OF 68°11'; THENCE 25.68 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 995.97 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 505.00 FEET AND A CENTRAL ANGLE OF 113°00' TO A POINT OF TANGENCY; THENCE 10.2 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 313.007 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 44°49' TO A POINT OF TANGENCY; THENCE 39.01 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 286.95 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 595.00 FEET AND A CENTRAL ANGLE OF 27°37'56" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE WESTERLY ON AN ANGLE OF 100°52' TO THE LEFT FROM THE CHORD OF SAID CURVE FOR A DISTANCE OF 1049.00 FEET TO THE POINT OF BEGINNING.

AND

ALL ABUTTING ROAD AND CANAL RIGHTS-OF-WAY TO THE CENTERLINE.

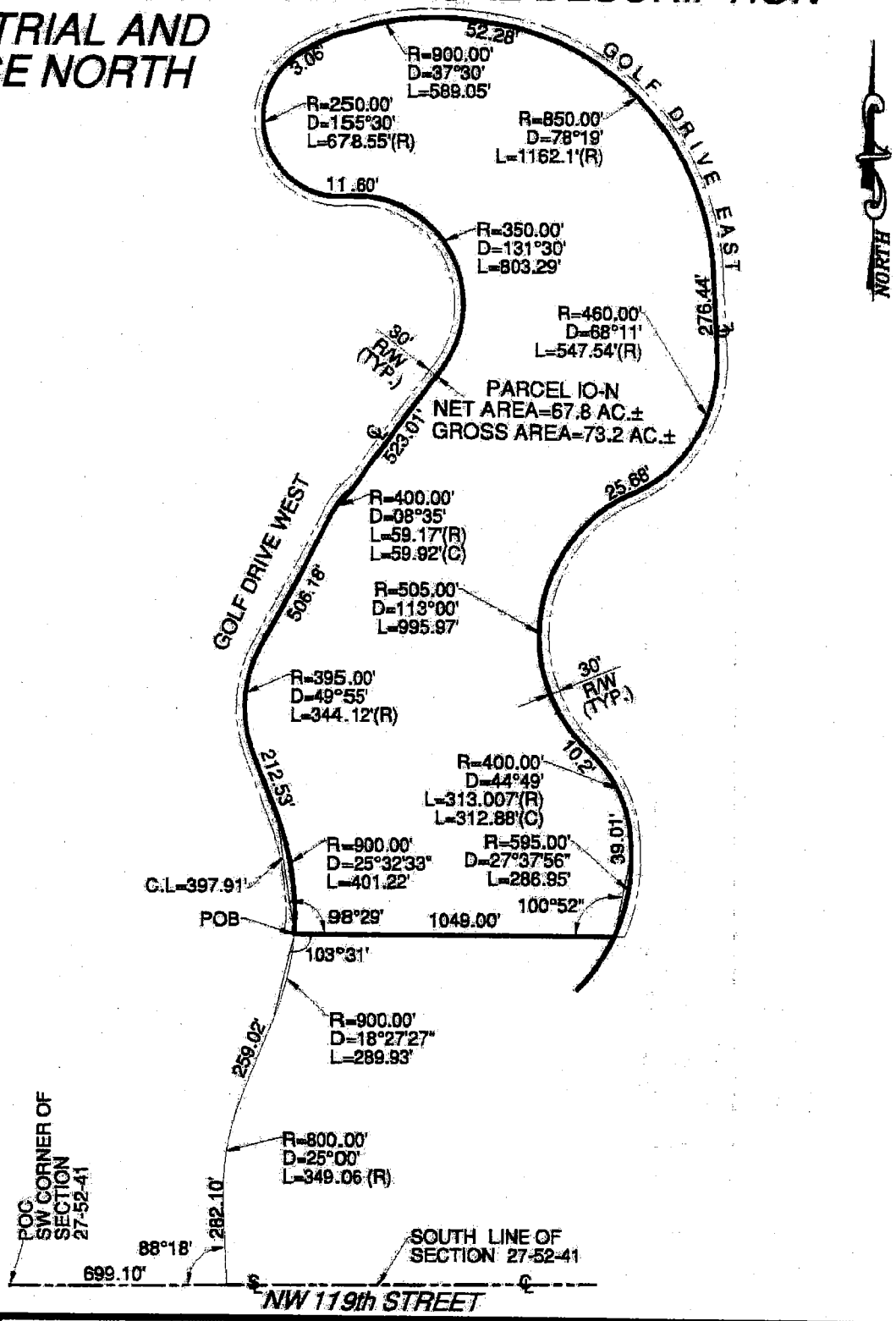
PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL IO-N

SHEET 2 OF 3 SHEETS

EXHIBIT B
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
INDUSTRIAL AND OFFICE NORTH



PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: NTS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
328 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL IO-N
SHEET 3 OF 3 SHEETS

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EXHIBIT C
LEGAL AND SKETCH
BUSINESS AND OFFICE NORTH

SURVEYOR'S NOTES:

1. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. This sketch does not represent a land survey.
3. Based on Boundary Survey of Westview Country Club Golf Course by Robayna & Associates dated 4/28/11.
4. Not valid without accompanying sketch.
5. All angles are turned from the backsight.
6. Gross acres are to the centerline of abutting rights-of-way.

LEGEND:

POC	Point of Commencement	R	Radius	SEC.	Section
POB	Point of Beginning	D	Central Angle Of Curve	SF	Square Feet
		L	Length		

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

By: _____

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL BO-N

SHEET 1 OF 3 SHEETS

EXHIBIT C
LEGAL AND SKETCH
BUSINESS AND OFFICE NORTH

LEGAL DESCRIPTION:

A PORTION OF SECTION 27, TOWNSHIP 52 SOUTH, RANGE 41 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 27; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID SECTION 27 FOR A DISTANCE OF 699.10 FEET; THENCE NORTHERLY ON AN ANGLE OF 88°18' TO THE RIGHT FOR A DISTANCE OF 74.29 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE ALONG SAID LINE FOR A DISTANCE OF 207.81 FEET TO A POINT OF CURVATURE; THENCE 349.06 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 800.00 FEET AND A CENTRAL ANGLE OF 25°00' TO A POINT OF TANGENCY; THENCE 259.02 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 289.93 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 900 FEET, A CENTRAL ANGLE OF 18°27'27" AND A CHORD LENGTH OF 288.68' TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE; THENCE EASTERLY ON AN ANGLE OF 103°31' TO THE LEFT FROM THE CHORD OF SAID CURVE FOR A DISTANCE OF 1049.00 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE; THENCE SOUTHWESTERLY ON AN ANGLE OF 55°02' TO THE LEFT TO THE CHORD OF SAID CURVE; THENCE 213.42 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 595.00 FEET, A CENTRAL ANGLE OF 20°33'04" AND A CHORD LENGTH OF 212.27 FEET TO A POINT OF TANGENCY; THENCE 522.94 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 290.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 350.00 FEET AND A CENTRAL ANGLE OF 47°30' TO A POINT OF TANGENCY; THENCE 281.35 FEET ALONG SAID TANGENT; THENCE WESTERLY ON AN ANGLE OF 88°18' TO THE LEFT FOR A DISTANCE OF 659.59 FEET TO A POINT OF CURVATURE; THENCE 38.53 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 88°18' TO THE POINT OF BEGINNING.

AND

TRACT B OF WESTVIEW GARDENS APARTMENTS, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 155 AT PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

ALL ABUTTING ROAD AND CANAL RIGHTS-OF-WAY TO THE CENTERLINE.

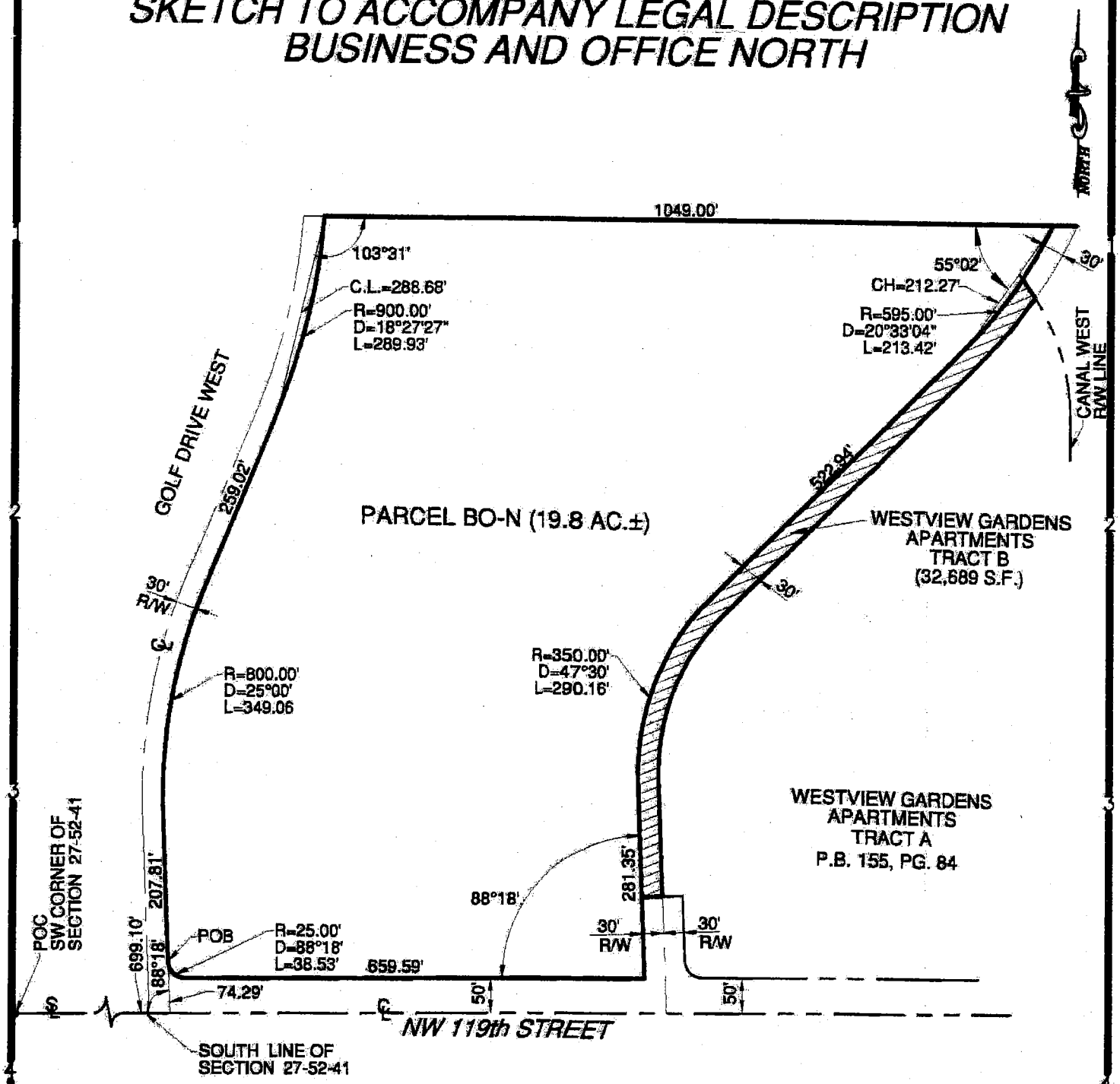
PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL BO-N

SHEET 2 OF 3 SHEETS

EXHIBIT C
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
BUSINESS AND OFFICE NORTH



NET AREA=20.5 AC.±
GROSS AREA=22.3 AC.±

PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: NTS

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL BO-N
SHEET 3 OF 3 SHEETS

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EXHIBIT D
LEGAL AND SKETCH
INDUSTRIAL AND OFFICE SOUTH

SURVEYOR'S NOTES:

1. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. This sketch does not represent a land survey.
3. Based on Boundary Survey of Westview Country Club Golf Course by Robayna & Associates dated 4/28/11.
4. Not valid without accompanying sketch.
5. All angles are turned from the backsight.
6. Gross acres are to the centerline of abutting rights-of-way.

