



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, November 18, 2015
9:30 AM, Commission Chambers

Harvey Ruvlin, Clerk
Board of County Commissioners

Christopher Agrippa, Director
Clerk of the Board Division

Karen Harrison, Commission Reporter (305)375-1296



Members Present: Esteban L. Bovo, Jr.; Daniella Cava; Jose "Pepe" Diaz; Audrey M. Edmonson; Barbara J. Jordan; Jean Monestime; Dennis C. Moss; Rebeca Sosa; Javier D. Souto; Xavier L. Suarez

Members Absent: Sally A. Heyman

Members Late: Bruno Barreiro 10:27AM; Juan C. Zapata 11:13AM

Members Excused: None.

Members Absent County Business: None.

MINUTES PREPARED BY:

1A INVOCATION AS PROVIDED IN RULE 5.05(H)

Report: *Chairman Monestime called the meeting to order at 10:01 a.m. with a moment of silence. He invited Sergeant-of-Arms Michael Roan to lead the invocation, followed by the pledge of allegiance.*

1B ROLL CALL

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

- Assistant County Attorneys Dennis Kerbel, Abbie Schwaderer Raurell
- Assistant Director Mark Woerner, Office of Metropolitan Planning, Department of Regulatory and Economic Resources(RER)
- Mr. Garrett Rowe, Comprehensive Development Master Plan (CDMP) Administration Supervisor, RER;
- Clerk of the Board Division Chief Christopher Agrippa and Deputy Clerk Karen Harrison

Following comments made by Chairman Monestime regarding the order of today's (11/18) and the process of presenting each application, Assistant County Attorney Kerbel advised there were no other agenda changes.

It was moved by Commissioner Diaz that today's (11/18) agenda be approved. This motion was seconded by Commissioner Sosa, and upon being put to a vote, the motion passed by a vote of 8-0, (Commissioners Heyman, Barreiro, Bovo, Souto and Zapata were absent.)

Assistant County Attorney Kerbel advised the public on the process in speaking before the Board. He also advised that application numbers 7 and 8 related amendments to the Urban Development Boundary would require a super majority seven (7) votes to be transmitted and because the small scale amendment Application No. 6 addressed a location within a mile of Chrome Avenue there was a unique master plan policy that required nine (9) affirmative votes from the super majority of the entire Board for final adoption.

1C PLEDGE OF ALLEGIANCE

1D REASONABLE OPPORTUNITY FOR THE PUBLIC TO BE HEARD AS PROVIDED IN RULE 6.06

2 MAYORAL REPORTS

2A1

152640 Report

REPORT ON MAY 2015 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN(SEE AGENDA ITEM NOS. 3A THRU 4C1) (Mayor) *Presented*

Report: *Mr. Mark Woerner, Assistant Director, Regulatory and Economic Resources (RER) Department, noted the arrangements made for persons who needed an interpreter, which should be noted on the speaker cards.*

*Mr. Woerner stated the purpose of today's (11/18) Comprehensive Development Master Plan (CDMP) meeting was to take final action on (6) small scale applications, and (3) standard application that totaled (9) applications filed during the May 2015 cycle of amendments to the CDMP. He noted the assigned Agenda Items to the following applications:
-Applications No. 1 through 6 - Agenda Items 3A through 3F
-Applications No. 7 through 9 - Agenda Items 4A through 4C*

Mr. Woerner noted that once the final vote was taken on the small scale applications there was an option to be transmitted as a small scale through an accompanied resolution upon approval in order to take action as needed. He also noted that once transmitted these small scale applications would come back to this Board for final action in March 2016.

Commissioner Bovo arrived at 10:11 a.m.

3 SMALL-SCALE APPLICATIONS

3A

152492 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 1, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF NE 109 STREET AND NE 13 AVENUE, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

*Adopted
Ordinance 15-134
Mover: Audrey M. Edmonson
Seconder: Rebeca Sosa
Vote: 10- 0
Absent: Heyman, Barreiro,
Zapata*

Report: Assistant County Attorney Dennis Kerbel read into the record the title of the foregoing proposed ordinance and the proposed companion resolution Agenda Item 3A1 for Application No. 1.

Ms. Wendy Francois and Mr. Stan Price, Bilzin Sumberg Attorneys at Law, 1450 Brickell Avenue, Miami appeared before the Board on behalf of the applicant in support of the staff recommendations.

Mr. Mark Woerner, Assistant Director, Regulatory and Economic Resources (RER) Department noted for the record this small scale application was located in District 3 and was about an acre of land with a request of change from a medium density to business and office. He further noted there was covenant associated with this application that would restrict the property to commercial use only to consist of a ground level commercial parking and such use was otherwise permitted and consistent with the medium density residential land use designation. Mr. Woerner stated if the property was developed with a ground level commercial parking there would be landscape offered for the property adjacent the north residential property.

Mr. Woerner stated the same recommendation by the department to adopt this proposed ordinance came from the Community Council and the Planning Advisory Board (PAB)

Chairman Monestime opened the public hearing for persons wishing to speak on the foregoing item, and seeing no one wishing to speak he closed the public hearing.

Hearing no further questions or comments, the Board proceeded to vote on the foregoing proposed ordinance as presented; and the withdrawal of the proposed resolution 3A1.

The Board adopted Application No.1 as recommended by the Department of Regulatory and Economic Resources.

11/3/2015 Tentatively scheduled for a public hearing by the Board of County Commissioners to the Board of County Commissioners

11/3/2015 4F Adopted on first reading by the Board of County Commissioners

3A1

152641 Resolution

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 1, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NE 109 STREET AND NE 13 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 1; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Withdrawn

Mover: Audrey M. Edmonson

Seconder: Rebeca Sosa

Vote: 10- 0

Absent: Zapata, Heyman,

Barreiro

Report: *Note: See Agenda Item 3A, Legislative File No. 152492*

3B

152494 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 2, LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 56 STREET AND SW 89 AVENUE, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

Adopted

Ordinance 15-135

Mover: Sen. Javier D. Souto

Seconder: Jose "Pepe" Diaz

Vote: 11- 0

Absent: Heyman, Zapata

Report: Assistant County Attorney Dennis Kerbel read into the record the title of the foregoing proposed ordinance and the proposed companion resolution Agenda Item 3B1 for Application No. 2.

Mr. Mark Woerner, Assistant Director, Regulatory and Economic Resources (RER) Department provided a description of the subject property on Miller Drive and SW 89th Avenue located in District 10. He noted the request was to change the designation from low density residential to business and office in addition to the proffered covenant related to this item.

Mr. Woerner stated that staff, Community Council 12, and the Planning Advisory Board (PAB) recommended adoption of the proposed ordinance with the acceptance of the proffered covenant. He said that the Community Council 12 requested the use of this property be limited to restaurant use in ancillary use to the restaurant and at all time be compatible with the surrounding residential area, which were included in the covenant that was before the Board. Mr. Woerner said this small site already had an existing restaurant that was part of the Hidden Valley Golf Course Club House; however, had been converted overtime into residential homes. He pointed out an existing BUA zoned property where the restaurant was located along with approved parking area, surrounded by the area zoned RU1.

Mr. Woerner noted that the applicant wanted to continue the restaurant use and the covenant that was before the Board would limit the use of accompanying services, restaurant, markets, catering, demonstrations, deliveries, and other ancillary uses; however, no residential or office development would be allowed on the property.

Assistant County Attorney Dennis Kerbel advised that if the Board was to adopt the covenant there was an issue in finalizing the covenant pertaining to non-receipt of the opinion of title on time, therefore the applicant would need an additional 30 days to finalize the covenant. He recommended that upon approval the motion would require with the condition that if a legally sufficient covenant was not provided within the 30 days the application would be deemed withdrawn.

Mr. Jonathan Coto and Rene' Garcia, Coto Garcia Law Firm, 5975 Sunset Drive, Suite 604, Miami appeared before the Board on behalf of Applicant 2 and asked that they be allowed to carry out the vision of a restaurant at this subject property location.

Chairman Monestime opened the public hearing for persons wishing to speak on the foregoing item.

Mr. Victor Llerandi, 8830 SW 58th Street, Miami appeared before the Board and spoke against the foregoing application. He asked about the covenant and whether it indicated on the second page of the terms that this declaration would run with the land, which meant the property and not the current owner. Mr. Llerandi noted the next item in the covenant modification indicated that it was reopened to the owner stating restrictions may be modified, amended, or released as to the land herein described, etc.

Assistant County Attorney Abbie Schwaderer Raurell advised this was a standard provision concerning modification of covenants, such as an applicant who within 20 years could file an application to amend the Comprehensive Development Master Plan to change a covenant that would come before Board for approval as well as the Community Council and PAB

as part of this process.

Mr. Llerandi requested to put in the covenant a mandatory timeframe of ownership before any modifications were made, such as 10 years. He also expressed concern that this property would be sold to someone else and changes would be made.

Assistant County Attorney Kerbel advised that restrictions on who the property could be turned over to was not in the authority of this Board. He pointed out that any changes made to this covenant would require public notice and approval from this Board with a super majority vote within this same process. Assistant County Attorney Kerbel advised that this covenant had a 30 year term to automatically renew in 10 year increments, therefore with those restrictions on the timeframe to make an amendment an application could be filed to amend that term.

In response to Mr. Llerandi comment of concern regarding the need to obtain a copy of the covenant, he was offered assistance from the Administration to receive a copy.

Chairman Monestime closed the public hearing after no other persons appeared wishing to speak on this item.

Hearing no further questions or comments, the Board proceeded to vote on the foregoing proposed ordinance as presented and with the additional required 30 days to submit the final covenant; in addition to the withdrawal of the proposed resolution 3B1.

The Board adopted Application No. 2 as recommended by the Department of Regulatory and Economic Resources with the conditions that a legally sufficient covenant be provided within 30 days or this application would be deemed withdrawn.

11/3/2015 Tentatively scheduled for a public hearing by the Board of County Commissioners to the Board of County Commissioners

11/3/2015 4G Adopted on first reading by the Board of County Commissioners

3B1

152644 Resolution

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 2, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 56 STREET (MILLER ROAD) AND SW 89 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 2; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Withdrawn
Mover: Sen. Javier D. Souto
Seconder: Rebeca Sosa
Vote: 11- 0
Absent: Zapata, Heyman

Report: Note: See Agenda Item 3B, Legislative File No. 152641

3C

152497 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 3, LOCATED ON THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 56 STREET AND SW 127 AVENUE, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

Adopted

Ordinance 15-136

Mover: Sen. Javier D. Souto

Seconder: Daniella Levine Cava

Vote: 12- 0

Absent: Heyman

Report: Assistant County Attorney Dennis Kerbel read into the record the title of the foregoing proposed ordinance and the proposed companion resolution Agenda Item 3C1 for Application No. 3.

Mr. Woerner Assistant Director, Regulatory and Economic Resources (RER) Department provided a legal description of this small scale site located in Commission District 10 on the SE corner of 127th Avenue and Miller Road that was approximately one acre. He said the request was a small scale amendment to re-designate the property from agriculture to business and office. Mr. Woerner noted the County staff recommendation was a denial as well as the Community Council; however, the Planning Advisory Board (PAB) recommended transmittal as a standard application with the acceptance of the proffered covenant without a recommendation on whether to adopt or to deny the application.

Mr. Woerner noted Application No. 3 proposal for a small scale amendment within the Horse Country community was inconsistent with the agriculture designation of the area and was detrimental to its unique character. He spoke of the history of similar application for this land use was filed in April, 2012, which received the same recommendations by staff and the Community Council; and was withdrawn before being presented to the PAB or this Commission. Mr. Woerner commented on the history of how this community retained its rural character of the only existing two square mile area inside of urban development boundary (UDB) that has been protected and preserved in line with recommendations from the Bird Kendall Ranch Study from 1975 and West Dade Ranch Area Study adopted by this Board in 1981.

Mr. Woerner spoke of the provisions of the agriculture land uses, such as plant nurseries, landscape supply companies, horse riding, and Boarding Academy and was consistent with this agriculture designation. He also noted there was large lot rural residential development that was permitted within this area.

Mr. Woerner stated approval this application based on the staff's view would set a precedent and set a catalyst for future non-agricultural land use map amendments on land within the Horse Country. He reiterated the reasons why this application request for the future did not demonstrate proper consideration of the unique character of the Horse Country area as required by the Comprehensive Development Master Plan (CDMP) policy LU-8E although the applicant indicated the site request was consistent with the guidelines for urban form. Mr. Woerner noted these guidelines were listed in the CDMP Plan as an adopted policy regarding within the residential community designation category that listed the location of different residential land use categories particularly identifying the four corners of section line roads of major intersections and the commercial nodes should be a part of that urban form. However, he pointed out that in this case the guidelines for urban form did not apply.

Mr. Woerner reported this proposal for urbanization of land within this rural Horse Country community should not be used to address commercial land use deficiencies in the urbanized portion of this area. He noted the location of the commercial land was within a mile of this site and a million square feet of other commercial land in use surrounding that area. Mr. Woerner explained that the covenant submitted by the applicant would prohibit residential development on this site and would limit it to 75,000 square feet development in addition to restrictions on about 46 different types of commercial uses. He said there was a provision for minimum set-backs that would be

approximately 40 feet larger or wider from the southern boundary property and a limited point of sale signs and size. He also noted this covenant required a type of architectural design as part of the site plan with an approval process that would maintain an equestrian design in architectural expressions and features.

Mr. Woerner noted in rebuttal to representations made pertaining to this site regarding the small amount of agriculture in the area, and noted it was not a typical agricultural area although there were not road crops grown there were other agricultural activities. He pointed out that approximately 60 percent of the properties in this area have an agricultural classification. Mr. Woerner explained that approximately 22 institutional uses were approved since 1960 to develop churches and schools mainly located on 72 Street and along 127th Avenue. He further explained very few were approved after that time followed by the Board adopting Resolution R-605-15 that directed the Mayor or designee to organize a Charrette for Horse Country to be completed by January 2016 at which a report would be due on the status.

Mr. Woerner noted the need for public input to share the community's vision for its development and to be presented in the required Charrette before approving this change of land use. He said his view of this was a separate application that should be based on its own merit whether the Charrette was completed or not. He reiterated the recommendations aforementioned.

Mr. Juan Mayol, Esquire, Holland and Knight, 701 Brickell Avenue, Miami appeared before the Board on behalf of the Ferber Company, Application No. 3 and noted there were a number of supporters that were outside of the chambers. He asked that the representatives for Applications 7, 8, and 9 that had not been called to offer their seats to a group from a Coconut Grove.

Chairman Monestime said there was system in place therefore, he would call the names in groups of 6 and the Sergeant-of-Arms could escort those persons who wished to speak on the item because seating arrangement was on a first-come-first-serve basis.

Mr. Mayol presented a Power Point presentation on the subject property and pointed out the heavy traffic that occurred around this area on Miller Road. He spoke of the applicant's years of experience in building retail offices and the different efforts made in reaching out to the public for input. Mr. Mayol commented on the number of supporters who signed petitions that totaled 2,855 in District 10.

Mr. Mayol noted this application request was not an attempt to change the master plan or expand non-negotiable business use for the Horse Country area. He commented on the objection campaign that was digital that provided misinformation. Mr. Mayol pointed out because the population had increased in Horse Country the services in that area were not at the same level. He continued with the Power Point presentation on the following subjects:

- Location: The Intersection of Two Section line roads
- Historical View (1975)
- West Dade Ranch Study Area-Where are the trails?
- 1975 Perspective
- Agricultural Designation Does Not Match Reality
- Steady Population Growth
- Horse Country Today at a Glance

- Where are the Agricultural uses? Residential is the Predominant Land Use
- 1.29 Institutional uses
- Rural Neighborhood? View from the Property
- Abundant "Retail" Uses
- Urban Corridors/Where are the trails?
- 4,000 Students
- Institutional and Commercial Uses on the Northside/Southside of Miller Road
- Few Equestrian Uses- Thrive on Interior Roadways away from Miller Road
- 63 percent of Employees in Churches and Schools/ 18 percent in Agriculture
- Review Factors in Policy LU-8E
- Consequences of Deficiency – Increased Traffic Congestion
- 1.No Available Parking Spaces
- Lack of Vacant Commercial Land/Too Far to Provide Relief
- Application Meets All the Standards
- Major Transportation Corridors
- Case Study: Neighborhood Serving Retail is Compatible in Agricultural Areas
- Twelve Commercially Designated Corners Outside of the UDB in the Area/Why not here?
- Declaration of Restrictions

In conclusion, Mr. Mayo noted this application applied to a single parcel of land that has gone through an exhausting review process and urged the Board members to support Application No. 3. He noted there would be copies of those petitions for the record and he asked the people who were in support of this application to stand to be recognized.

Discussion ensued among the Board members and Attorneys representing the community organizations regarding the process in allowing everyone the opportunity to speak on this item.

Assistant County Attorney Dennis Kerbel advised and noted for the record that Mr. Miguel DeGrandy was representing an organized group of neighborhood supporters, which was similar representation by Mr. Gibbs for the organized group of neighborhood objectors. He suggested that during the public hearing the Board could allow Mr. DeGrandy to represent and identify those persons who filled out speaker cards.

Chairman Monestime announced that he would call the speakers from the speaker cards he received. He pointed out that this same application request was rejected three years ago by Community Council 11, followed by a withdrawal.

Commissioner Zapata arrived at 11:13 a.m.

Mr. Tucker Gibbs 3835 Utopia Court, Coconut Grove, representing the Bird-Kendall Homeowners Association spoke in opposition of this application and asked those persons whom he represented to stand in order to be recognized.

Mr. Mark Alvarez, 3109 Grand Avenue, Miami, also appeared before the Board on behalf of the Bird Kendall Homeowners Association and presented a Power Point addressing the following subjects:

- CDMP Policy LU-8E (criteria)
- 1.Deficiency (MSA 6.1)
- Existing Land Use

- Land use Perspective
- What is Horse Country?
- Summary of Studies since 1975
- To Protect, Conserve and Foster
- Staff Recommendation : Deny
- No Basis for Amendment
- Amendment is Inconsistent with CDMP
- Horse Country Land Use Amendment
 1. Incompatible
 2. Inconsistent

Commissioner Bovo left the meeting at 11:48 a.m.

Mr. Miguel DeGrandy, 701 Brickell Avenue appeared before the Board on behalf of Horse Country Residents United Association Homeowners in support of Application No. 3. He also asked that all resident students from Horse Country stand to be recognized because of the large number of approximately 4,000 students who were transported to Horse Country to attend school.

Chairman Monestime opened the public hearing for persons wishing to speak on the foregoing item.