LEGEND:

POC	Point of Commencement	R	Radius	SEC.	Section
POB	Point of Beginning	D	Central Angle Of Curve	SF	Square Feet
		L	Length		

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

By: _____

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1800 • LB 1012

PARCEL IO-S
SHEET 1 OF 4 SHEETS

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EXHIBIT D
LEGAL AND SKETCH
INDUSTRIAL AND OFFICE SOUTH

LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 52 SOUTH, RANGE 41 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 699.10 FEET; THENCE SOUTHERLY ON AN ANGLE OF 91°42' TO THE LEFT FOR A DISTANCE OF 178.07 FEET TO A POINT OF CURVATURE; THENCE 415.39 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 850.00 FEET AND A CENTRAL ANGLE OF 28°00' TO A POINT OF TANGENCY; THENCE 362.69 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 223.98 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 64°10' TO A POINT OF TANGENCY; THENCE 86.26 FEET ALONG SAID TANGENT TO THE POINT OF BEGINNING; THENCE EASTERLY ON AN ANGLE OF 56°06' TO THE RIGHT FOR A DISTANCE OF 762.58 FEET; THENCE NORTHEASTERLY ON AN ANGLE OF 222°44' TO THE LEFT FOR A DISTANCE OF 166.80 FEET; THENCE NORTHERLY ON AN ANGLE OF 230°22' TO THE LEFT FOR A DISTANCE OF 435.87 FEET; THENCE SOUTHEASTERLY ON AN ANGLE OF 62°30' TO THE LEFT FOR A DISTANCE OF 421.45 FEET TO A POINT OF CURVATURE; THENCE 412.03 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 300.00 FEET AND A CENTRAL ANGLE OF 78°41'30" TO A POINT OF TANGENCY; THENCE 54.15 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 147.41 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 56°18'30" TO A POINT OF TANGENCY; THENCE 63.98 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 220.67 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 84°17'20" TO A POINT OF TANGENCY; THENCE 56.76 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 449.46 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 700.00 FEET AND A CENTRAL ANGLE OF 36°47'20" TO A POINT OF TANGENCY; THENCE 305.39 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 141.07 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 305.00 FEET AND A CENTRAL ANGLE OF 26°30' TO A POINT OF TANGENCY; THENCE 412.15 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 118.48 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 33°56'30" TO A POINT OF TANGENCY; THENCE 60.08 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 311.63 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 89°16'30" TO A POINT OF TANGENCY; THENCE 37.47 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 1050.40 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1150.00 FEET AND A CENTRAL ANGLE OF 52°20' TO A POINT OF TANGENCY; THENCE 58.06 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 539.60 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 250.00 FEET AND A CENTRAL ANGLE OF 123°40' TO A POINT OF TANGENCY; THENCE 421.95 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 171.04 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 49°00' TO A POINT OF TANGENCY; THENCE 274.42 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 137.88 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 100.00 FEET AND A CENTRAL ANGLE OF 79°00' TO A POINT OF TANGENCY; THENCE 98.10 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 306.50 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 450.00 FEET AND A CENTRAL ANGLE OF 39°01'30" TO A POINT OF TANGENCY; THENCE 67.80 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 531.57 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 400.00 FEET AND A CENTRAL ANGLE OF 76°08'30" TO A POINT OF TANGENCY; THENCE 475.05 FEET ALONG SAID TANGENT TO THE POINT OF BEGINNING.

PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

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PARCEL IO-S

SHEET 2 OF 4 SHEETS

EXHIBIT D
LEGAL AND SKETCH
INDUSTRIAL AND OFFICE SOUTH

LEGAL DESCRIPTION:

AND

A PORTION OF TRACT B (TRACT B EAST) OF REDI DATA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE N64°01'16"W ALONG THE SOUTH LINE OF SAID TRACT B FOR A DISTANCE OF 302.41 FEET; THENCE N01°32'09"W FOR A DISTANCE OF 67.66 FEET; THENCE S64°01'16"E ALONG THE NORTH LINE OF SAID TRACT B FOR A DISTANCE OF 304.06 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B; THENCE S00°17'07"E FOR A DISTANCE OF 66.91 FEET TO THE POINT OF BEGINNING.

AND

LOTS 6 THROUGH 9, LESS THE EAST 15 FEET FOR RIGHT-OF-WAY, BLOCK 3, OF HALOCK No. 2, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 46, AT PAGE 25 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

AND

ALL ABUTTING ROAD AND CANAL RIGHTS-OF-WAY TO THE CENTERLINE.

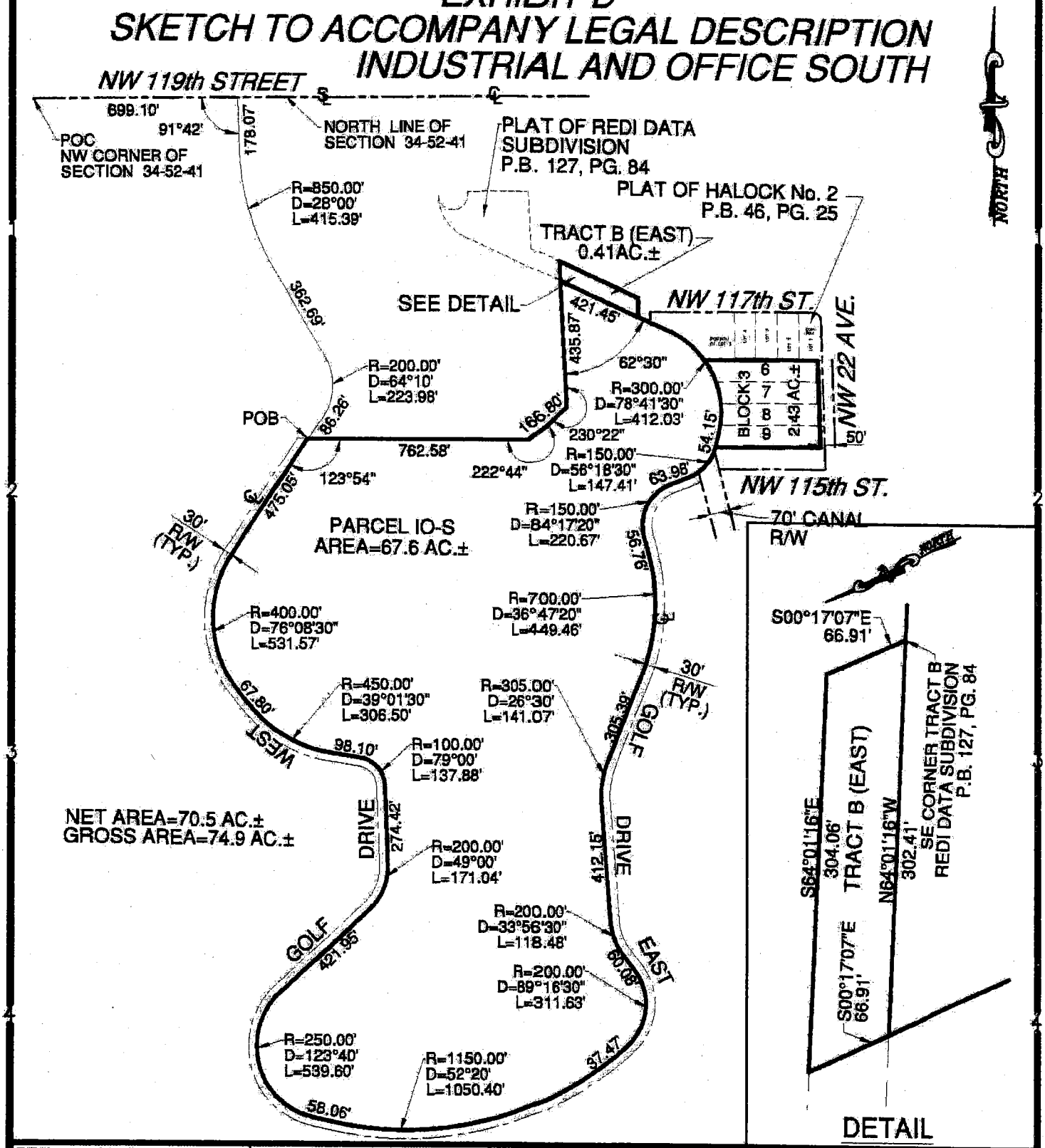
PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL IO-S

SHEET 3 OF 4 SHEETS

EXHIBIT D
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
INDUSTRIAL AND OFFICE SOUTH



PROJ. NO: 2011 39	DATE: 02-03-12	DRAWN: BBL	CHECKED: AS	SCALE: NTS

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PARCEL IO-S
SHEET 4 OF 4 SHEETS

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LEGAL AND SKETCH

SURVEYOR'S NOTES:

1. Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
2. This sketch does not represent a land survey.
3. Based on Boundary Survey of Westview Country Club Golf Course by Robayna & Associates dated 4/28/11.
4. Not valid without accompanying sketch.
5. All angles are turned from the backsight.
6. Gross acres are to the centerline of abutting rights-of-way.

LEGEND:

POC	Point of Commencement	R	Radius	SEC.	Section
POB	Point of Beginning	D	Central Angle Of Curve	SF	Square Feet
P.B.	Plat Book	L	Length		
PG.	Page				

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

By: _____
Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2011 39	DATE: 09-21-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

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PARCEL BO-S

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LEGAL AND SKETCH

LEGAL DESCRIPTION:

A PORTION OF SECTION 34, TOWNSHIP 52 SOUTH, RANGE 41 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 34; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 699.10 FEET; THENCE SOUTHERLY ON AN ANGLE OF 91°42' TO THE LEFT FOR A DISTANCE OF 50.02 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE EASTERLY ON AN ANGLE OF 91°42' TO THE RIGHT ALONG A LINE 50.00 FEET SOUTH AND PARALLEL TO THE NORTH LINE OF SAID SECTION 34 FOR A DISTANCE OF 683.82 FEET; THENCE SOUTHERLY ON AN ANGLE OF 91°42' TO THE LEFT FOR A DISTANCE OF 299.83 FEET TO A POINT OF CURVATURE; THENCE 165.81 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 150.00 FEET AND A CENTRAL ANGLE OF 63°20' TO A POINT OF TANGENCY; THENCE 358.15 FEET ALONG SAID TANGENT; THENCE SOUTHERLY ON AN ANGLE OF 117°30' TO THE LEFT FOR A DISTANCE OF 435.87 FEET; THENCE SOUTHWESTERLY ON AN ANGLE OF 129°38' TO THE LEFT FOR A DISTANCE OF 166.80 FEET; THENCE WESTERLY ON AN ANGLE OF 137°16' TO THE LEFT FOR A DISTANCE OF 762.58 FEET; THENCE NORTHEASTERLY ON AN ANGLE OF 56°06' TO THE LEFT FOR A DISTANCE OF 86.26 FEET TO A POINT OF CURVATURE; THENCE 223.98 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 64°10' TO A POINT OF TANGENCY THENCE 362.69 FEET ALONG SAID TANGENT TO A POINT OF CURVATURE; THENCE 415.39 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 850.00 FEET AND A CENTRAL ANGLE OF 28°00' TO A POINT OF TANGENCY; THENCE 128.05 FEET ALONG SAID TANGENT TO THE POINT OF BEGINNING.

AND

A PORTION OF TRACT B (TRACT B WEST) OF REDI DATA SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

SAID TRACT B LESS THE FOLLOWING DESCRIBED TWO PARCELS:

PARCEL A:
BEGIN AT THE SOUTHEAST CORNER OF SAID TRACT B; THENCE N64°01'16"W ALONG THE SOUTH LINE OF SAID TRACT B FOR A DISTANCE OF 302.41 FEET; THENCE N01°32'09"W FOR A DISTANCE OF 67.66 FEET; THENCE S64°01'16"E ALONG THE NORTH LINE OF SAID TRACT B FOR A DISTANCE OF 304.06 FEET TO A POINT ON THE EAST LINE OF SAID TRACT B; THENCE S00°17'07"E FOR A DISTANCE OF 66.91 FEET TO THE POINT OF BEGINNING.

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2011 39	DATE: 09-21-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.
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PARCEL BO-S

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LEGAL AND SKETCH

PARCEL B:
COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE S89°26'05"W, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B", A DISTANCE OF 56.20 FEET TO THE POINT OF BEGINNING; THENCE S01°51'22"E A DISTANCE OF 120.44 FEET; THENCE S89°26'05"W A DISTANCE OF 174.81 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE THROUGH SAID POINT BEARS S31°58'39"W; THENCE NORTHWESTERLY ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 37°11'16" AND AN ARC DISTANCE OF 77.89 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE THROUGH SAID POINT BEARS S13°41'30"W; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG A BOUNDARY OF SAID TRACT "B", SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 118°34'20" AND AN ARC DISTANCE OF 103.47 TO A CORNER ON THE NORTHERLY BOUNDARY OF SAID TRACT "B"; THENCE N89°26'05"E, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B", A DISTANCE OF 159.35 FEET TO THE POINT OF BEGINNING.

AND

ALL ABUTTING ROAD AND CANAL RIGHTS-OF-WAY TO THE CENTERLINE.

THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2011 39	DATE: 09-21-12	DRAWN: BBL	CHECKED: AS	SCALE: AS NOTED

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PARCEL BO-S

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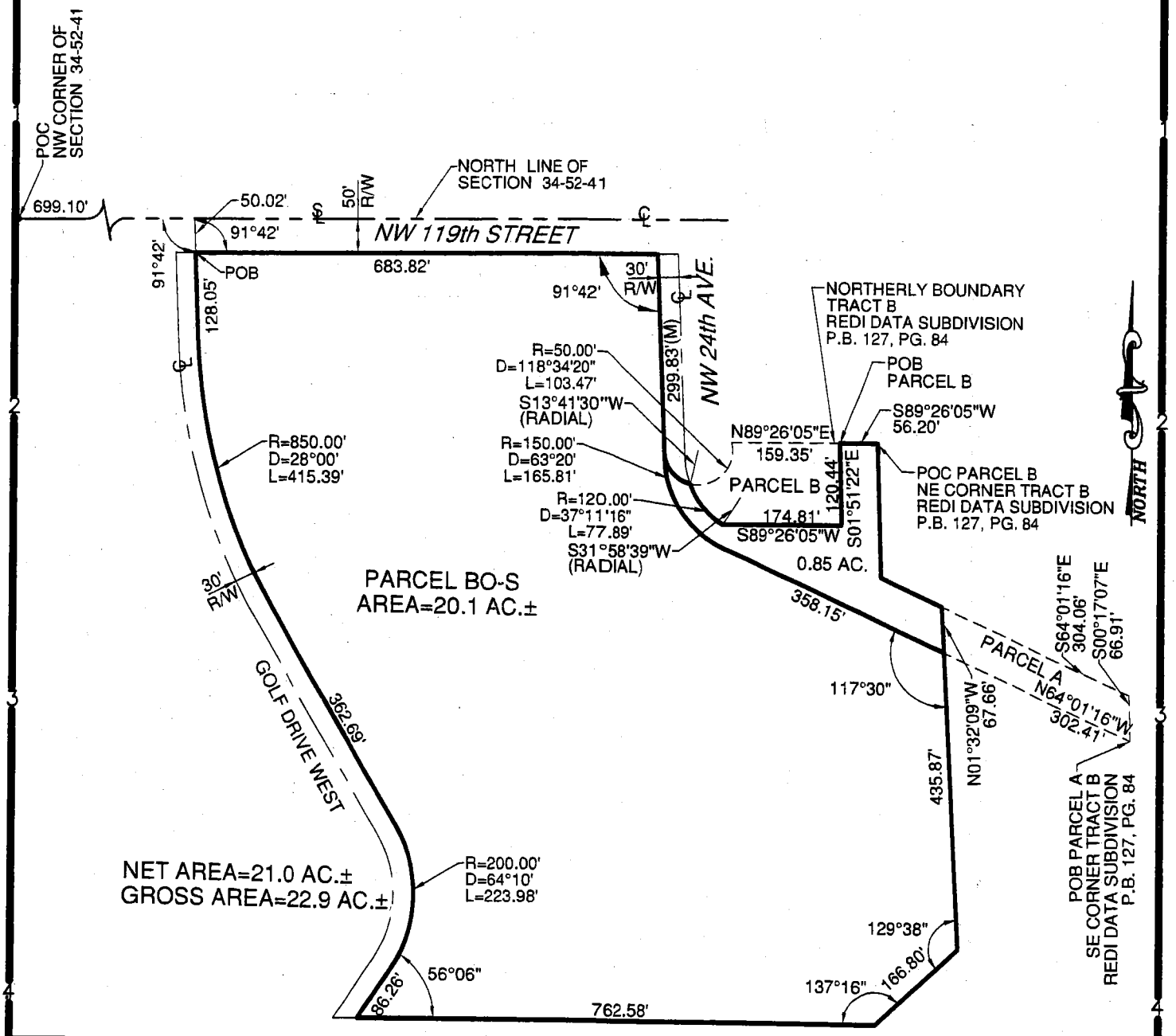
SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS DOCUMENT CONSISTS OF FOUR (4) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2011 39	DATE: 09-21-12	DRAWN: BBL	CHECKED: AS	SCALE: NTS

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PARCEL BO-S

SHEET 4 OF 4 SHEETS

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EXHIBIT "F"
PROHIBITED IU-1 USES

(2)[1] Adult entertainment as defined in Section 33-259.1, subject to all the restrictions and spacing requirements contained in said Section 33-259.1.

(3) Aircraft hangars and repair shops, aircraft assemblies and manufacturing.

(4) Animal hospitals within soundproof, air conditioned buildings.

(5) Armories, arsenals.

(7) Auto painting, top and body work.

(7.2) Automobile self-service gas stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(6) of this code.

(7.3) Automobile service stations shall be permitted only on major access roads, including major roadways (three or more lanes) and frontage roadways serving limited access expressways, and shall be subject to the conditions enumerated in Section 33-247(5) of this code.

(8) Automobile and truck sales for new and/or used vehicles including as ancillary uses automobile and truck rentals, wholesale distribution and automobile repairs, provided that no more than fifteen (15) percent of the total gross building area is devoted to repair/service bays, subject to the following conditions:

(a) That a continuous, densely planted greenbelt of not less than fifteen (15) feet in width, penetrated only at points approved by the Directors of the Planning and Zoning and Public Works Departments for ingress and egress to the property, shall be provided along all property lines abutting public rights-of-way or properties zoned residential. Said greenbelt shall have shade trees planted at a maximum spacing of thirty (30) feet on center and a hedge of a minimum of six (6) feet in height abutting residentially zoned property and a minimum of three (3) feet in height abutting public rights-of-way. The shade trees shall have a minimum caliper of two and one-half (2½) inches at time of planting.

(b) A minimum of twenty (20) percent of the net lot area of the site shall be developed as landscaped open space.

---

[1] The parentheticals identifying uses in this document correspond to the subsections of Section 33-259, Miami-Dade County Code, listing the permitted uses in the IU-1 zoning district.

(c) That such uses be located only on major access roads, including major roadways (three (3) or more lanes) and frontage roadways serving limited access highways and expressways.

(d) That such uses on sites of ten (10) acres or more shall be approved only after public hearing.

(e) That such uses be conducted on sites consisting of at least two (2) acres.

(f) That attention attracting devices, such as blinking or flashing lights, streamer lights, pennants, banners, streamers and all fluttering, spinning advertising devices (either mobile or stationary) are prohibited, except as permitted under point of sale sign regulations, or as approved at public hearing.

(g) That outdoor loudspeakers are prohibited.

(h) That outdoor lighting shall be designed to avoid spilling beyond the site boundaries.

(i) That no vehicular test drives shall be conducted on residential local traffic streets (fifty-foot right-of-way or less).

(9) Automotive repairs.

(10) Truck rentals [automobile rentals (including associated automobile storage) and wholesale distribution would be permitted*]

(13) Blacksmith, gas steam fitting shops.

(14) Boat or yacht repairing or overhauling, or boat building.

(15) Boat slips used for the tying up of boats for the purpose of overhauling or repairing.

(17) Brewery.

(18) Cabinet shops.

(19) Canning factories.

(20) Carpet cleaning.

(22) Clubs, private.

(24) Commercial chicken hatcheries.

(25) Concrete, clay or ceramic products manufacturing, hand manufacture, or involving only small mixer where all such manufacturing and equipment is within an approved building and storage and drying areas are enclosed as provided is this chapter [Storage, wholesale sales and distribution would be permitted*].

(26) Contractors' yards [offices would be permitted*]

(27.1) Dog kennels, as an exception to Section 33-260, subject to the following conditions:

(a) All outdoor exercise runs shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property. Where outside exercise runs are provided, a landscaped buffer or decorative masonry wall shall enclose the runs, and use of the runs shall be restricted to use during daylight hours.

(b) Where outside exercise runs are not provided, an outside area shall be designated for dogs (or cats) to relieve themselves, and that area shall be enclosed by a landscape buffer or masonry wall. Additionally such area shall be set back fifty (50) feet from property lines and shall not be located closer than five hundred (500) feet from residentially zoned or residentially developed property.

(c) All kennel buildings shall be soundproofed and air-conditioned.

(d) An administrative site plan review (ASPR) shall be required. The site plan shall show all fencing, berms, and soundproofing designed to mitigate the noise impact of the kennel on the surrounding properties.

(28) Dredging base or place where dredging supplies are kept and where dredges or boats or machinery are stored, repaired or rebuilt.

(29) Dry cleaning and dyeing plants.

(29.1) Electric substation.

(30) Engine service (gas, oil, steam, etc.) [Engine sales (gas, oil, steam, etc.) would be allowed*].

(31) Fertilizer storage.

(33) Fruit packing and fruit preserving.

(34) Furniture manufacturing.

(35) Furniture refinishing.

(36) Garages—storage mechanical, including trucks, buses, heavy equipment.

(37) Glass installations.

(38) Grinding shops.

(40) Ice manufacturing.

(41) Insecticide, mixing, packaging and storage.

(44) Livery stables, for riding clubs, or a stable for sheltering horses, not closer than three hundred (300) feet to an RU or EU District.

(46) Lumberyards.

(47) Machine shops.

(48) Marine warehouses.

(49) Mattress manufacturing and renovating.

(50) Metalizing processes.

(51) Milk or ice distributing station from which extensive truck or wagon deliveries are customarily made.

(52) Millwork shops.

(54) Novelty works manufacturing [Storage, wholesale sales and distribution would be permitted*].

(56) Ornamental metal workshops.

(57) Oxygen storage and filling of cylinders.

(58) Parking lots – commercial and noncommercial.

(59) Passenger and freight—stations and terminals—boats, and railroads. [Truck and bus stations and terminals would be permitted.*]

(63) Power or steam laundries.

(64) Printing shops.

(66) Religious facilities located inside the Urban Development Boundary. Religious facilities outside the Urban Development Boundary will be permitted only upon approval after public hearing.

(70) School – technical trade school for mechanics [Aviation, electronic, and other trade schools, as well as physical training schools, such as, but not limited to gymnastics and karate, would be permitted*]

(72) Shipyards and dry docks.

(73) Sign painting shops.

(74) Steel fabrication.

(75) Storage warehouse for fodder [Storage warehouse for food would be permitted.*]

(76) Taxidermy. Use will be permitted only within a fully enclosed, air conditioned building.

(79) Telephone service unit yards.

(80) Textile, hosiery and weaving mills not closer than two hundred (200) feet to an RU or EU District.

(81) Upholstery shops.

(82) Utility work centers – power and telephone, etc.

(84) Veterinarians.

(85) Vulcanizing.

(88) Welding shops.

(89) Welding supplies.

(89.1) Plant nurseries are authorized in utility easements and railroad rights-of-way, with the consent of the property owner, subject to the following conditions:

(a) The nursery use shall be conducted by a not-for-profit corporation and shall be incidental to an on-site educational program that provides career training or medical or educational therapy programs.
(b) No on-site sales shall be permitted;
(c) The use shall be conducted on sites with a minimum of one (1) acre net lot area;
(d) A Certificate of Use shall be obtained, and shall be renewed annually subject to the conditions contained in this subsection; and
(e) The use shall not be permitted on property abutting residentially zoned properties or properties designated on the Land Use Plan (LUP) map for residential use.

(90) Wood and coal yards.

(91) The operation of an equipment and appliance center for the testing, repairing, overhauling and reconditioning of any and all equipment, appliances, and machinery sold by the operator/occupant; provided such may be manufactured at the location of the operation and in connection therewith individual customers bringing equipment to the site for such repairing, overhauling or reconditioning, may purchase parts for such equipment, appliances, or machinery.

***Uses provided in [...*] will be permitted.**

OPINION OF TITLE

To: Miami-Dade County

With the understanding that this Opinion of Title is furnished to Miami-Dade County, as inducement for acceptance of a Declaration of Restrictions accepted in consideration of Application No. 1 of the October 2011 Comprehensive Development Master Plan Cycle of Amendments, it is hereby certified that I have examined a complete Abstract of Title covering the period from the beginning to the 28th day of August, 2012, at the hour of 8:00 A.M., inclusive, of the following described property:

SEE ATTACHED EXHIBIT "A"

I am of the opinion that on the last mentioned date, the fee simple title to the above-described real property was vested in:

Rosal Westview, LLC, a Florida limited liability company

The Sole Members of the limited liability company are:

Robert F. Saland and
Francisco Rojo

The parties authorized to execute are:

Robert F. Saland, as President or
Francisco Rojo, as Vice President

Subject to the following encumbrances, liens and other exceptions (If "none" please indicate):

1. **RECORDED MORTGAGES:**

NONE

2. **RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:**

NONE

3. **GENERAL EXCEPTIONS:**

A. General or special taxes and assessments required to be paid in the year 2012 and subsequent years.
B. Riparian rights, rights of accretion, reliction, submerged lands or any other water rights of any nature whatsoever, and the rights or interests of the State of Florida, or the public generally, in the area extending from the line of mean low tide to the line of vegetation, or rights of access thereto, or rights of easement along and across the same.

4. **SPECIAL EXCEPTIONS:**

A. Dedications, Easements, Reservations, Covenants and Restrictions as shown on the Plat of HALOCK NO. 2 recorded in Plat Book 46 page 25, of the Public Records of Miami-Dade County, Florida.
B. Dedications, Easements, Reservations and Restrictions as shown on the Plat of REDI DATA SUBDIVISION recorded in Plat Book 127 page 84, of the Public Records of Miami-Dade County, Florida.
C. Easement in favor of Florida Power and Light Company recorded in Official Records Book 19203 page 1191, of the Public Records of Miami-Dade County, Florida.
D. Road rights of way across subject property in Sections 27 and 34 as shown on Property Appraiser's maps.
E. Matters shown on the survey prepared by Robayna and Associates Inc., dated April 29, 2002, last revised April 28, 2011, Project Number 110033, together with any easement rights, obligations or consequences associated therewith as follows:
    a. Encroachment of chain link fence which meanders on and off the boundary lines.
    b. Encroachments of canals across the East and West boundary lines and rights of other parties to use same.
    c. Encroachment of metal lid on the West boundary line.
    d. Encroachment of roof along the East boundary line.
    e. Encroachment of concrete pole along the East boundary line outside of or without recorded easement.
    f. Utility poles, lines and anchor, metal lid, stand pipe, pump station, electric equipment and panel located outside of or without recorded easement.
    g. Rights of way of NW 119th Street and NW 117th Street and encroachment of curbs, islands and planters therein.