The following persons appeared before the Board in support the foregoing Application No. 3:

- Mr. Guillermo Cuadra, 3250 NE First Ave, Miami, on behalf of Carlos Curbelo and Neighbors
- Mr. Victor Hugo Lorzano, 6421 SW 136 Court, Miami (Assisted by Translator)
- Ms. Leydi Martinero, 13060 SW 64 Terrace, Miami
- Mr. Tom Rementeria, 14132 SW 154th Court, Miami
- Ms. Maria Paz, 6224 SW 131 Court, Miami
- Ms. Annabelle Lastre, 301 NW 109 Avenue, Miami
- Mr. Jesus Topid, 12863 SW 65 Terrace, Miami
- Ms. Betty Gayon, 5700 SW 108 Court, Miami (Assisted by Translator)
- Ms. Katherine Gavivia, 5630 SW 108 Court, Miami
- Ms. Maria Tejada, 6229 SW 131 Place, Miami (Assisted by Translator)
- Ms. Isabel Lithman, 7901 SW 57th Terrace, Miami (Not a resident in HC)
- Ms. Claire Barebell, 11267 SW 33 Street, noted she was misled and wished to support the foregoing item.
- Mr. Farid Chehab, 2801 Florida Avenue, Miami
- Ms. Susan Hutson, 5221 SW 132 SW 132 Avenue, Miami
- Mr. Jack Tierney, 5600 SW 118 Avenue, Miami

The following persons appeared before the Board in opposition of Application No. 3:

- Mr. Michael Rosenberg, 13030 N. Calusa Club Drive, Miami
- Ms. Annette Taddeo, 6460 SW 133 Drive, Miami
- Mr. Ernie Thomas, 6050 SW 120 Avenue, Miami

Commissioner Sosa requested that the speakers along with providing their address inform the Board as to whether they reside in Horse Country (HC).

The following persons continued to speak in opposition of the foregoing item:

-Ms. Ana Rosa Tazio, 425 Woodcrest Road, Key Biscayne (Not a resident in HC)

-Mr. Alex Sierra, 5870 SW 120 Avenue, Miami

-Mr. Michael Miller, 11923 SW 45 Street, Miami on behalf of Bird-Kendall Homeowners Association and the following persons yielded their time to speak to Mr. Miller:

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1. Ms. Teresita Marin Sierra, 5870 SW 120 Avenue, Miami

2. Mr. Robert Shockey, 12490 SW 46 Street, Miami

3. Ms. Debby Sessions, 11900 SW 46 Street, Miami

4. Mr. Ron Weeks, 11840 SW 47 Street, Miami

5. Ms. Migdalia Arteaga, 6700 SW 123 Avenue, Miami

Chairman Monestime asked for the sake of consistency whether questioning the speakers were residents of HC was consistent with the requirements since he did not ask the previous speakers this question at the beginning of today's (11/18) meeting.

Assistant County Attorney Kerbel advised that the question was to identify the neighborhood and it was acceptable.

Commissioner Diaz noted that residents located across from HC were notified of this application because they would be impacted as well. He said he believed questioning whether they reside in HC was to identify those persons living in the proximity of the area.

The following persons appeared before the Board and spoke in opposition of the foregoing item:

-Mr. Mario Hernandez, 12355 SW 64 Street, Miami

-Pastor Marc Mortensaw, 5801 SW 120th Ave, Miami

-Mr. Lorenzo Palomares, Esquire, 2333 Brickell Avenue, appeared before the Board and spoke on behalf of the Florida Paso Fino Association and the following persons:

1. Mr. Manuel Alvarez, 8401 Dundee Terrace, Miami

2. Mr. Albert Couto, 12350 SW 64th Street, Miami

3. Mr. Jorge Pinera, 12475 SW 45 Street, Miami

4. Ms. Lisa Vale, 6961 SW 62 Street, Miami

5. Mr. Arealio (Phonic) Arteaga, 6700 SW 123 Avenue

The following persons appeared before the Board and spoke in opposition of Application No. 3:

-Mr. Tom Worrell, 6200 SW 125 Avenue, Miami

-Ms. Pam Shockey, 12490 SW 46 Street, Miami

-Ms. Carol Vega, 5801 SW 125 Avenue, Miami, spoke on behalf of Bird Kendall Homeowners Association

-South Miami Commissioner Bob Welsh, 7437 SW 64 Court, Miami

-Mr. Humberto Triana, 6211 SW 116 Place, Miami

-Ms. Helen Diaz, 6221 SW 58 Street, Miami

-Mr. Gary Malfeld, Esq. 13251 SW 68 Terrace, Miami

-Mr. Mariano Migel, 12220 SW 45 Street, Miami

-Ms. Cheri Gillies, 6600 SW 122 Avenue, Miami

-Ms. Raine Calva, 5603 SW 125 Avenue, Miami

-Mr. Erin Bauer, 6105 SW 125 Avenue, Miami

-Mr. Eric Cohen, 6701 SW 125 Avenue, Miami

FINAL OFFICIAL

- Mr. Joseph Zahcalban, 6660 SW 125 Ave, Miami
- Ms. Sharon Dixon, 3536 Rockerman, Miami
- Ms. Barbara Peterson-Malesci, 5900 SW 123 Avenue, Miami
- Mr. Gabriel Miguel, 2251 SW 127 Street, Miami
- Ms. Vivianne Kassin, 10040 SW 97 Street, Miami
- Mr. Jose Moreira, 11850 SW 45 Street, Miami

Seeing no other persons wishing to speak on the foregoing item, Chairman Monestime closed the public hearing.

Following rebuttal comments made by Mr. Juan Mayol, Esquire, Holland and Knight, 701 Brickell Avenue, Miami, he concluded that the redevelopment of this shopping center would fulfill the needs of the residents. He noted the attempt to negotiate in providing an educational facility within the property, followed by presenting letters of intent. Mr. Mayol urged the Board to approve Application No. 3.

Assistant County Attorney Kerbel advised that the County Code required applicants who proposed particular uses submit a declaration of restrictions that addressed those uses. He noted he pointed this out because the majority of the discussion was about a shopping center and the covenant submitted by the applicant would allow it; however, he wanted to note for the record that the covenant did not require one and there being a re-designation of the proposal was for business and office. Assistant County Attorney Kerbel advised there was nothing in the covenant that would preclude them from developing, such as doctor's offices. There were significant limitations on the type of commercial development that could be made; however, there was no guarantee this would be a shopping center with the type of retail uses that have been focused on including the rebuttal by the applicant's attorney.

Mr. Mayol noted that he did not mention any specific uses, but gave an example the uses that could be developed on the property from a long list of uses that were prohibited in order to keep in line with the character of the area. He also noted there was a provision that would require the site plan that would be specific in design, which would be the proper time to determine the actual use of the property. Mr. Mayol stated the intent was not to develop an office complex on this property and that retail use was mostly needed in the area. He offered to exclude office use from the declaration if that was the Board's request.

Discussion ensued among the Board regarding the fact that there would only be four members present for the Metropolitan Planning Organization (MPO) meeting tomorrow; therefore a quorum would not be present.

Commissioner Souto noted how careful he was in moving forward with this proposal by reaching out to the voters and he read the contents of a letter that was sent to the residents of HC with the approval of the County Attorney's Office ask for feedback regarding support in changing this land use to allow commercial use. He presented the stack of written responses from the 184 residents who opposed this proposal and the 29 residents who supported it; therefore he concluded that he would support the recommendation by the County staff and the Community Council.

Vice-Chairman Bovo chaired the meeting in the absence of Chairman Monestime.

It was moved by Commissioner Souto that Application No. 3 be denied and to

deny the transmittal resolution 3C1. This motion was seconded by Commissioner Levine Cava, followed by a discussion.

Commissioner Suarez noted he was in support of Commissioner Souto's motion and the need to conclude the Community Council and staff's recommendation. He read the following recommendations into the record: -Notwithstanding the projected depletion of commercial land and MSA 6.1 there was no demonstrated need for neighborhood serving commercial development as proposed in the application that justified the potential the litigious impacts to the rural character of the HC community.

(Supply and Demand Analysis)

-In 2015 the analysis on MSA 6.1 contained 525.10 acres of active commercial uses and 33.3 acres land zoned was designated for commercial uses. The annual average of absorption rate for 2015 to 2030 was 6.9 acres per year and the projected rate of absorption MSA 6.1 would deplete its supply of commercially zoned by 2020.

Commissioner Suarez pointed out there was plenty of time before reaching this analysis based on the demand and supply. He spoke about the principle reasons for the recommendation by the staff was that the application proposed a small land use plan for approximately a 10 acre site within the HC community, but it was inconsistent with the agriculture designation of the area and was detrimental to the unique character of the community. Commissioner Suarez further stated that this proposal based on the growth management criteria did not comport with the purposes established in the County Master Plan and in the analysis of Supply and Demand as well as the Community Council; therefore, he concurred with Commissioner Souto vote.

Discussion ensued between Commissioner Diaz and Assistant County Attorney Kerbel regarding this process and the effect of this transmittal that would send the proposal to various State agencies in order to receive feedback in a few months, followed by coming back to this Board for a final public hearing to determine whether to adopt it.

In response to Commissioner Diaz question regarding the type of feedback received from State agencies, Mr. Woerner noted very little feedback was received within the past three years. He provided some examples, such as the Department of Education that would conduct a review to identify any education impacts or the Florida Department of Transportation (FDOT) would determine any impacts to State roadways in the area if it was not identified by the staff analysis, and the Department of Environmental Protection (DEP) would identify any environmental issues on this site. He also noted the Department of Economic Opportunity formerly known as Department of Community Affairs that reviewed the land use from a statewide prospective that would be consistent with State law in addition to identifying any other violation within the Community Planning Act.

Commissioner Diaz noted his understanding concerning both groups of residents in the area that opposed or supported this application; however, this Board needed to identify the most beneficial solution for this community. He said at first he did not want to approve anything that was not agricultural related or not with the area designation.

In response to Commissioner Diaz question regarding whether this site was zoned for a school, Assistant County Attorney Kerbel advised a public school could be installed by the County School Board was a different process and the

FINAL OFFICIAL

public hearing would be held as well as the required process. He also advised that a Charter or Private School would require going through the County zoning process or a special exception hearing.

Commissioner Diaz recalled today's (11/18) meeting discussion mainly focused on animals, rather than schools, or churches, but he believed those were the most growing entities in the area. He also noted he heard about the Charrette that would be put in place to determine what was best in that area. Commissioner Diaz pointed out that the owner would decide based on the best business investment, but the balance would be to consider the quality of life. He also pointed out that although the staff recommendation was to deny the applicant did not reveal the plans of development except that they would not develop offices.

Assistant County Attorney Kerbel advised that the current covenant did not provide development of offices therefore if it became an issue an amended covenant would be needed.

In response to Commissioner Diaz, Mr. Woerner noted there were five Charter schools and three schools associated with churches in HC. He also noted the Charrette was requested by Commissioner Souto.

Discussion ensued between Commissioner Diaz and Mr. Mayol regarding the fact that there were 11 existing schools with a combined total of approximately 3,988 students and the need for a transmittal would not suffice to identify the opportunities unless there was a Charrette in place.

Commissioner Souto noted that although he requested the Charrette he wanted to address the issue at hand that was a separate issue.

Commissioner Levine Cava expressed her concern of not receiving the results from the Charrette and that any action would be premature. She noted the need to acknowledge the citizen participation process that was evident by today's (11/18) public appearance of great show of concern. She commended the public for taking steps and expressing concerns that led to today's discussion.

Commissioner Levine Cava noted that the Charrette process was promised as a place where these issues could be vetted and people would have the opportunity to give feedback to determine the true facts. She noted that while this was isolated from the larger portion of agriculture area in South Dade, HC was well known to be worth preserving and the concern was more about the encroachment and the domino effect if this Board gave into short-term concerns.

Commissioner Sosa pointed out that no one knows each district better than its commissioner and the request for the Charrette was by the community and the timeframe was implemented in an organized way. She said she would support the motion made by Commissioner Souto.

Vice Chairman Bovo noted for the record that he grew up in HC and observed how nursery businesses took advantage of the agricultural use in this area while it was actually for commercial use. He spoke about the growth of churches and schools and how HC had changed. Vice Chairman Bovo noted he wanted there to be a transmittal along with a denial of the application to progressively determine what the development would be to help eliminate some of the traffic issues; however, he would support Commissioner Souto.

Chairman Monestime resumed the chair.

Hearing no further questions or comments, the include Board proceeded to vote on the foregoing proposed ordinance as presented; and the withdrawal of the proposed resolution 3C1.

The Board denied Application No.3 as recommended by the Department of Regulatory and Economic Resources. Assistant County Attorney Dennis Kerbel read into the record the title of the foregoing proposed ordinance and the proposed companion resolution Agenda Item 3C1 for Application No. 3.

Mr. Woerner Assistant Director, Regulatory and Economic Resources (RER) Department provided a legal description of this small scale site located in Commission District 10 on the SE corner of 127th Avenue and Miller Road that was approximately one acre. He said the request was a small scale amendment to re-designate the property from agriculture to business and office. Mr. Woerner noted the County staff recommendation was a denial as well as the Community Council; however, the Planning Advisory Board (PAB) recommended transmittal as a standard application with the acceptance of the proffered covenant without a recommendation on whether to adopt or to deny the application.

Mr. Woerner noted Application No. 3 proposal for a small scale amendment within the Horse Country community was inconsistent with the agriculture designation of the area and was detrimental to its unique character. He spoke of the history of similar application for this land use was filed in April, 2012, which received the same recommendations by staff and the Community Council; and was withdrawn before being presented to the PAB or this Commission. Mr. Woerner commented on the history of how this community retained its rural character of the only existing two square mile area inside of urban development boundary (UDB) that has been protected and preserved in line with recommendations from the Bird Kendall Ranch Study from 1975 and West Dade Ranch Area Study adopted by this Board in 1981.

Mr. Woerner spoke of the provisions of the agriculture land uses, such as plant nurseries, landscape supply companies, horse riding, and Boarding Academy and was consistent with this agriculture designation. He also noted there was large lot rural residential development that was permitted within this area.

Mr. Woerner stated approval this application based on the staff's view would set a president and set a catalyst for future non-agricultural land use map amendments on land within the Horse Country. He reiterated the reasons why this application request for the future did not demonstrate proper consideration of the unique character of the Horse Country area as required by the Comprehensive Development Master Plan (CDMP) policy LU-8E although the applicant indicated the site request was consistent with the guidelines for urban form. Mr. Woerner noted these guidelines were listed in the CDMP Plan as an adopted policy regarding within the residential community designation category that listed the location of different residential land use categories particularly identifying the four corners of section line roads of major intersections and the commercial nodes should be a part of that urban form. However, he pointed out that in this case the guidelines for urban form did not apply.

Mr. Woerner reported this proposal for urbanization of land within this rural

FINAL OFFICIAL

Horse Country community should not be used to address commercial land use deficiencies in the urbanized portion of this area. He noted the location of the commercial land was within a mile of this site and a million square feet of other commercial land in use surrounding that area. Mr. Woerner explained that the covenant submitted by the applicant would prohibit residential development on this site and would limit it to 75,000 square feet development in addition to restrictions on about 46 different types of commercial uses. He said there was a provision for minimum set-backs that would be approximately 40 feet larger or wider from the southern boundary property and a limited point of sale signs and size. He also noted this covenant required a type of architectural design as part of the site plan with an approval process that would maintain an equestrian design in architectural expressions and features.

Mr. Woerner noted in rebuttal to representations made pertaining to this site regarding the small amount of agriculture in the area, and noted it was not a typical agricultural area although there were not road crops grown there were other agricultural activities. He pointed out that approximately 60 percent of the properties in this area have an agricultural classification. Mr. Woerner explained that approximately 22 institutional uses were approved since 1960 to develop churches and schools mainly located on 72 Street and along 127th Avenue. He further explained very few were approved after that time followed by the Board adopting Resolution R-605-15 that directed the Mayor or designee to organize a Charrette for Horse Country to be completed by January 2016 at which a report would be due on the status.

Mr. Woerner noted the need for public input to share the community's vision for its development and to be presented in the required Charrette before approving this change of land use. He said his view of this was a separate application that should be based on its own merit whether the Charrette was completed or not. He reiterated the recommendations aforementioned.

Mr. Juan Mayol, Esquire, Holland and Knight, 701 Brickell Avenue, Miami appeared before the Board on behalf of the Ferber Company, Application No. 3 and noted there were a number of supporters that were outside of the chambers. He asked that the representatives for Applications 7, 8, and 9 that had not been called to offer their seats to a group from a Coconut Grove.

Chairman Monestime said there was system in place therefore, he would call the names in groups of 6 and the Sergeant-of-Arms could escort those persons who wished to speak on the item because seating arrangement was on a first-come-first-serve basis.

Mr. Mayol presented a Power Point presentation on the subject property and pointed out the heavy traffic that occurred around this area on Miller Road. He spoke of the applicant's years of experience in building retail offices and the different efforts made in reaching out to the public for input. Mr. Mayol commented on the number of supporters who signed petitions that totaled 2,855 in District 10.

Mr. Mayol noted this application request was not an attempt to change the master plan or expand non-negotiable business use for the Horse Country area. He commented on the objection campaign that was digital that provided misinformation. Mr. Mayol pointed out because the population had increased in Horse Country the services in that area were not at the same level. He continued with the Power Point presentation on the following subjects:

- Location: The Intersection of Two Section line roads
- Historical View (1975)
- West Dade Ranch Study Area-Where are the trails?
- 1975 Perspective
- Agricultural Designation Does Not Match Reality
- Steady Population Growth
- Horse Country Today at a Glance
- Where are the Agricultural uses? Residential is the Predominant Land Use
- 1.29 Institutional uses
- Rural Neighborhood? View from the Property
- Abundant "Retail" Uses
- Urban Corridors/Where are the trails?
- 4,000 Students
- Institutional and Commercial Uses on the Northside/Southside of Miller Road
- Few Equestrian Uses- Thrive on Interior Roadways away from Miller Road
- 63 percent of Employees in Churches and Schools/ 18 percent in Agriculture
- Review Factors in Policy LU-8E
- Consequences of Deficiency – Increased Traffic Congestion
- 1.No Available Parking Spaces
- Lack of Vacant Commercial Land/Too Far to Provide Relief
- Application Meets All the Standards
- Major Transportation Corridors
- Case Study: Neighborhood Serving Retail is Compatible in Agricultural Areas
- Twelve Commercially Designated Corners Outside of the UDB in the Area/Why not here?
- Declaration of Restrictions

In conclusion, Mr. Mayo noted this application applied to a single parcel of land that has gone through an exhausting review process and urged the Board members to support Application No. 3. He noted there would be copies of those petitions for the record and he asked the people who were in support of this application to stand to be recognized.

Discussion ensued among the Board members and Attorneys representing the community organizations regarding the process in allowing everyone the opportunity to speak on this item.