I HEREBY CERTIFY that I have reviewed all the aforementioned encumbrances and exceptions and that none of them hinder or affect the recording or enforcement of the proffered Covenant.

Therefore, it is my opinion that the following party(ies) must join in the agreement in order to make the proffered Covenant a valid and binding covenant on the lands described herein.

Name	Interest	Special Exception Number
	NONE	

The following is a description of the aforementioned abstract and its continuations:

Number	Company Certifying	No. of Entries	Period Covered
1	Old Republic National Title Insurance Company	Title Policy	Beginning to 02/03/2012
2	Old Republic National Title Insurance Company	Title Search	02/03/2012 to 08/28/2012

I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable agreement.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida and a member in good standing of the Florida Bar.

Respectfully submitted this 19th day of September, 2012.

Name
Richard E. Deutch, Jr.
Florida Bar No. 395780
Address:
150 W. Flagler Street, Suite 2200
Miami, FL 33130

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this 19th day of September, 2012, by Richard E. Deutch, Jr., who is personally known to me or has produced _____, as identification.

Notary Public

My Commission Expires:

Print Name

Notary Public State of Florida
Donald Jack Kimnach
My Commission EE006143
Expires 08/19/2014

EXHIBIT A
PROPERTY

Parcel 1:

Commence at the Southwest corner of Section twenty-seven (Sec.27), Township Fifty-Two (Twp. 52 So.) South, Range Forty-one (R-41-E) East, and running thence Easterly along the South line of said Section Twenty-seven (Sec.27) six hundred ninety-nine and one-tenth (699.1) feet to a point on the East line of Golf Drive West, which point Is the Beginning Point of the land herein described, thence on an angle of ninety-one (91) degrees forty-two (42) minutes to the left Two Hundred Eight-two and one-tenth (282.1) feet to the beginning of a curve to the right whose radius is Eight Hundred (800) feet and whose central angle is Twenty-five (25) degrees, thence along said curve Three Hundred Forty-nine and six hundredths (349.06) feet to its point of tangent, thence along said tangent Two Hundred Fifty-nine and two hundredths (259.02) feet to the beginning of a curve to the left whose radius is Nine Hundred (900 ft.) feet and whose central angle is forty-four (44) degrees, thence along said curve Six Hundred Ninety-one and fifteen hundredths (691.15) feet to its point of tangent, thence along said tangent Two Hundred Twelve and fifty-three hundredths (212.53) feet to the beginning of a curve to the right whose radius is Three Hundred Ninety-Five (395 ft.) feet and central angle forty-nine (49) degrees and fifty five (55) minutes, thence along said curve Three Hundred Forty-four and twelve hundredths (344.12) feet to the point of tangent, thence along said tangent Five Hundred Six and Eighteen hundredths (506.18 ft.) feet to the beginning of a curve to the right whose radius is Four Hundred (400 ft.) feet and a central angle Eight (8) degrees and Thirty-five (35) minutes, thence along said curve Fifty-nine and seventeen hundredths (59.17) feet to its point of tangent, thence along said tangent Five Hundred Twenty-three and one hundredths (523.01) feet to the beginning of a curve to the left, whose radius is Three Hundred Fifty (350) feet and central angle One Hundred Thirty-one (131) degrees and thirty (30) minutes, thence along said curve Eight Hundred Three and twenty-nine hundredths (803.29) feet to its point of tangent, thence along said tangent Eleven and six tenths (11.6) feet to the beginning of a curve to the right whose radius is Two Hundred Fifty (250 ft.) and central angle One Hundred fifty-five (155) degrees and Thirty (30) minutes, thence along said curve Six Hundred Seventy-eight and fifty-five hundredths (678.55) feet to its point of tangent, thence along said tangent Three and six hundredths (3.06) feet to the beginning of a curve to the right whose radius is Nine Hundred (900) feet, and central angle thirty-seven (37) degrees and thirty (30) minutes, thence along said curve five hundred Eighty-nine and Five Hundredths (589.05) feet to its point of tangent, thence along said tangent Fifty-two and twenty-eight hundredths (52.28 ft.) feet to the beginning of a curve to the right, whose radius is Eight Hundred Fifty (850 ft.) feet and central angle Seventy-eight (78) degrees and nineteen (19) minutes; thence along said curve Eleven Hundred Sixty-two and one-tenth (1162.1) feet to its point of tangent, thence along said tangent Two Hundred Seventy-six and forty-four hundredths (276.44) feet to the beginning of a curve to the right whose radius is Four Hundred Sixty (460) feet and central angle sixty--eight (68) degrees and eleven (11) minutes, thence along said curve Five Hundred Forty-seven and Fifty-four hundredths (547.54) feet to its point of tangent, thence along said tangent Twenty-five and sixty-eight hundredths (25.68 ft.) feet to the beginning of a curve to the left whose radius Is Five Hundred Five (505 ft.) feet and central angle One Hundred Thirteen (113) degrees, thence along said curve Nine Hundred Ninety-five and ninety-seven hundredths (995.97 ft.) feet to its point of tangent, thence along said tangent Ten and two

tenths (10.2) feet to the beginning of a curve to the right whose radius is Four Hundred (400) feet and central angle of forty-four (44) degrees and forty-nine (49) minutes, thence along said curve Three Hundred Thirteen and Seven Thousandths (313.007) feet to it point of tangent, thence along said tangent Thirty-nine and one hundredth (39.01) feet to the beginning of a curve to the right whose radius is Five Hundred Ninety-five (595 ft.) feet and central angle forty-eight (48) degrees, and eleven (11) minutes, thence along said curve Five Hundred and Fifty-six hundredths (500.56) feet to its point of tangent, thence along said tangent Five Hundred Twenty-two and ninety-four hundredths (522.94 ft.) feet to the beginning of a curve to the left whose radius is Three Hundred Fifty (350 ft.) feet and central angle forty-seven (47) degrees and thirty (30) minutes, thence along said curve Two Hundred Ninety and Sixteen hundredths (290.16) feet to its point of tangent, thence along said tangent Three Hundred Thirty-one and thirty-seven hundredths (331.37 ft.) feet to a point on the West line of Golf Drive East, and on the South line of said Section Twenty-seven (Sec. 27) thence from said point on an angle of ninety-one (91) degrees and forty-two (42) minutes, to the right, Six Hundred Eighty-three and eighty-five hundredths (683.85) feet to the Point of Beginning.

LESS:

All that part of the SW 1/4 of Section 27, Township 52 South, Range 41 East, Miami-Dade County, Florida, which lies within the *external* area formed by a 25.00 foot radius arc concave to the Northeast tangent to the North line of the South 50.00 feet of the SW 1/4 of said Section 27, and tangent to the Easterly right-of-way line of West Golf Drive as said right-of-way is shown in SECTION 1 OF GOLF PARK, according to the Plat thereof, recorded in Plat Book 20, Page 35, of the Public Records of Miami-Dade County, Florida.

LESS:

The South 50 feet of that part of the SW 1/4 of Section 27, Township 52 South, Range 41 East, lying between Golf Drive West and Golf Drive East, as shown on the Plat of GOLF PARK, SECTION 1, recorded in Plat Book 20, Page 35, of the Public Records of Miami-Dade County, Florida.

PARCEL 2:

Beginning at the Northwest corner of Section Thirty-Four (Sec. 34), Township Fifty-two (52S) South, Range Forty-one (R 41 E) East, and running; thence Easterly along North line of said Section Thirty-four, (Sec. 34), Six Hundred ninety-nine and one-tenths (699.1) feet to a point on the East line of Golf Drive West which point is the Beginning Point of the land herein described and running thence at an angle of eighty-eight (88) degrees and eighteen (18) minutes to the right One Hundred Seventy-eight and seven hundredths (178.07) feet to the beginning of a curve to the left whose radius is Eight Hundred Fifty (850 ft.),feet and whose central angle is twenty-eight (28) degrees, thence along said curve Four Hundred Fifteen and thirty-nine hundredths (415.39 ft.) feet to its point of tangent,

thence along said tangent Three Hundred and Sixty-two and sixty-nine hundredths (362.69 ft.) feet to the beginning of a curve to the right whose radius is Two Hundred (200 ft.) feet and a central angle sixty- four degrees (64 deg.) and ten (10) minutes, thence along said curve Two Hundred Twenty-three and ninety-eight hundredths (223.98) feet to its point of tangent, thence along said tangent Five Hundred Sixty-one and thirty-one hundredths (561.31 ft.) feet to the beginning of a curve to the left whose radius is Four Hundred (400 ft.) feet and central angle seventy-six (76) degrees and eight (08) minutes and thirty (30) seconds, thence along said curve Five Hundred thirty-one and fifty-seven hundredths (531.57) feet to its point of tangent, thence along said tangent Sixty-seven and eight-tenths (67.8) feet to the beginning of a curve to left whose radius Is Four Hundred Fifty (450 ft.) feet and central angle thirty-nine (39) degrees, one (01) minute and thirty (30) seconds, thence along said curve Three Hundred Six and five-tenths (306.5) feet to its point of tangent, thence along said tangent Ninety-eight and one-tenth (98.1) feet to the beginning of a curve to the right whose radius is One Hundred (100 ft.) feet and central angle Seventy-nine (79) degrees, thence along said curve One Hundred Thirty-seven and eighty-eight hundredths (137.88) feet to its point of tangency thence along said tangent Two Hundred Seventy-four and forty-two hundredths (274.42) feet to the beginning of a curve to the right whose radius Is Two hundred (200 ft.) feet and central angle forty-nine (49) degrees, thence along said curve One Hundred Seventy-one and four hundredths (171.04) feet to its point of tangent, thence along said tangent Four Hundred Twenty-one and ninety-five (421.95) hundredths feet to the beginning of a curve to the left, whose radius is Two Hundred Fifty (250 ft.) feet and central angle One Hundred Twenty-three (123) degrees and forty (40) minutes, thence along said curve Five Hundred Thirty-nine and six-tenths (539.6 ft.) feet to its point of tangent, thence along said tangent Fifty-eight and six hundredths (58.06 ft.) feet to the beginning of a curve to the left whose radius is Eleven Hundred Fifty (1150) feet and central angle fifty-two (52) degrees and twenty (20) minutes, thence along said curve Ten Hundred Fifty and four-tenths (1050.4) feet to its point of tangent, thence along said tangent thirty-seven and forty-seven hundredths (37.47) feet to the beginning of a curve to the left whose radius is Two Hundred (200 ft.) feet and central angle eight-nine (89) degrees sixteen (16) minutes and thirty (30) seconds, thence along said curve Three Hundred Eleven and sixty-three hundredths (311.63) feet to its point of tangent, thence along said tangent Sixty and eight hundredths (60.08 ft.) feet to the beginning of a curve to the right whose radius is Two Hundred (200 ft.) feet and central angle Thirty-three (33) degrees, fifty-six (56) minutes, and thirty (30) seconds, thence along said curve One Hundred Eighteen and forty-eight hundredths (118.48 ft.) feet to its point of tangent, thence along said tangent Four Hundred Twelve and fifteen hundredths (412.15 ft.) feet to the beginning of a curve to the right whose radius is Three Hundred Five (305 ft.) feet and central angle Twenty-six (26) degrees and thirty (30) Minutes, thence along said curve One Hundred Forty-one and seven hundredths (141.07 ft.) feet to its point of tangent, thence along said tangent Three Hundred Five and thirty-nine hundredths (305.39 ft.) feet to the beginning of a curve to the left whose radius Is Seven Hundred (700 ft.) feet and central angle thirty-six (36) degrees, forty-seven (47) minutes and twenty (20) seconds, thence along said curve Four Hundred forty-nine and forty-six hundredths (449.46 ft.) feet to its

point of tangent, thence along said tangent fifty-six and seventy-six hundredths (56.76 ft.) feet to the beginning of a curve to the right whose radius is One Hundred Fifty (150 ft.) feet and central angle Eighty-four (84) degrees, seventeen (17) minutes and twenty (20) seconds, thence along said curve Two Hundred Twenty and sixty-seven hundredths (220.67 ft.) feet to its point of tangent thence along said tangent sixty-three and ninety-eight hundredths (63.98 ft) feet to the beginning of a curve to the left whose radius is One Hundred Fifty (150 ft.) and central angle fifty-six (56) degrees, eighteen (18) minutes and thirty (30) seconds, thence along said curve One Hundred Forty-seven and forty-one hundredths (147.41 ft.) feet to its point of tangent, thence along said tangent fifty-four and fifteen hundredths (54.15 ft.) feet to the beginning of a curve to the left whose radius is Three Hundred (300 ft.) feet and a central angle seventy-eight (78) degrees, forty-one (41) minutes and thirty (30) seconds, thence along curve Four Hundred Twelve and three hundredths (412.03 ft.) feet to its point of tangent, along said tangent Seven Hundred Seventy-nine and six-tenths (779.6) feet to the beginning of a curve to the right whose radius Is One Hundred Fifty (150 ft.) and central angle of sixty-three (63) degrees and twenty (20) minutes, thence along said curve One Hundred Sixty-five and eighty-one hundredths (165.81) feet to its point of tangent, thence along said tangent Three Hundred Forty-nine and eighty-five hundredths (349.85 ft,) feet to a point on the North line of said Section thirty-four (Sec. 34) and on the West line of Golf Drive East, thence from said point on an angle to the left of eighty-eight (88) degrees, eighteen (18) minutes, six hundred eighty-three and eighty-five hundredths (683.85) feet to the Point of Beginning.