Assistant County Attorney Dennis Kerbel advised and noted for the record that Mr. Miguel DeGrandy was representing an organized group of neighborhood supporters, which was similar representation by Mr. Gibbs for the organized group of neighborhood objectors. He suggested that during the public hearing the Board could allow Mr. DeGrandy to represent and identify those persons who filled out speaker cards.

Chairman Monestime announced that he would call the speakers from the speaker cards he received. He pointed out that this same application request was rejected three years ago by Community Council 11, followed by a withdrawal.

Commissioner Zapata arrived at 11:13 a.m.

Mr. Tucker Gibbs 3835 Utopia Court, Coconut Grove, representing the Bird-Kendall Homeowners Association spoke in opposition of this application and

asked those persons whom he represented to stand in order to be recognized.

Mr. Mark Alvarez, 3109 Grand Avenue, Miami, also appeared before the Board on behalf of the Bird Kendall Homeowners Association and presented a Power Point addressing the following subjects:

- CDMP Policy LU-8E (criteria)
- 1. Deficiency (MSA 6.1)
- Existing Land Use
- Land use Perspective
- What is Horse Country?
- Summary of Studies since 1975
- To Protect, Conserve and Foster
- Staff Recommendation : Deny
- No Basis for Amendment
- Amendment is Inconsistent with CDMP
- Horse Country Land Use Amendment
- 1. Incompatible
- 2. Inconsistent

Commissioner Bovo left the meeting at 11:48 a.m.

Mr. Miguel DeGrandy, 701 Brickell Avenue appeared before the Board on behalf of Horse Country Residents United Association Homeowners in support of Application No. 3. He also asked that all resident students from Horse Country stand to be recognized because of the large number of approximately 4,000 students who were transported to Horse Country to attend school.

Chairman Monestime opened the public hearing for persons wishing to speak on the foregoing item.

The following persons appeared before the Board in support of the foregoing Application No. 3:

- Mr. Guillermo Cuadra, 3250 NE First Ave, Miami, on behalf of Carlos Curbelo and Neighbors
- Mr. Victor Hugo Lerzano, 6421 SW 136 Court, Miami (Assisted by Translator)
- Ms. Leydi Martinero, 13060 SW 64 Terrace, Miami
- Mr. Tom Rementeria, 14132 SW 154th Court, Miami
- Ms. Maria Paz, 6224 SW 131 Court, Miami
- Ms. Annabelle Lastre, 301 NW 109 Avenue, Miami
- Mr. Jesus Topid, 12863 SW 65 Terrace, Miami
- Ms. Betty Gayon, 5700 SW 108 Court, Miami (Assisted by Translator)
- Ms. Katherine Gaviviva, 5630 SW 108 Court, Miami
- Ms. Maria Tejeda, 6229 SW 131 Place, Miami (Assisted by Translator)
- Ms. Isabel Lithman, 7901 SW 57th Terrace, Miami (Not a resident in HC)
- Ms. Claire Barebell, 11267 SW 33 Street, noted she was misled and wished to support the foregoing item.
- Mr. Farid Chehab, 2801 Florida Avenue, Miami
- Ms. Susan Hutson, 5221 SW 132 SW 132 Avenue, Miami
- Mr. Jack Tierney, 5600 SW 118 Avenue, Miami

The following persons appeared before the Board in opposition of Application No. 3:

- Mr. Michael Rosenberg, 13030 N. Calusa Club Drive, Miami

- Ms. Annette Taddeo, 6460 SW 133 Drive, Miami
- Mr. Ernie Thomas, 6050 SW 120 Avenue, Miami

Commissioner Sosa requested that the speakers along with providing their address inform the Board as to whether they reside in Horse Country (HC).

The following persons continued to speak in opposition of the foregoing item:

- Ms. Ana Rosa Tazio, 425 Woodcrest Road, Key Biscayne (Not a resident in HC)
- Mr. Alex Sierra, 5870 SW 120 Avenue, Miami
- Mr. Michael Miller, 11923 SW 45 Street, Miami on behalf of Bird-Kendall Homeowners Association and the following persons yielded their time to speak to Mr. Miller:

-

1. Ms. Teresita Marin Sierra, 5870 SW 120 Avenue, Miami
2. Mr. Robert Shockey, 12490 SW 46 Street, Miami
3. Ms. Debby Sessions, 11900 SW 46 Street, Miami
4. Mr. Ron Weeks, 11840 SW 47 Street, Miami
5. Ms. Migdalia Arteaga, 6700 SW 123 Avenue, Miami

Chairman Monestime asked for the sake of consistency whether questioning the speakers were residents of HC was consistent with the requirements since he did not ask the previous speakers this question at the beginning of today's (11/18) meeting.

Assistant County Attorney Kerbel advised that the question was to identify the neighborhood and it was acceptable.

Commissioner Diaz noted that residents located across from HC were notified of this application because they would be impacted as well. He said he believed questioning whether they reside in HC was to identify those persons living in the proximity of the area.

The following persons appeared before the Board and spoke in opposition of the foregoing item:

- Mr. Mario Hernandez, 12355 SW 64 Street, Miami
- Pastor Marc Mortensaw, 5801 SW 120th Ave, Miami

-Mr. Lorenzo Palomares, Esquire, 2333 Brickell Avenue, appeared before the Board and spoke on behalf of the Florida Paso Fino Association and the following persons:

1. Mr. Manuel Alvarez, 8401 Dundee Terrace, Miami
2. Mr. Albert Couto, 12350 SW 64th Street, Miami
3. Mr. Jorge Pinera, 12475 SW 45 Street, Miami
4. Ms. Lisa Vale, 6961 SW 62 Street, Miami
5. Mr. Arealio (Phonic) Arteaga, 6700 SW 123 Avenue

The following persons appeared before the Board and spoke in opposition of Application No. 3:

- Mr. Tom Worrell, 6200 SW 125 Avenue, Miami
- Ms. Pam Shockey, 12490 SW 46 Street, Miami
- Ms. Carol Vega, 5801 SW 125 Avenue, Miami, spoke on behalf of Bird Kendall Homeowners Association
- South Miami Commissioner Bob Welsh, 7437 SW 64 Court, Miami

FINAL OFFICIAL

- Mr. Humberto Triana, 6211 SW 116 Place, Miami
- Ms. Helen Diaz, 6221 SW 58 Street, Miami
- Mr. Gary Malfeld, Esq. 13251 SW 68 Terrace, Miami
- Mr. Mariano Migel, 12220 SW 45 Street, Miami
- Ms. Cheri Gillies, 6600 SW 122 Avenue, Miami
- Ms. Raine Calva, 5603 SW 125 Avenue, Miami
- Mr. Erin Bauer, 6105 SW 125 Avenue, Miami
- Mr. Eric Cohen, 6701 SW 125 Avenue, Miami
- Mr. Joseph Zahcalban, 6660 SW 125 Ave, Miami
- Ms. Sharon Dixon, 3536 Rockerman, Miami
- Ms. Barbara Peterson-Malesci, 5900 SW 123 Avenue, Miami
- Mr. Gabriel Miguel, 2251 SW 127 Street, Miami
- Ms. Vivianne Kassin, 10040 SW 97 Street, Miami
- Mr. Jose Moreira, 11850 SW 45 Street, Miami

Seeing no other persons wishing to speak on the foregoing item, Chairman Monestime closed the public hearing.

Following rebuttal comments made by Mr. Juan Mayol, Esquire, Holland and Knight, 701 Brickell Avenue, Miami, he concluded that the redevelopment of this shopping center would fulfill the needs of the residents. He noted the attempt to negotiate in providing an educational facility within the property, followed by presenting letters of intent. Mr. Mayol urged the Board to approve Application No. 3.

Assistant County Attorney Kerbel advised that the County Code required applicants who proposed particular uses submit a declaration of restrictions that addressed those uses. He noted he pointed this out because the majority of the discussion was about a shopping center and the covenant submitted by the applicant would allow it; however, he wanted to note for the record that the covenant did not require one and there being a re-designation of the proposal was for business and office. Assistant County Attorney Kerbel advised there was nothing in the covenant that would preclude them from developing, such as doctor's offices. There were significant limitations on the type of commercial development that could be made; however, there was no guarantee this would be a shopping center with the type of retail uses that have been focused on including the rebuttal by the applicant's attorney.

Mr. Mayol noted that he did not mention any specific uses, but gave an example the uses that could be developed on the property from a long list of uses that were prohibited in order to keep in line with the character of the area. He also noted there was a provision that would require the site plan that would be specific in design, which would be the proper time to determine the actual use of the property. Mr. Mayol stated the intent was not to develop an office complex on this property and that retail use was mostly needed in the area. He offered to exclude office use from the declaration if that was the Board's request.

Discussion ensued among the Board regarding the fact that there would only be four members present for the Metropolitan Planning Organization (MPO) meeting tomorrow; therefore a quorum would not be present.

Commissioner Souto noted how careful he was in moving forward with this proposal by reaching out to the voters and he read the contents of a letter that was sent to the residents of HC with the approval of the County Attorney's Office ask for feedback regarding support in changing this land use to allow commercial use. He presented the stack of written responses from the 184

residents who opposed this proposal and the 29 residents who supported it; therefore he concluded that he would support the recommendation by the County staff and the Community Council.

Vice-Chairman Bovo chaired the meeting in the absence of Chairman Monestime.

It was moved by Commissioner Souto that Application No. 3 be denied and to deny the transmittal resolution 3C1. This motion was seconded by Commissioner Levine Cava, followed by a discussion.