LESS:

The North 50 feet of that part of NW 1/4 of Section 34, Township 52 South, Range 41, East, lying between Golf Drive West and Golf Drive East, as *shown* on Plat of GOLF PARK, SECTION 2, recorded in Plat Book 23, Page 46, of the Public Records of Miami-Dade County, Florida.

PARCEL 3:

Tract B, of REDI DATA SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 127, Page 84, of the Public Records of Miami-Dade County, Florida.

LESS:

A PORTION OF TRACT "B"' REDI DATA SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK T27,PAGE 84 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 89°26'05" WEST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B", A DISTANCE OF 56.20 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 01°57'22" EAST A DISTANCE OF 120.44 FEET; THENCE SOUTH 89°26'05" WEST A DISTANCE OF 174.81 FEET TO A POINT OF INTERSECTION WITH A CURVE CONCAVE TO THE NORTHEAST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 31°58'39" WEST; THENCE NORTHWESTERLY ALONG THE ARC OF SAID

CURVE, HAVING A RADIUS OF 120.00 FEET, A CENTRAL ANGLE OF 37°11'16" AND AN ARC DISTANCE OF 77.89 FEET TO AN INTERSECTION WITH THE ARC OF A CURVE CONCAVE TO THE NORTHWEST, A RADIAL LINE THROUGH SAID POINT BEARS SOUTH 13°41'30" WEST; THENCE EASTERLY, NORTHEASTERLY AND NORTHERLY ALONG THE ARC OF SAID CURVE AND ALONG A BOUNDARY OF SAID TRACT "B"' SAID CURVE HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 118°34'20" AND AN ARC DISTANCE OF 103.47 TO A CORNER ON THE NORTHERLY BOUNDARY OF SAID TRACT "B"; THENCE NORTH 89°26'05" EAST, ALONG THE NORTHERLY BOUNDARY OF SAID TRACT "B"' A DISTANCE OF 159.35 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

PARCEL 4:

Lots 4 through 9, LESS the East 15 feet of Lots 6 through 9 for right-of-way, Block 3, of HALOCK NO. 2, according to the Plat thereof, as recorded in Plat Book 46, Page 25, less the legal described that certain Special Warranty Deed recorded in Official Records Book 25143 Page 1189, of the Public Records of Miami-Dade County, Florida.

SAID LANDS LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA.

RECEIVED
SEP 20 2012
MIAMI-DADE COUNTY
DEPT. OF PLANNING AND ZONING
ZONING SERVICES DIVISION

This instrument was prepared under the supervision of:

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

RECEIVED
By the Clerk for the record.
OCT 03 2012
Item
Exhibit
Meeting 10/3/12 CDMP
(Space Reserved for Clerk of the Court)

DECLARATION OF RESTRICTIONS

WHEREAS, the undersigned (collectively, the "Owner"), holds the fee simple title to that certain parcel of land that is legally described on Exhibit "A" to this Declaration (the "Property");

WHEREAS, the Comprehensive Development Master Plan ("CDMP") designation for the Property is currently "Low-Medium Density Residential" use and is subject to a Declaration of Restrictions, recorded in Official Records Book 23413 at Page 1477 of the Public Records of Miami-Dade County, Florida (the "Original Declaration");

WHEREAS, an application has been filed with the Regulatory and Economic Resources Department (the "Department") to amend the Comprehensive Development Master Plan ("CDMP") of Miami-Dade County, which application has been officially designated CDMP Application No. 3 (October 2011 Cycle) (the "Application"), seeks to redesignate the land use designation on a portion of the Property, more specifically described in Exhibit "B" to this Declaration, from "Low-Medium Density Residential" to "Business and Office" (the "Commercial Parcel"), to release the Original Declaration, and for the County to accept this Declaration of Restrictions; and

WHEREAS, the remaining area of the Property not included within the Commercial Parcel, more specifically described in Exhibit "C" to this Declaration, shall retain its CDMP Land Use Plan designation of "Low-Medium Density Residential" (the "Residential Parcel").

NOW, THEREFORE, in order to assure the Miami-Dade County Board of County Commissioners (the "Board of County Commissioners") that the representations made by the Owner during consideration of the Application shall be binding commitments to be performed by the Owner, its successors and assigns, the Owner freely, voluntarily and without duress, makes the following Declaration of Restrictions covering and running with the Property:

1) **Recitals.** The foregoing recitals are true and correct and made a part hereof.

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

3) **Permitted Uses.** The Property is intended to be developed with a mix of land uses. The Owner currently contemplates that the development program for the Property will be limited to the following uses and densities/intensities: up to 370,000 square feet of retail, commercial, office, and service uses; up to 900 residential units; a library site not less than 18,000 gross square feet; and a school for up to 1,350 students (the "Base Development Program"). The Owner's transportation analysis, as reviewed and accepted by the County, has concluded that the Base Development Program would result in a total of 1660 net external PM peak hour vehicle trips. Notwithstanding the foregoing Base Development Program limitations, the Owner may seek and the County may approve zoning, site plan, and ultimate development orders and approvals for a modified development program that simultaneously increases and decreases the density and intensity of uses within the Property for each land use, provided that in no event shall

any specified land use increase by more that thirty-five percent (35%) and that in no event shall the total vehicle trip generation associated with the overall development of the Property exceed a total of 1,660 net external PM peak hour vehicle trips.

The calculation of net external PM peak hour vehicle trips shall be prepared using the trip generation rates and methodological assumptions provided in the attached Exhibit "D" (the "Trip Rates and Assumptions") to this Declaration. Upon any application for site plan approval for all or any portion of the Property, the then Owner of the parcel that is the subject of the site plan application shall provide the Department or its successor department with a trip generation analysis, using the Trip Rates and Assumptions, which demonstrates that the modified development program for the Property, including that portion of the Property that is the subject of the site plan application, will not generate in excess of 1,660 net external PM peak hour vehicle trips. In addition to the trip generation analysis, the Property shall be required to meet all applicable concurrency requirements, including water, sewer, solid waste, parks, and fire rescue.

Nothing herein shall limit the ability for the development and operation of schools, libraries or other governmental, civic, or institutional uses or the conduct of special events, including but not limited to farmers' markets and holiday events/celebrations.

4) **Donation of Public Library Site.** In the event the Application is approved and a zoning application is subsequently approved permitting a residential development consistent with the existing Low-Medium Density Residential designation on the Residential Parcel, the Owner shall, prior to the Board of County Commissioners' approval of the final plat, make a written offer, by certified mail or other means of verified delivery, to the County

to convey a parcel of land within the Property, containing not less than 18,000 gross square feet, for use as a public library site (the "Library Parcel"). If the County notifies the Owner in writing of its desire to acquire the Library Parcel and such notice is received by the Owner within two (2) years after the County's receipt of the Owner's written offer of conveyance (the "Acceptance Period"), the Library Parcel shall be conveyed to the County at no cost to the County and with no encumbrances preventing its use as a public library facility. Six (6) months prior to the expiration of the Acceptance Period, the Owner shall send written notice, by certified mail or other means of verified delivery, of such expiration date to the Director of the Miami-Dade Public Library System, or his successor. If the Director or his successor does not receive such written notice six (6) months prior to the expiration date, the expiration date shall be tolled by the amount of the delay, but the Owner shall not be in violation of this Declaration. If the County declines the proposed conveyance of the Library Parcel, it shall provide written notice of its decision and shall at the Owner's request promptly execute an acknowledgment and release substantially in the form attached to this Declaration as Exhibit "E". If the County fails to provide written notice of its election to accept the conveyance of the Donated Library Parcel within the Acceptance Period, including any tolling, or declines to accept the proposed conveyance Library Parcel, the Owner shall be forever released of the obligations under this Paragraph. The Owner may record an affidavit memorializing the County's decision to decline the conveyance of the Library Parcel in the public records of Miami-Dade County, Florida.

5) **Natural Forest Community ("NFC") Preservation.** Prior to the approval of a building permit for any portion of the Property, the Owner shall enter into an agreement with the

Department or its successor department for the perpetual maintenance, management, and control of the NFC, which agreement shall be substantially in the form attached hereto as Exhibit "F". In the event ownership of all or a portion of the NFC is transferred to the County or any other local, state, or governmental agency, or any entity acceptable to the Department, the Owner shall be released of any further obligations under the terms of this Paragraph.

6) **Notice to Future Owners or Lessees.** The Owner, its successors, and assigns shall provide to all initial future grantees or lessees of any residential, retail, or office unit within the Property a written notice, acknowledgement, and waiver acknowledging that the Property is located within the vicinity of Miami-Dade County's ZooMiami and other future uses as reflected within the "Miami MetroZoo Master Plan and Further Development" (the "Zoo Plan"), as prepared by Portico Group for the Miami-Dade County Parks, Recreation and Open Space Department, dated September 2002, as may be revised or substituted, and in the vicinity of designated NFC, which are subject to periodic controlled burnings to maintain the health and quality of protected pinelands. All initial contracts for sale or lease of any portion of the Property shall contain the following statement:

> "Grantee(s) (or Lessee(s)) hereby acknowledges and understands that the property which is the subject of this conveyance is located within the vicinity of the Miami-Dade County's ZooMiami and other possible future public and recreational uses ("Public Uses"), as reflected in the "Miami MetroZoo Master Plan and Further Development" ("Zoo Plan"), as prepared by Portico Group for the Miami-Dade County Parks, Recreation and Open Space Department, dated September 2002, as amended from time to time. Additionally, the property which is subject to this conveyance is located in the vicinity of designated Natural Forest Communities (NFC), which are subject to periodic controlled burnings to maintain the health and quality of protected pinelands. As a result,

Grantee (or Lessee) may be affected by noise and traffic generated by said Public Uses and smoke generated by the controlled burnings. By acknowledging this notice, Grantee (or Lessee), its successors, and assigns hereby acknowledges and agrees that such existing or future Public Uses or controlled burnings do not constitute and shall not be deemed a nuisance by said Grantee (or Lessee)."

7) **Covenant Running with the Land**. This Declaration on the part of the Owner shall constitute a covenant running with the land and shall be recorded, at the 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 Owner, and its successors and assigns until such time as the same is modified or released. These restrictions shall be for the benefit of, and limitation upon, all present and future owners of the Property and for the benefit of the County and the public welfare. The Owner, and its successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or impose a limitation on the County.

8) **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 modifying, amending, or releasing the covenant in whole, or in part, has been executed in accordance with the provisions of Paragraph 9 below.

9) **Modification, Amendment, Release.** This Declaration may be modified, amended or released as to the Commercial Parcel, or any portion thereof, by a written instrument executed by the then owner(s) of the Commercial Parcel, including joinders by all mortgagees, provided that the same is also approved by the Board of County

Commissioners after public hearing. This Declaration may be modified, amended or released as to the Residential Parcel, or any portion thereof, by a written instrument executed by the then owner(s) of the Residential Parcel, including joinders by all mortgagees, provided that the same is also approved by the Board of County Commissioners after public hearing. 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 CDMP. 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 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.

10) **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 its attorney. This enforcement provision shall be in addition to any other remedies available at law, in equity or both.

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

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

13) **Presumption of Compliance.** Where construction has occurred on the Property or any portion thereof, pursuant to a lawful permit issued by the County, 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 that 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 of the Owner following the approval of the Application. This Declaration shall become effective immediately upon recordation. Notwithstanding the previous sentence, if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department or the executive officer of the successor of said department or its successor department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect.

16) **Acceptance of Declaration of Restrictions.** Approval of the Application and acceptance of the Declaration of Restrictions does not 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.

17) **Owner.** The term "Owner" shall include the undersigned and its successors and assigns.

[Execution Pages Follow]

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 20___.

WITNESSES:

_____
Signature

_____
Printed Name

_____
Signature

_____
Printed Name

UNIVERSITY OF MIAMI
a Florida not-for-profit corporation

BY: _____
Name: _____
Title: _____

ADDRESS: 1535 Levante Avenue, Suite 201
Coral Gables, Florida 33146

STATE OF _____)
) SS
COUNTY OF _____)

The foregoing instrument was acknowledged before me by _____, as _____ of University of Miami, Inc., a Florida not-for-profit corporation, for the purposes stated herein on behalf of the corporation. He is personally known to me or has produced _____ as identification. Witness my signature and official seal this ____ day of _____, 2011, in the County and State aforesaid.

My Commission Expires:

_____
Notary Public - State of _____

_____
Printed Name

The release and termination of the Declaration of Restrictions recorded in Official Records Book 23413 at Page 1477 of the Public Records of Miami-Dade County, Florida is hereby acknowledged by the Director of the Regulatory and Economic Resources Department.

_____
Director

_____
Date

EXHIBIT "A"

Legal Description of the Property:

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the southwest (said point being on the arc of a circular curve and lying S73°51'04"W from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 341.34 feet; thence N01°55'14"W for 456.21 feet; thence N51°36'37"E for 87.05 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence N88°04'30"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 1454.94 feet; thence N87°29'25"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 137.89 Net Acres, more or less.

Said Lands Containing 141.57 Gross Acres, more or less.

EXHIBIT "B"

Legal Description of the portion of the Property to be Redesignated "Business and Office":

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described "Commercial Parcel;" thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 87.30 feet; thence N81°03'29"W for 200.01 feet; thence S45°58'26"W for 13.77 feet; thence S71°47'35"W for 60.35 feet; thence S88°00'17"W for 46.59 feet; thence N65°57'54"W for 185.28 feet; thence S66°51'18"W for 43.00 feet; thence S81°35'41"W for 32.89 feet; thence S17°13'33"W for 114.33 feet; thence N72°42'25"W 781.22 feet; thence S80°16'28"W, along a line radial to the next described curve, for 40.00 feet to a point on the next described circular curve concave to the East; thence run Northerly along the arc of a circular curve to the right, having a radius of 710.73 and a central angle of 37°40'54", for an arc distance of 467.42 feet; thence N59°17'44"W for 40.04 feet to a Point of Tangency with a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 51°10'13", for an arc distance of 368.46 feet; thence S80°52'51"W for 60.54 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; thence N32°39'07"W for 63.63 feet; thence N55°26'40"W for 58.65 feet; thence S59°45'56"W for 43.43 feet; thence S55°22'41"W for 52.50 feet; thence S84°11'38"W for 66.39 feet; thence N23°07'12"W for 37.61 feet; thence N84°19'51"W for 58.83 feet; thence N81°01'39"W for 48.70 feet; thence S29°47'40"W for 37.43 feet; thence S49°33'37"W for 41.43 feet; thence S60°13'23"W for 36.87 feet; thence S39°29'11"W for 73.66 feet; thence N89°19'00"W for 64.06 feet; thence S66°43'40"W for 39.29 feet; thence S69°53'27"W for 49.28 feet; thence S52°07'12"W for 48.90 feet; thence S72°59'51"W for 69.90 feet; thence N20°49'07"W for 62.11 feet; thence N56°11'51"W for 60.41 feet; thence S68°29'39"W for 33.11 feet; thence N80°09'44"W for 41.92 feet; thence N22°49'00"W for 20.84 feet; thence N88°57'56"W for 53.82 feet; thence S10°56'17"W for 23.91 feet; thence S18°46'11"E for 39.40 feet; thence S89°47'41"W for 13.22 feet; thence N62°10'16"W for 25.63 feet; thence N89°53'21"W for 35.89 feet; thence N68°57'37"W for 27.39 feet; thence S88°05'14"W for 24.79 feet; thence S64°52'56"W for 2.59 feet; thence S84°42'21"W for 42.74 feet; thence S60°54'26"W for 42.77 feet; thence S86°03'08"W for 44.52 feet; thence S53°58'07"W for 46.26 feet; thence S85°18'33"W for 39.98 feet; thence N57°12'22"W for 16.93 feet; thence S48°41'09"W for 37.63 feet; thence S69°29'33"W for 78.63 feet; thence S31°52'32"W for 24.16 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet south of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet to a point on the Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive); thence N88°04'30"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1454.94 feet; thence N87°29'25"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 64.73 Net Acres, more or less.

Said Lands Containing 68.41 Gross Acres, more or less.

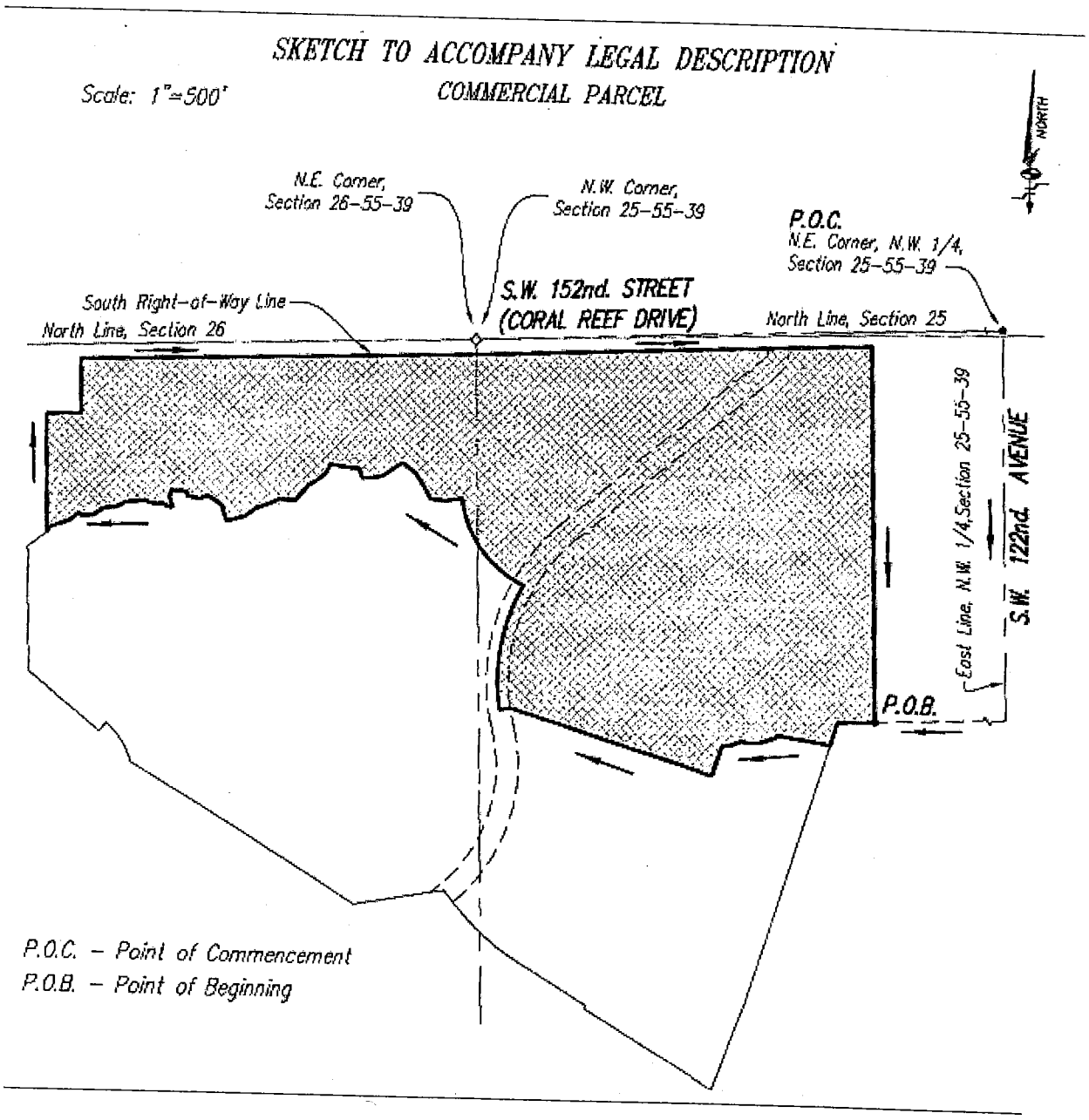

EXHIBIT "C"

Legal Description of the Portion of the Property to Retain "Low-Medium Density Residential" Designation:

A portion of Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, being more particularly described as follows;

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described parcel of land; thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 1097.40 feet; thence run S19°30'47"W for 326.90 feet (said last mentioned 3 courses being coincident with the boundary of the lands described in that certain "Corrective Quitclaim Deed" recorded in Official Records Book 9159 at Page 926, of the Public Records of Miami-Dade County, Florida); thence run N58°51'13"W for 554.90 feet; thence run N31°08'47"E for 12.58 feet; thence N58°51'13"W for 284.32 feet to a Point of Tangency of a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 1025.32 feet and a central angle of 22°13'44", for an arc distance of 397.80 feet; thence S80°00'00"W for 337.22 feet; thence N58°51'16"W for 973.96 feet to a point on the next described curve concave to the southwest (said point being on the arc of a circular curve and lying S73°51'04"W from the radius point of the next described curve); thence run Northwesterly along the arc of a circular curve concave to the Southwest, having a radius of 283.84 feet and a central angle of 35°02'38", for an arc distance of 173.61 feet; thence S38°48'26"W for 40.00 feet; thence N51°11'33"W for 341.34 feet; thence N01°55'14"W for 456.21 feet; thence N51°36'37"E for 87.05 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet; thence N88°04'30"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the said North line of Section 26, for 1454.94 feet; thence N87°29'25"E, along a line 55.00 feet South of and parallel with, as measured at right angles to, the North line of said Section 25, for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida, Less And Except Therefrom the Commercial Parcel described as follows:

Commence at the Northeast corner of the Northwest 1/4 of said Section 25; thence run S02°06'52"E, along the East line of the Northwest 1/4 of said Section 25, for 1435.00 feet; thence run S87°29'21"W for 1190.00 feet to the POINT OF BEGINNING of the following described "Commercial Parcel;" thence continue S87°29'21"W for 144.39 feet; thence S16°48'45"W for 87.30 feet; thence N81°03'29"W for 200.01 feet; thence S45°58'26"W for 13.77 feet; thence S71°47'35"W for 60.35 feet; thence S88°00'17"W for 46.59 feet; thence N65°57'54"W for 185.28 feet; thence S66°51'18"W for 43.00 feet; thence S81°35'41"W for 32.89 feet; thence S17°13'33"W for 114.33 feet; thence N72°42'25"W 781.22 feet; thence S80°16'28"W, along a line radial to the next described curve, for 40.00 feet to a point on the next described circular curve concave to the East; thence run Northerly along the arc of a circular curve to the right, having a radius of 710.73 and a central angle of 37°40'54", for an arc distance

of 467.42 feet; thence N59°17'44"W for 40.04 feet to a Point of Tangency with a circular curve concave to the Northeast; thence run Northwesterly along the arc of a circular curve to the right, having a radius of 412.56 feet and a central angle of 51°10'13", for an arc distance of 368.46 feet; thence S80°52'51"W for 60.54 feet; thence N86°23'57"W for 57.35 feet; thence N27°44'00"W for 50.78 feet; thence N32°39'07"W for 63.63 feet; thence N55°26'40"W for 58.65 feet; thence S59°45'56"W for 43.43 feet; thence S55°22'41"W for 52.50 feet; thence S84°11'38"W for 66.39 feet; thence N23°07'12"W for 37.61 feet; thence N84°19'51"W for 58.83 feet; thence N81°01'39"W for 48.70 feet; thence S29°47'40"W for 37.43 feet; thence S49°33'37"W for 41.43 feet; thence S60°13'23"W for 36.87 feet; thence S39°29'11"W for 73.66 feet; thence N89°19'00"W for 64.06 feet; thence S66°43'40"W for 39.29 feet; thence S69°53'27"W for 49.28 feet; thence S52°07'12"W for 48.90 feet; thence S72°59'51"W for 69.90 feet; thence N20°49'07"W for 62.11 feet; thence N56°11'51"W for 60.41 feet; thence S68°29'39"W for 33.11 feet; thence N80°09'44"W for 41.92 feet; thence N22°49'00"W for 20.84 feet; thence N88°57'56"W for 53.82 feet; thence S10°56'17"W for 23.91 feet; thence S18°46'11"E for 39.40 feet; thence S89°47'41"W for 13.22 feet; thence N62°10'16"W for 25.63 feet; thence N89°53'21"W for 35.89 feet; thence N68°57'37"W for 27.39 feet; thence S88°05'14"W for 24.79 feet; thence S64°52'56"W for 2.59 feet; thence S84°42'21"W for 42.74 feet; thence S60°54'26"W for 42.77 feet; thence S86°03'08"W for 44.52 feet; thence S53°58'07"W for 46.26 feet; thence S85°18'33"W for 39.98 feet; thence N57°12'22"W for 16.93 feet; thence S48°41'09"W for 37.63 feet; thence S69°29'33"W for 78.63 feet; thence S31°52'32"W for 24.16 feet; thence N01°55'14"W for 436.30 feet; thence N88°04'30"E, along a line 255.00 feet south of and parallel with, as measured at right angles to, the North line of said Section 26, for 130.00 feet; thence N01°55'14"W for 200.00 feet to a point on the Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive); thence N88°04'30"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1454.94 feet; thence N87°29'25"E, along the said Southerly Right-of-Way line of S.W. 152nd Street (Coral Reef Drive) for 1461.49 feet; thence S02°06'48"E for 1380.03 feet to the POINT OF BEGINNING, lying and being in Sections 25 and 26, Township 55 South, Range 39 East, Miami-Dade County, Florida.

Said Lands Containing 73.16 Net Acres, more or less.