Commissioner Suarez noted he was in support of Commissioner Souto's motion and the need to conclude the Community Council and staff's recommendation. He read the following recommendations into the record: -Notwithstanding the projected depletion of commercial land and MSA 6.1 there was no demonstrated need for neighborhood serving commercial development as proposed in the application that justified the potential the litigious impacts to the rural character of the HC community.

(Supply and Demand Analysis)

-In 2015 the analysis on MSA 6.1 contained 525.10 acres of active commercial uses and 33.3 acres land zoned was designated for commercial uses. The annual average of absorption rate for 2015 to 2030 was 6.9 acres per year and the projected rate of absorption MSA 6.1 would deplete its supply of commercially zoned by 2020.

Commissioner Suarez pointed out there was plenty of time before reaching this analysis based on the demand and supply. He spoke about the principle reasons for the recommendation by the staff was that the application proposed a small land use plan for approximately a 10 acre site within the HC community, but it was inconsistent with the agriculture designation of the area and was detrimental to the unique character of the community. Commissioner Suarez further stated that this proposal based on the growth management criteria did not comport with the purposes established in the County Master Plan and in the analysis of Supply and Demand as well as the Community Council; therefore, he concurred with Commissioner Souto vote.

Discussion ensued between Commissioner Diaz and Assistant County Attorney Kerbel regarding this process and the effect of this transmittal that would send the proposal to various State agencies in order to receive feedback in a few months, followed by coming back to this Board for a final public hearing to determine whether to adopt it.

In response to Commissioner Diaz question regarding the type of feedback received from State agencies, Mr. Woerner noted very little feedback was received within the past three years. He provided some examples, such as the Department of Education that would conduct a review to identify any education impacts or the Florida Department of Transportation (FDOT) would determine any impacts to State roadways in the area if it was not identified by the staff analysis, and the Department of Environmental Protection (DEP) would identify any environmental issues on this site. He also noted the Department of Economic Opportunity formerly known as Department of Community Affairs that reviewed the land use from a statewide prospective that would be consistent with State law in addition to identifying any other violation within the Community Planning Act.

Commissioner Diaz noted his understanding concerning both groups of

FINAL OFFICIAL

residents in the area that opposed or supported this application; however, this Board needed to identify the most beneficial solution for this community. He said at first he did not want to approve anything that was not agricultural related or not with the area designation.

In response to Commissioner Diaz question regarding whether this site was zoned for a school, Assistant County Attorney Kerbel advised a public school could be installed by the County School Board was a different process and the public hearing would be held as well as the required process. He also advised that a Charter or Private School would require going through the County zoning process or a special exception hearing.

Commissioner Diaz recalled today's (11/18) meeting discussion mainly focused on animals, rather than schools, or churches, but he believed those were the most growing entities in the area. He also noted he heard about the Charrette that would be put in place to determine what was best in that area. Commissioner Diaz pointed out that the owner would decide based on the best business investment, but the balance would be to consider the quality of life. He also pointed out that although the staff recommendation was to deny the applicant did not reveal the plans of development except that they would not develop offices.

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Commissioner Levine Cava expressed her concern of not receiving the results from the Charrette and that any action would be premature. She noted the need to acknowledge the citizen participation process that was evident by today's (11/18) public appearance of great show of concern. She commended the public for taking steps and expressing concerns that led to today's discussion.

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Chairman Monestime resumed the chair.

Hearing no further questions or comments, the include Board proceeded to vote on the foregoing proposed ordinance as presented; and the withdrawal of the proposed resolution 3C1.

The Board denied Application No.3 as recommended by the Department of Regulatory and Economic Resources.

11/3/2015 4H Adopted on first reading by the Board of County Commissioners

11/3/2015 Tentatively scheduled for a public hearing by the Board of County Commissioners to the Board of County Commissioners

3C1

152647 Resolution

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 3, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 56 STREET AND SW 127 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 3; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Withdrawn
Mover: Sen. Javier D. Souto
Seconder: Daniella Levine Cava
Vote: 12- 0
Absent: Heyman

Report: Note: See Agenda Item 3C, Legislative File No. 152497

3D

152498 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 4, LOCATED ON THE WEST SIDE OF SW 132 AVENUE AND ±300 FEET NORTH OF SW 136 STREET, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

Adopted
Ordinance 15-137
Mover: Dennis C. Moss
Seconder: Barbara J. Jordan
Vote: 10- 1
No: Suarez
Absent: Monestime, Heyman

Report: Assistant County Attorney Dennis Kerbel read into the record the title of the foregoing proposed ordinance and the proposed companion resolution Agenda Item 3D1 for Application No. 4.

Mr. Mark Woerner, Assistant Director, Regulatory and Economic Resources (RER) Department provided a summary of Application No. 4 on the subject property located in District 9 that was a small scale amendment consisting of approximately 10 acres. He noted the request was to re-designate the property from industrial and office to office residential.

Mr. Woerner stated the recommendation by staff was denial while the West Kendall Community Council recommended adoption as well as Planning Advisory Board. He also stated there was no covenant related to this application as of yesterday evening; however, there was a covenant that he believed the applicant would distribute in today's (11/18) meeting.

Mr. Woerner further explained that Application No. 4 proposal for residential development would be incompatible with the operations nearby Miami Executive Airport (MEA) and was inconsistent with the Comprehensive Development Master Plan (CDMP) in Section 33-395 of the land use zoning classifications for airports in this County. He pointed out that over half the application site was approximately six acres and located within the outer safety zone for runway 9R27L of the MEA where residential development was limited in density to two units per acre or less. Mr. Woerner noted the application did not address the potential negative impact that would occur on residential development by the neighboring airport should this application be approved as well as the negative effect of supply of residential land; however, if not unrestricted approximately 110 dwelling units could be built on this parcel.

Mr. Woerner advised that the CDMP land use element LU3B and Aviation Sub Element AB5Q required the County to protect uses, such as industrial use that would generate significant noise, dust, odor, vibration, and truck or rail traffic from damaging encroachment by future approval of new incompatible use, such as residential uses and to maximize compatibility of land use around County airports, therefore, the request of re-designation of the application site office residential was inconsistent with those policies.

Mr. Woerner stated that other than being incompatible there were no issues with other public services or facilities. He spoke about the location of the subject property that was surrounded by industrial or warehouse like uses, businesses and business parks; in addition to a residential development property that was approved many years ago prior to policies and the CDMP changes that limited the impact of residential areas located in industrial areas as this. Mr. Woerner emphasized the concerns of this application and that the covenant was just received the day before this meeting therefore he asked that the applicant provide this information.

Assistant County Attorney Kerbel informed the Board that the applicant would arrive shortly and suggested to either continue the deliberations without hearing from the applicant or to move to the next item and come back to this item later.

Chairman Monestime noted that the Board would continue this item and hopefully the applicant of the foregoing item would arrive before Application No. 6.

FINAL OFFICIAL

Later in the meeting Mr. Felix Lasarte appeared before the Board and noted that Mr. Robert Holland would be making the presentation and had not arrived yet.

Assistant County Attorney Kerbel reread the foregoing proposed item and Agenda 3D1.

In the absence of Chairman Monestime, Vice Chairman Bovo opened the public hearing for persons wishing to speak on the foregoing item.

Mr. Felix Lasarte, 3250 NE 1st Avenue, Miami appeared before the Board on behalf of Application No. 4 and made a presentation. He noted this proposal was to re-designate this property from industrial and office space to office residential on the areas outside of the airport safety zone. Mr. Lasarte pointed out the surrounding business properties and although the area was classified as industrial he noted this small segment was more like a suburban type area. He stated this area was zoned as industrial for over 9 years; however there was no demand for that type of product. Mr. Lasarte said the declaration of restricted covenants were submitted that provided notices to the future buyers of this property that there would be airplanes overhead and there could be no protest for runway expansions. He said these series of restrictions guaranteed the airport's rights were protected as well as the language that would build the homes with a certain decimal level.

Mr. Lasarte reviewed the process in submitting these documents to Miami Dade Aviation, and noted he was advised that the wrong name was on the document, which should have been listed as Miami Executive. He spoke of the support from the community that included 500 residents.

Mr. Robert Holland, 3250 NE 1 Avenue, Miami appeared before the Board and noted this land was owned by the current owners for 15 years and requested this property to be rezoned as industrial in hope to attempt to move to industrial capacity. He explained the burden of the owner carrying the cost of the debt on this land and paying the taxes, etc., and reached the point to the current market for residential, which was the request for change. Mr. Holland noted the initial application addressed the whole swap of land, but had been amended to only seek residential on the front part of that land in respect of the airport highway safety zone to only do office and business in that area. He commented on the property being a mixed use and referred to the success of other similar properties, such as the Doral area. Mr. Holland noted the negotiations that took place to accommodate the residential and businesses to bring about a good product. He pointed out there was no opposition from the residents as well as favor from the Community Council.

Mr. Anthony Recio, Law Office of 2525 Ponce De Leon Boulevard, Miami appeared before the Board on behalf of Venezia Lakes Homeowners Association, and spoke in favor of the foregoing item.

Mr. Woerner reiterated that the recommendation by the staff was still denial and noted that the proffer of this covenant was just received. He also noted concerns regarding the covenant not clearly indicating the number of units being built and which portion of property would this development occur. He said the 60 percent portion that was already covered by the outer safety zone was in question and whether there would be residential there at two units per acre or would it be business or offices. He questioned the plans for the other three percent and noted the primary concern was related to the compatibility issue because the location was in the middle of an industrial area. Mr. Woerner asked upon approval of this application that the Board receive

clarification to the questions he posed. He pointed out other circumstances that have been approved in the past several years were located further away from the airport and outside of this outer safety zone, but required similar decimal reductions, in terms of construction, and once this land was converted it would be gone.