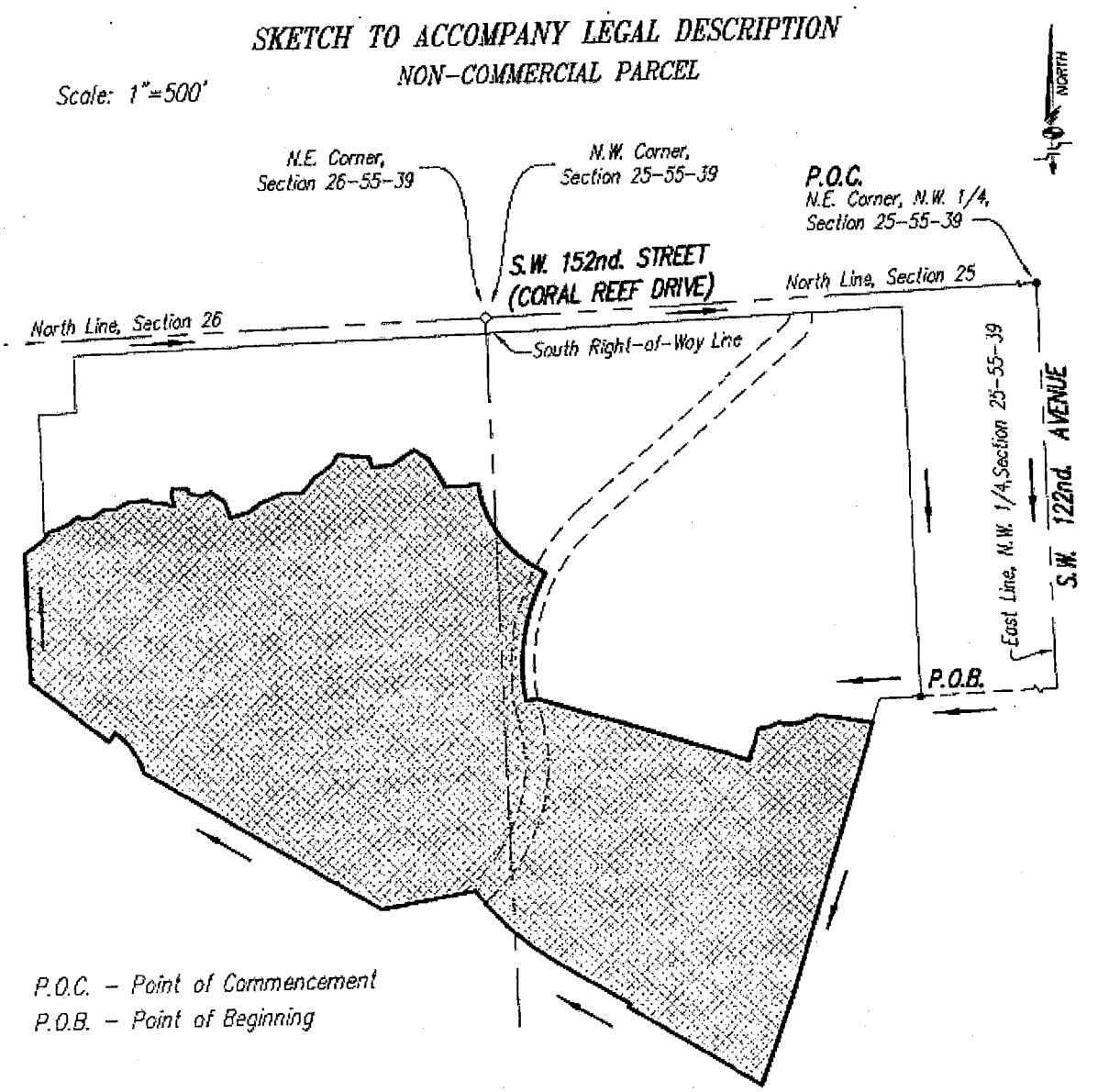
SKETCH TO ACCOMPANY LEGAL DESCRIPTION
NON-COMMERCIAL PARCEL
Scale: 1"=500'
NORTH
N.E. Corner, Section 26-55-39
N.W. Corner, Section 25-55-39
P.O.C.
N.E. Corner, N.W. 1/4, Section 25-55-39
S.W. 152nd. STREET (CORAL REEF DRIVE)
North Line, Section 25
North Line, Section 26
South Right-of-Way Line
East Line, N.W. 1/4, Section 25-55-39
S.W. 122nd. AVENUE
P.O.B.
P.O.C. - Point of Commencement
P.O.B. - Point of Beginning

EXHIBIT "D"

Trip Rates and Assumptions:

Coral Reef Commons - UM South Campus Property - CDMP Amendment
Trip Rates and Assumptions - Net External PM Peak Hour Trip Generation Rates

Base Development Program	ITE LUC	Scale of Development	Units	Net External PM Peak Hour Trip Generation Rates	Net External PM Peak Hour Trips
Multi-Family Residential	220	900	DU	0.521	469
Retail Shopping Center - Note [3] [4]	820	370,000	SF	2.534	938
High School	530	1,350	Students	0.109	147
Library	590	17,400	SF	6.132	107
Total				Notes [1] [2]	1,660

Note [1] - Based upon rates and equations from ITE 8th Edition to establish net external trips - see Table 2A from the CDMP Amendment.

Note [2] - Includes a 16% internalization for the mixed use site and a 27% pass-by for external shopping center trips per ITE.

Note [3] - Includes shopping center uses inclusive of retail, commercial, restaurant, gas station, fast food, bank, office and service uses.

Note [4] - Does not preclude the use of more detailed pass-by rates per individual use pursuant to the ITE Trip Generation Handbook.

EXHIBIT "E"

Form of Acknowledgement and Release for Execution By Library Department:

ACKNOWLEDGEMENT AND RELEASE OF OPTION TO ACQUIRE LIBRARY PARCEL

THIS ACKNOWLEDGEMENT AND RELEASE OF OPTION TO ACQUIRE LIBRARY PARCEL (this "**Acknowledgement**") is made as of the date set forth below by the Miami-Dade County's Internal Services Department (the "Department").

RECITALS

A. Pursuant to that certain Declaration of Restrictions, dated _____ ___, 2012, which is recorded in Official Records Book ___, Page ___ of the Public Records of Miami-Dade County (the "Declaration"), the Miami-Dade County Public Library System (the "Library System") obtained an option to acquire by donation a library parcel within that certain property described in Exhibit A hereto (the "Property"), under the terms and conditions provided in the Declaration;

B. The Library System received notice of the proposed donation of the library parcel as required by the Declaration;

C. The Library System has elected not to accept the donation of the library parcel;

D. As the department of Miami-Dade County that oversees the Library System, the Department desires to notify the owner of the Property (the "Owner") and to acknowledge its decision not to acquire the library parcel and to release the Owner of any further liability under the terms of the Declaration regarding the donation of the library parcel.

NOW THEREFORE, in accordance with the terms of the Declaration, the Department agrees as follows:

1. **Incorporation of Recitals.** The foregoing Recitals are hereby incorporated as if fully set forth herein.

2. **Election Not to Accept the Donation of Library Parcel.** On behalf of the Library System, the Department hereby elects not to accept the donation of the library parcel and forever releases the Owner of any further liability regarding the donation of the library parcel as provided in the Declaration.

IN WITNESS WHEREOF, the Department has caused this instrument to be executed as of this ____ day of _____, 20__.

WITNESSES:

_____
Signature

_____
Printed Name

_____
Signature

_____
Printed Name

MIAMI-DADE COUNTY INTERNAL SERVICES DEPARTMENT

BY: _____
Print Name:
Title:

EXHIBIT "F"

Form of Agreement for Maintenance of the NFCs:

COVENANT RUNNING WITH THE LAND OF XXXXXXXXXXX IN FAVOR OF THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA, CONCERNING NATURAL FOREST COMMUNITY LAND LOCATED AT XXX SW XXXX STREET, MIAMI-DADE COUNTY FOLIO NO. 30-XXXX-XXX-XXXX

The undersigned, XXXXXXXXXXXX, being the present owner(s) of the following real property, legally described as set forth in Exhibit A (hereinafter called "the Property"):

Located at XXXXX SW XXX Street, Miami-Dade County (folio 30-XXXX-XXX-XXXX) pursuant to Section 24-49.7(I) (C) of the Code of Miami-Dade County, hereby submits this executed covenant running with the land in favor of Miami-Dade County:

The undersigned agrees and covenants to the following:

1. All conditions and stipulations contained within Miami-Dade County NFC Tree Removal Permit No. NFCXXX-XXX, attached hereto as Exhibit B and incorporated herein by reference, shall be adhered to.

2. The Tree Preservation Area of the property, as shown on the map attached hereto as Exhibit C and incorporated herein by reference, shall be preserved in a natural condition so that existing pineland canopy and pineland understory vegetation are not disturbed or removed and remain free from exotic herbaceous and exotic woody vegetation.

3. Any and all persons holding a security interest of any kind whatsoever in the property has/have been advised of, and has/have agreed to, the execution of this Covenant Running With the Land.

4. The Miami-Dade County Regulatory and Economic Resources Department (hereafter referred to as "RER") shall have the right to inspect the Property at reasonable times to determine whether the Property is being used and maintained in the manner promised by the undersigned owner in this covenant and in compliance with Chapter 24-49.

5. After this Covenant is accepted by the County, the Covenant shall be promptly filed with the Clerk of Court for recording in the official records of Miami-Dade County.

6. The undersigned owner(s) covenant(s) and agree(s) that no trees or understory shall be removed from the area(s) designated as the Natural Forest Community Preservation Area, attached hereto as Exhibit "C", without the prior written consent of RER.

7. The undersigned owner agree(s) and covenant(s) that no trimming of vegetation other than minor trimming that does not substantially alter the size or canopy spread of a tree(s) shall be conducted on the area(s) designated as the Natural Forest Community Preservation Area of the Property, without the prior written consent of RER.

8. Prior to the entry into a landlord-tenant relationship with respect to the Property, the undersigned agree(s) to notify in writing all proposed tenants of the Property of the existence and contents of this Covenant.

9. The undersigned agree(s) and covenant(s) that this Covenant and the provisions contained herein may be enforced by the Director of RER by preliminary, permanent, prohibitory, and mandatory injunctions, as well as otherwise provided for by law or ordinance.

10. This agreement and Covenant shall be recorded in the Public Records of Miami-Dade County, Florida and the provisions hereof shall constitute a Covenant Running with the Land and shall remain in full force and effect and be binding upon the undersigned, their heirs, legal representatives, estates, successors, grantees and assigns.

IN WITNESS WHEREOF, the undersigned, being the Owner(s) of the Property, agree(s) to the terms of this Covenant, hereby create same as a covenant Running with the Land, and set their hands and seal unto this Covenant this _____ day of _____, 2012.

WITNESSES:
sign_____
print_____
sign_____
print_____

OWNER(S):
sign_____
print_____
Address_____
_____

STATE OF FLORIDA
COUNTY OF MIAMI-DADE
The foregoing instrument was acknowledged before me this _____ day of _____, 2012, by _____, who is personally known to me or who has produced _____ as identification and who did take an oath.

NOTARY PUBLIC:
Sign _____
Print _____
State of Florida at Large (Seal)
My Commission Expires

THIS INSTRUMENT PREPARED BY:

_____
RER-ENVIRONMENTAL RESOURCES MANAGEMENT
701 NW 1st Court, SUITE 500
MIAMI, FLORIDA 33136

11:30A

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/03/2013 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Westview

Name: Alice J. Brown

Address: 2331 NW 119th St #315, Mia, Fl. 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

11:35A

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: West view

Name: Daryl Jaghai

Address: 2555 NW 122 St Miami, FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

11:40A

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

4

Today's Date:_____ BCC Mtg. Date:_____ Agenda Item#: 1

Subject: West View

Name: Jonathan Zebrenne
Jonathan

Address: 2565 NW 122nd Ave

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

11:41AM

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-3-12 BCC Mtg. Date:_____ Agenda Item#: 1

Subject: Westview

Name: Annie Hayes

Address: 2371 N.W. 119 St. Bldg. 1. #112

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

11:43A

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Rosol Westview

Name: Charles Nunez

Address: 14310 Lake Chibos ct

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

11:47AM

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: 10/3/12 Agenda Item#: CDMP Proposal 1

Subject: _____

Name: Pastor A.D. Lenoir, Sr. [Westview Baptist Church]

Address: 13301 & 13310 NW 24th Ave., Miami, FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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 DM

If yes, please list name: _____

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☑ No DM

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date:_____ BCC Mtg. Date:_____ Agenda Item#: 1

Subject:

Name: PATRICK STEWART

Address: 12821 WESTVIEW DRIVE

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date:_____ Agenda Item#: 1

Subject: Westview

Name: CAROLA JAGHAI

Address: 2555 NW 122 Street

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: 10/3/12 Agenda Item#: Appl. #1

Subject: Westview

Name: Samuel Gilmore

Address: 2230 N.W. 193 Terr.

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: 10/3/12 Agenda Item#: CDMP Pro I

Subject:

Name: Reverend D. Moore West view Baptist Church

Address: 13301 NW 24' Ave

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Westview Baptist Church
Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

A

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Rosal

Name: Harold Isaac Hamas

Address: 12521 Country Club Ln Miami Fl. 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

10

Today's Date: Oct 3, 2012 BCC Mtg. Date: _____ Agenda Item#: H-1

Subject: Rosal

Name: Dorvante Mack

Address: 13120 NW 22 ct

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-3-2012 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Rosal

Name: Patricia Maldonado

Address: 10921 N.W 26 ave Miami Fl. 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: #1.

Subject: Rosal

Name: Roger Carreras

Address: 2261 NW 132nd st

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

3

Today's Date: 10-3-2012 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Rosal

Name: Michael Mendez

Address: 2298 NW 118st Miami, Fl 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

7

Today's Date: 10-3-12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Westview Zoning

Name: Jewel Lindo

Address: 2328 NW 105 ST

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: N/A

Organization Firm Client

Have you registered with the Clerk of the Board? ☒ Yes ☐ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

15

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Westview

Name: Norman Emery

Address: 2393 NW 105 ST

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

16

Today's Date: 10/3/12 BCC Mtg. Date: 10/3/12 Agenda Item#: #1

Subject: _____

Name: Herbert Battle

Address: 2390 NW 133 St

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date:_____ BCC Mtg. Date:_____ Agenda Item#: WEST VIEW

Subject: WEST VIEW

Name: GREGORY THOMPSON

Address: 12145 N.W. 27 AVE

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: NEW HARVEST CHURCH

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-3-12 BCC Mtg. Date:_____ Agenda Item#: 1

Subject: WESTVIEW

Name: EMMA LASTER

Address: 2371 N.W. 119 St. #106

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: EMMA LASTER

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☑ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

19

Today's Date: 10-3-12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: Westview

Name: Janette Durr

Address: 2331 N.W. 119th St. #316

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Self

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☑ No

Do you require an interpreter? NO

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

20

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: WESTVIEW BUSINESS PARK Item 1

Name: VERNON HAWTHORNE CLARK

Address: 1360 N.W. 98 TER.

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

21

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Westview, Item 1

Name: Leon Fincher

Address: 2110 NW 122 st

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: New Harvest Baptist Church
Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

FOR Speaker's Card *(For Appearance Before the Board of County Commission)*

22

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Westview

Name: Rozelle Hunter

Address: 237 NW 119th st #3 Miami Fl 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter? No

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

11:5/AM 50

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/03/2012 BCC Mtg. Date: 10/03/2012 Agenda Item#: #1

Subject: Workview / Environmental Prs. Conditions

Name: Renita Holmes

Address: 5800 NW 7th Ave Ste 213

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Wade/Our Homes

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

(1W) 32

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: Oct 3 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: LU Map Amendment

Name: Sylvia Kemp

Address: 11021 E. Golf Dr

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Golf Park HOA

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

52

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: 10/3/12 Agenda Item#: 1

Subject:

Name: REV. CARL TOWNSEND

Address: 2331 N.W 93 ST.

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

27

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-03-12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: ROSAL WESTVIEW

Name: PEARLINE R. SMITH

Address: 2301 E. GULF DR MIA FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: TRI COM H.O.A
Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

31

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: LU MAP Amendment

Name: Harold LAWTON

Address: 1860 N.W 172 ST
170 ST

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: GOLF PARK HOA

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

56

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: Westside

Name: Brad Brown - NAACP

Address: 11266 SW 166 TER MIAMI 33157

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: Application #1

Subject: Golfpark

Name: Gregory Samms

Address: 11200 West Golf Drive

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Golfpark Homeowners Association

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/03/2012 BCC Mtg. Date: _____ Agenda Item#: 01

Subject: Westview Golf Club

Name: Mrs. Bernice Carey

Address: 2165 N.W. 133rd Street Miami, Fl. 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Tri Community Homeowners Assoc.

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

2

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: ONE

Subject: Golf Course

Name: Dorothy Rollins

Address: 2200 NW 133 ST

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

3

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: _____

Name: George Bratley

Address: 11030 NW 21 CT Miami FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Tri Community Associations
Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

4

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/2012 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Golf PARK - Golf COURSE

Name: Nettie Hill

Address: 10845 E. Golf DR

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Golf PARK

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☑ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

5

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Golf COURSE WESTVIEW

Name: Edna Bartley

Address: 10845 E. Golf DR

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

6

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 9-3-2012 BCC Mtg. Date: _____ Agenda Item#: Number 1

Subject: Golf Park

Name: Jeff Hill

Address: 10845 E Golf Dr Miami FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Golf Park
Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

8

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-3-2012 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: Application 1

Name: Douglas Lightbourne

Address: 10919 NW 21 Ct Miami Fla 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Little River Farms Homeowners Acc
Organization Firm Client

Have you registered with the Clerk of the Board? ❑ Yes ☑ No

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

9

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: I

Subject: Application I

Name: Alfred N. Thomas

Address: 2151 NW 113 Ter

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Little River Farm Homeowners Assoc

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☑ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

10

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/03/12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Application I — Westview

Name: Warnell A. Peavy

Address: 2360 N.W. 108th Street

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

11

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-03-12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Applicon one West View

Name: Ophelia C Field

Address: 2245 NW 112 st

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Home Owner Assacialtion

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

12

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-03-12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: application / West View

Name: Beulah Johnson

Address: 11040 NW 22 ave Rd

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Home Owner Assacialtion

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

13

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/2012 BCC Mg. Date: _____ Agenda Item#: Westview Golf Club

Subject: _____

Name: Delores Hills

Address: 11121 NW 25 Ave Miami 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Homeowners Ass

Organization Firm Client

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

Do you require an interpreter? No

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

14

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/03/2012 BCC Mg. Date: _____ Agenda Item#: #01

Subject: Westview Golf Course (Rosenal Westview)

Name: Mrs. Wendell B. Neal

Address: 13400 N.W. 21st Av. Miami, Fl. 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Tri Community Homeowners Assoc Inc.

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☒ No

Do you require an interpreter? No

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

15

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-03-12 BCC Mtg. Date: _____ Agenda Item#: 01

Subject: Application #1

Name: Mazie W. Baker

Address: 1760 N.W. 132 St

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: TRI Community Homeowners

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☒ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

16

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: ROSAL WEST VIEW

Name: ANTHONY YOUNG

Address: 13020 WEST GOLF DR, MIAMI, FL, 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: TRI COMMUNITY

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

17

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-3-12 BCC Mtg. Date: _____ Agenda Item#: H 1

Subject: ROSAL Westview

Name: WALTER Smith

Address: 2509 N.W. 111 ST

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Tri County

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

18

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: H1

Subject: ROSAL west view

Name: Sandra Andrews

Address: 13000 west Gator Miami Fl

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Tri Community HOM

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

19

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Rosal west view

Name: Nelson Andrews

Address: 13000 west Golf DR miami FL 3316

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Tri Comunt y HDA

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

20

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: West View

Name: Nelzenna Andrews

Address: 13000 West Golf DR Miami FL 3316

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Tri Comunity.

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

21

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-03-12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Rosal Westview

Name: Louise Walton / Rev. Marvin Woods

Address: 2450 N.W. 108 St

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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 Tri Community H.O.A

If yes, please list name: _____

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

22

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: WESTVIEW GOLF COURT

Name: NINA JONES

Address: 1122 N.W. 22 AVE RD

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

23

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-3-12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: WESTVIEW GOLF COURSE

Name: Shirley BROWN

Address: 13160 NW 17 AVE

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

24

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: Oct 3, 2012 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: ROSAL WESTVIEW

Name: Edith HARDEN

Address: 12470 NW 17 PL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: TRI COM H.O.A.

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

25

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Westview

Name: Daisy Wright

Address: 13220 NW 22 Ct. Mia. FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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 Tri Com H.O.A

If yes, please list name: _____

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

26

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-03-12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: ROSAL WESTVIEW

Name: REV. MARVIN WOODS

Address: 1801 NW 121 St. MIA FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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 TRI COM. H.O.A.

If yes, please list name: _____

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

28

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/2012 BCC Mtg. Date: 10/3/2012 Agenda Item#: #1

Subject: Resort Westview

Name: Sidney White

Address: 2605 N.W. 110TH Street, Miami, FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Tri County Community

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

29

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: _____

Name: Doretha Jones

Address: 11222 N.W. 22 Ave Road Miami FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

30

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/03/2012 BCC Mg. Date: _____ Agenda Item#: 02

Subject: Westview Rosa

Name: Carrie McCullough

Address: 12555 NW 22nd Ave Miami, FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: The Community HOA

Organization Firm Client

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

Do you require an interpreter? NO

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

33

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mg. Date: _____ Agenda Item#: _____

Subject:

Name: Ann Hawkins Bryant

Address: 12310 W. GOLF DR. Miami, FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

34

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: _____

Name: John W. Harvey

Address: 12310 W. Golf Drive, Miami, FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

35

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: _____

Name: Carmetria Harvey

Address: 12310 West Golf Dr, Miami, FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

36

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-3-12 BCC Mtg. Date: 10-3-12 Agenda Item#: 1

Subject: Westview Rosal LU Map Amdt

Name: W. TUCKER GIBBS

Address: 3835 UTOPIA COURT COCONUT GROVE, FL

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Little River Farms HOA, Tri Community HOA, Golf Park HOA

Organization Firm Client

Have you registered with the Clerk of the Board? ☒ Yes ☐ No

Do you require an interpreter? No

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

37

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: Agenda Item#: West View

Subject: West View / LU Map Amendment

Name: Ray Parris

Address: 11175 E. Golf Dr Miami FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: GPHOA, Tri County

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☒ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

38

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: SAME Agenda Item#: _____

Subject: WESTVIEW

Name: HYACINTH O. JOHNSON

Address: 1242 NW 108 ST

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: GPHOA LLC, Tri County
Organization / Firm / Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

39

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: 10/3/12 Agenda Item#: _____

Subject: Comprehensive Development Master Plan

Name: CHRISTY A. LOWERY

Address: 18632 Bob-o-link Dr.

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

46

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: Westview

Subject: WESTVIEW

Name: MANUEL PEREZ

Address: 10915 E. GOLF DR. MIAMI FL.

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: WESTVIEW H.O.A.

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

41

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: Roswell Westview

Name: Ronald Kearse

Address: 12130 W. Golf D

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

42

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: Roswell Westview

Name: Chantel Kearse

Address: 12130 W. Golf Dr.

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

43

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10-3-12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Westview

Name: Mercelee Woods Adderly

Address: 10540 N.W. 22 Avenue

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Little River Farm Owners Association

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☑ No

Do you require an interpreter? No

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

44

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: Rosal Westview

Name: Jannie Johnson

Address: 11281 NW 22nd Ave

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Little River Farm Homeowners Ass.

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☑ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

45

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10.3.2012 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: Westview Home Assc

Name: Alice Simmonds

Address: 11201 NW 22 Ave

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: West View Association

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☑ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

* Does not want to speak

46

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Comprehensive Development Master ~~Card~~ Plan - Against only warehouses

Name: Debra Pierre

Address: 11015 N.W. 22 ct

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

48

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: Application #1

Subject: Against putting warehouses on golf course property
* protect children on 22nd ave from trucks

Name: Gabriel A Barry, Sr

Address: 2500 N.W. 112 st Miami Fl. 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: housing association

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

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AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: ROSAL WESTVIEW

Name: ROBERT WIMBERLY

Address: 2035 N.W. 115 STREET

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: LITTLE RIVER FARMS H.O.A.

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

51

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/03/2012 BCC Mtg. Date: _____ Agenda Item#: #1

Subject: Westview Golf Club - Redevelopment

Name: Juanita Thurston

Address: 1860 N.W. 138 St Miami, FL 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

53

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date:_____ BCC Mtg. Date:_____ Agenda Item#: #-1

Subject: _____

Name: Larry Jones

Address: 1892 NW 112 Street

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Little River farms Home owner

Organization Firm Client

Have you registered with the Clerk of the Board? ☐ Yes ☒ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

54

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 10/3/12 BCC Mtg. Date:_____ Agenda Item#: #1

Subject: APP#1

Name: Clifford MURPH

Address: 11231 NW 22 AV MIA Fl 33167

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: West View Home Owner

Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

55

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date:_____ BCC Mtg. Date:_____ Agenda Item#: 1

Subject: _____

Name: Gary Johnson

Address: 23 Rd NW 9285

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date 10-03-2012 BCC Mtg. Date:_____ Agenda Item#: 1

Subject: _____

Name: Church of God True holiness inc: Keith wilson

Address: 11434 NW 22 Ave

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ❑ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ❑ Creole/*Kreyol*

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AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 9/3/12 BCC Mtg. Date: _____ Agenda Item#: 1

Subject: Zoning

Name: Arturo Lawton

Address: 1860 NW 170 St, Miami Gardens

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

JS

Today's Date: 10-3-12 BCC Mtg. Date: 10-3-12 Agenda Item#: 2

Subject: Kendall Properties

Name: Sara Fain

Address: 1172 S. Dixie Hwy Miami FL 33133

Lobbyist information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all person, 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: Tropical Audubon Society / Sierra Club Everglades Law Center

Organization Firm → Client

Have you registered with the Clerk of the Board? ☒ Yes ☐ No

Do you require an interpreter?

¿Necesita un intérprete? ☐ Spanish/*Español* *Èske w bezwen yon Entèprèt?* ☐ Creole/*Kreyol*

INFORMATION

11:51AM

Application #1 (CDMP)

Speaker's Card

(For Appearance Before the Board of County Commission)

Today's Date 10/2 BCC Mtg. Date 10/2 Agenda Item # 10/2 2012

Subject: Involving Home Rule Charter Citizens Bills of Rights / CDMP

Name: Benita Holmes

Address: Our Homes 9.05 / 5

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:_____