Commissioner Moss reviewed the staff's recommendation and noted there were a number of residential developments that were approved in this area and the repeated occurrences of applications that projects have not been completed. He pointed out some of the locations that had developments underway, such as in the area of Jackson South and another development by Lennar Construction. Commissioner Moss noted there was a current Municipal Advisory Committee (MAC) that was in that areas looking into the ability to perhaps incorporate and when there were potential cities it was important to ensure there was a base of commercial and industrial to support that city. He spoke of several past applications to build an annex for additional commercial and industrial property because the importance for sustainability and environment ability of cities was understood.

Commissioner Moss pointed out that once this investor land was designated it would be gone and the limited areas in District 9, such as Tamiami, which was his reason to preserve as much industrial and commercial land for the residents because that was where the jobs were created. He also pointed out this was the area of the new Miami Executive Airport and the need to preserve the surrounding land. Commissioner Moss spoke of looking forward to extending the operational hours because he had received complaints from residents; therefore he would support the staff's recommendation for a denial.

Mr. Lasarte emphasized that this land was zoned industrial and has been ready for development since 2006; therefore, although there was limited industrial land, but this would not work well because of the type of business distribution centers needed and the required locations and space based on logistics. He offered to develop some offices and residential.

Commissioner Moss reiterated his recommendation and noted the need to preserve this land for future industrial development needs.

It was moved by Commissioner Moss that Application No. 4 be denied. This motion was seconded by Commissioner Jordan, followed by a discussion.

Commissioner Levine Cava concurred with the comments made by Commissioner Moss and added that because of the lack of industrial space in this area was why the request was given to move the urban development boundary (UDB). She urged the Board to identify a way to make these spaces work and be desirable without impacting the UDB.

Commissioner Suarez commented on the changes regarding desired zoning as well as the planning zoning concepts. He expressed his concern and referred back to comments pertaining to preserving areas for industrial use in a City that needed more commercial, office space. Commissioner Suarez noted that he believed this application was what was needed in this area and was in support of the application.

Hearing no further questions or comments, the Board proceeded to vote on the foregoing proposed ordinance as presented; and the withdrawal of the proposed resolution 3D1.

The Board denied Application No.4 as recommended by the Department of Regulatory and Economic Resources.

11/3/2015 Tentatively scheduled for a public hearing by the Board of County Commissioners to the Board of County Commissioners

11/3/2015 4I Adopted on first reading by the Board of County Commissioners

3D1

152650 Resolution

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 4, LOCATED ON THE WEST SIDE OF SW 132 AVENUE AND ±300 FEET NORTH OF SW 136 STREET; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 4; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Withdrawn
Mover: Dennis C. Moss
Seconder: Barbara J. Jordan
Vote: 10- 1
No: Suarez
Absent: Monestime, Heyman

Report: See Agenda Item 3D, Legislative File No. 152498

3E

152499 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 5, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF SW 184 STREET AND SW 112 AVENUE, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

*Adopted
Ordinance 15-138
Mover: Dennis C. Moss
Seconder: Barbara J. Jordan
Vote: 11- 0
Absent: Zapata, Heyman*

Report: Assistant County Attorney Dennis Kerbel read into the record the title of the foregoing proposed ordinance and the proposed companion resolution Agenda Item 3E1 for Application No. 5.

Chairman Monestime called for the representative of Application No. 5.

Mr. Juan Mayol Esquire, Holland and Knight , 701 Brickell Avenue, Miami appeared before the Board on behalf of Application No. 5 and noted the support of this application by the Community Council, County staff and Planning Advisory Board (PAB). He urged the Board members to approve this application with the proper covenant that limited the development to 30,000 square feet. Mr. Mayol spoke of filing for a zoning application process once approved by the Board.

Chairman Monestime opened the public hearing for persons wishing to speak on the foregoing item and seeing no one wished to speak on this item, he closed the public hearing.

Hearing no further questions or comments, the Board proceeded to vote on the foregoing proposed ordinance as presented with the proffered covenant; and to withdraw the proposed transmittal resolution 3E1.

The Board adopted Application No. 5 as recommended by the Department of Regulatory and Economic Resources.

11/3/2015 Tentatively scheduled for a public hearing by the Board of County Commissioners to the Board of County Commissioners

11/3/2015 4J Adopted on first reading by the Board of County Commissioners

3E1

152651 Resolution

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 5, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SW 184 STREET AND SW 112 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 5; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Withdrawn

Mover: Dennis C. Moss

Seconder: Barbara J. Jordan

Vote: 11- 0

Absent: Zapata, Heyman

Report: *Note: See Agenda Item 3E, Legislative File No. 152499*

3F

152501 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 6, LOCATED ON THE NORTHEAST CORNER OF THE INTERSECTION OF SW 200 STREET AND SW 177 AVENUE, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

Adopted

Ordinance 15-139

Mover: Daniella Levine Cava

Seconder: Dennis C. Moss

Vote: 10- 0

Absent: Heyman, Suarez, Zapata

Report: Assistant County Attorney Dennis Kerbel read into the record the title of the foregoing proposed ordinance and the proposed companion resolution Agenda Item 3F1 for Application No. 6

Ms. Tracy Slavens Esquire, Holland and Knight, 701 Brickell Avenue, Miami appeared before the Board representing Application No. 6, Otto and Barbara Kaufmann. She spoke of recommendations of approval from County staff; Community Council and Planning Advisory Board (PAB). Ms. Slavens requested that the application be amended to read 2.7 acres, rather than 2.5 acres to accommodate the widening of Krome Avenue and a limited access rite away that would expand the access slightly to the north; therefore the boundary needed an extension for the business and office space.

Ms. Slavens provided a Power Point presentation of the subject property location that was currently designated at 2.5 acres at the Northeast corner of Krome Avenue and Quail Roost Drive, which part of the larger nine acre parcel. She pointed out that the property would be shrunk by an acre in size because of the widening of Krome Avenue that would take 70 feet from this property line and would impact the viability of the commercial node. Ms. Slavens also noted this property was part of three commercial nodes outside of the Urban Development Boundary (UDB) intended to provide services, such as gas stations, and banks to residents in that rural area.

Discussion ensued between Assistant County Attorney Kerbel and Ms. Slaven regarding identifying the location of the additional acre on the Power Point map presentation that displayed the property line shifting slightly north and east by the inner red line notated on the eastern boundary 00 degrees 41 feet, 33 degrees east that included the addition.

Ms. Slavens noted she would provide a legal description and sketch to the County staff.

Chairman Monestime opened the public hearing for persons wishing to speak on the foregoing item and seeing no one wished to speak on this item, he closed the public hearing.

In response to Commissioner Sosa's question regarding the location of the subject property being located outside of the UDB line, Mr. Mark Woerner, Assistant Director, Regulatory and Economic Resources (RER) Department explained that although it was the property was already a designated business node that was on the CDMP for about 30 years.

Discussion ensued between Commissioner Edmonson and Ms. Slavens regarding the fact that the Florida Department of Transportation (FDOT) through eminent domain had taken some of this property from the landowner; therefore, this request to expand the property owner would give some of the property that was already deeded as commercial use.

Commissioner Levine Cava noted for clarification her support was for those reasons mentioned and that the property continues to be used with the same current zoning use.

In response to Chairman Monestime's question regarding this application did not change the UDB line, Assistant County Attorney Kerbel concurred and noted that this would not affect the location of the existing UDB.

Chairman Monestime also concurred with comments made by Commissioner

Edmonson regarding a portion of the property taken away from the landowner was being returned.

Discussion further ensued among the Board members, Ms. Slavens and staff regarding the current process of eminent domain proceedings with FDOT without moving the UDB line and the use of agriculture was being changed to business office only on the added portion of land.

Commissioner Levine Cava noted for the record there were no public objections made towards this application.

Hearing no further questions or comments the Board proceeded to vote on the foregoing proposed ordinance be adopted as presented; and the withdrawal of the proposed resolution 3F1.

The Board adopted Application No. 6, as amended, to expand the application site by 0.26 acres, which would not affect the urban development boundary as requested by the applicant.

11/3/2015 4K Adopted on first reading by the Board of County Commissioners

11/3/2015 Tentatively scheduled for a public hearing by the Board of County Commissioners to the Board of County Commissioners

3F1

152653 Resolution

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 6, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION SW 200 STREET AND SW 177 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 6; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Withdrawn
Mover: Daniella Levine Cava
Seconder: Dennis C. Moss
Vote: 10- 0
Absent: Zapata, Heyman, Suarez

Report: See Agenda Item 3F, Legislative File No. 152501

4 STANDARD AMENDMENTS AT TRANSMITTAL

4A

152643 Resolution

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 7, LOCATED BETWEEN SW 64 STREET AND SW 88 STREET AND BETWEEN SW 177 AVENUE AND SW 167 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 7; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Adopted
Resolution R-1053-15
Mover: Juan C. Zapata
Seconder: Jose "Pepe" Diaz
Vote: 8- 2
No: Bovo, Jr., Diaz
Absent: Monestime, Heyman,
Souto

Report: Assistant County Attorney Dennis Kerbel read into the record the title of the foregoing proposed resolution and the proposed companion ordinance Agenda Item 4A1 for Application No. 7.

Vice Chairman Bovo opened the public hearing for persons wishing to speak on the foregoing item.

Mr. Mark Woerner, Assistant Director, Regulatory and Economic Resources (RER) Department provided a Power Point presentation and provided a summary of the current designated agricultural site of 131 acre site located in District 11 that would be divided into six development areas. He spoke on the following requested CDMP Amendments:

- Amend Land Use Element to create the "Green City Miami" land use category, page 7-16 to 7-21
- Expand the 2020 urban development boundary to include the site
- Designate approximately 819 gross acres from "Agriculture" to "Green City Miami" (excludes wellfield)
- Amend the LUP map designating new Urban Centers (Metropolitan and Community Urban Centers), page 7-14

- Amend Policy LU-8F of the CDMP Land Use Element, page 7-22
 1. Require a 20 year Countywide residential land supply
- Create new Policy LU-8J in CDMP Land Use Element page 7-22 to 7-24
 1. To provide for a Transit Oriented Village (TOV) Development (500-1,000 acres)
 2. Approval as a planned unit development
 3. Include a Metropolitan Urban Center
 4. Affordable and Workforce Housing (10 percent of all units, 20 percent dedicated to affordable, 80 percent to workforce housing)
 5. Transit stipends for eligible workers/transit voucher and van pool
- Amend Traffic Circulation Sub-element to change the designation of certain roadway segments; page 7-25 to 7-27

-Proposed Development

1. 11,401 residential units
2. Over 3.3 million square feet of non-residential development (includes: 1.3 million square feet of retail and 350,000 square feet of industrial)
3. Recent proffered covenant

-Staff recommendation for Application No. 7

- Deny and do not to transmit
- Community Council and the Planning Advisory Board (same recommendations)
- No Need for UDB Expansion (Main Reason for Denial) based on Policy (LU-8F)

-Application cites three reasons for Policy LU-8F change (not demonstrated)

1. Projection Error – in the County's population projection
 2. Six Year UDB Capacity is not adequate
 3. The UDB policies affects "Housing Affordability"
- Growth of County's population between 1994 to 2014: 550,108 persons
 1. Residential units built during time period: 243,868
 - Inadequate Jobs
 1. Application projects 7,600 jobs to be generated
 - ? Shortfall 6,831 jobs
 - ? Policy LU-8H: Application did not meet standard
 - New Policy proposed LU-8G

- 1. Large scale developments, 500 to 1,000 acres
 - ? Less than 15 acres left
 - Environmental Impacts
 - ? Location was in west wellfield; CDMP requires protection of wellfields
 - ? Subject to sewage loading restrictions, would exceed loading requirement by 200 percent
 - ? Number of developments proposed would be significantly reduced

Mr. Woerner noted there was no need for this criteria or the need to amend that policy; therefore it did not justify this application. He further noted in terms of commercial land, the current countywide supply could sustain economic growth to 2030 and to 2028 within those tiers of the location study areas, which was 6.1 and 6.2. Mr. Woerner said the same supply conditions were in place for industrial land countywide to 2030 and to 2021 within those tiers.

Mr. Woerner spoke about the most significant area on Kendall Drive that had 4,500 units, as well as near the eastern border with 2,100 units. He expressed other concerns with service problems, roadways that would not meet standard, and the main concern was that staff believed this met the requirements for urban sprawl in the Florida statutes.

Mr. Brian May, 235 Catalonia Avenue, Coral Gables, appeared before the Board members representing Applicant No. 7 and recognized the different partners and consultants as well as 50 residents in support of the application. He noted this was the largest acreage in the Kendall Drive Corridor that was in the County's Master Plan that was designated for urban expansion. Mr. May also noted this land was supposed to be a large scale, long-term mixed use master plan community that would create jobs and future growth as an anchor for the future of West Kendall area.

Mr. May agreed there were a number of changes in the proposed policy because of the large scale amendment and the need to address many of the policy and issues within the CDMP. He asked the Board members to view his presentation in that concept and consider the diverse mix use, such as retail, high tech jobs, recreation, etc., as well as over 220 acres of the 863 acres were green space. Mr. May said that much of this land was designed to protect the wellfields as well as the 100 acres of water waste throughout the project.

Mr. May pointed out that this proposal was demonstrated based on the Florida International University (FIU) Study, local Charrette, and a vision for the future by receiving input from the community in the past 3 years.

Mr. Mario Garcia, 600 Brickell Avenue, appeared before the Board representing Application No. 7 applicants and commented on growth management and the history of existing issues for 30 years, such as the multiple growths of single family home sub-divisions, and small shopping centers. He also spoke on the increased consensus among urban planners that the appropriate response to urban sprawl of mixed use and focus uses in a particular area to create town centers that would not require vehicle transportation for every activity, but create a sense of community.

Mr. Garcia opposed the existing policy and noted the following point in a Power Point presentation:

-Existing Situation in West Kendall

- 1. Lack of specialty retail and entertainment

2. Traffic gridlock
3. New housing becoming prohibitively expensive
4. Low density sub-divisions
 - Potential solutions to Traffic and Affordability Issues
 1. Longer-range planning for population growth
 2. Mixed use projects within walking distance
 3. Mass transit, easily accessible and reliable
 4. Placing businesses within West Kendall with potential growth and create good paying jobs.
 - What are not Potential Solutions?
 1. Ignoring population growth
 2. Whether redevelopment project in urban core will full address future housing demands
 3. Planning for future growth with underestimated projections
- Aerial Photograph of West Kendall
 1. Offices and Institutions
 2. West Kendall Corridor Charrette... 2013

Mr. Garcia commented on expanding the urban development boundaries (UDB) in these areas when needed. He also mentioned comments reported by the Environmental Protection Agency two years ago regarding the urban expansion area were the most underutilized policy tool for growth management. Mr. Garcia reiterated this mixed use property would be a catalyst for mass transit improvements and a means of resources as well as for new employment measures that would benefit the entire county.

Ms. Ann Polk, 15626 SW 111 Terrace, appeared before the Board and spoke in favor of Application No. 7 and reviewed the plans for the development of Green City.

Mr. Tim Plummer, President, David Plummer and Associates, 1750 Ponce De Leon Boulevard, Coral Gables, appeared before the Board and spoke about the low density area of West Kendall and the low employment opportunities as well as the traffic congestion, which this initiative would help resolve.

In conclusion, Ms. Polk noted Green City would be beneficial to West Kendall, in terms of the environment by using less water, no pesticides, promoting natural rain water, and alternative energies as well as infrastructure methods to protect areas.

Assistant County Attorney Kerbel advised there were a number of presentations made by the applicant regarding uses that would be put on this property as part of this project. He noted that the County Code required that any applicant making a representation needed to include a specific use or a specific prohibited use with a required covenant; however, in this case there was an extended text amendment with an accompanying covenant, but a number of representations that were made were listed uses that although allowed by the text and covenant were not required in the manner that the applicant presented them. He offered to provide this list in detail.

Vice Chairman Bovo noted he wanted to complete the public hearing, followed by this continued discussion to resolve this issue. He called the following persons who requested to speak and did not support this proposed item:

- Ms. Celeste De Palma, 4500 Biscayne Boulevard, Miami representing Audubon Florida
- Ms. Claudia Tencer, 90 SW 3rd Street, Miami

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- Ms. Nancy Lee, 20448 NE 34 Court, Aventura
- Mr. Gary Held, 9226 SW 150 Avenue
- Ms. Arlene Samalion, 26251 SW 162 Avenue, Redland
- Ms. Natasha Naar, 900 Wallace Street, Coral Gables
- Ms. Julie Dick, 104 Crandon Boulevard, Key Biscayne, (Applications 7 and 8) representing Tropical Audubon Society Everglades Law Center
- Ms. Laura Reynolds, 5530 Sunset Drive, Miami representing Tropical Audubon Society and the Everglades Coalition (Applications 7 and 8)
- Ms. Valerie Robbin, 730 Palermo Avenue, Coral Gables, representing Sierra Club (Applications 7 and 8)
- Mr. John Chibbaro, 333 SE 2 Avenue, Miami
- Ms. Belkis Gonzalez, 6445 SW 164 Avenue 50357

Vice Chairman Bovo noted that the remaining time to continue today's meeting with a quorum was coming to an end and requested the County Attorney's opinion on the process of a carry-over.

Assistant County Attorney Kerbel advised that upon closing the public hearing in today's (11/18) the continuation of this would be picked up at the Board's deliberation without requiring to reopen the public hearing for Applications 7 and 8.

Discussion ensued among the Board and the County Attorney's Office regarding the process and concern to provide a fair opportunity for each speaker to be heard by allowing those persons to be heard who did not speak at today's meeting as well as hearing a rebuttal from the applicant.

Mr. Garcia asked that Application 7 be resolved at today's (11/18) meeting and suggested to hear from three speakers for a minimum of one minute each to condense the number of speakers.

Vice Chairman Bovo noted for the record that the speaker cards of those persons who gave up their time to speak would be documented on the record that they were present to speak on this item in support.

The following persons appeared before the Board to speak in support of Application 7:

- Ms. Esther Garvett, 10431 SW 143 Avenue, Miami
- Mr. Robert Rivera, 10108 SW 166 Avenue, Miami
- Ms. Alexandria Holloway, 11026-4 SW 132 Place, Miami

The following persons submitted speaker cards in support of the foregoing proposed Application 7 and did not speak during today's (11/18) CDMP meeting:

- Mr. Victor Flores, 8828 SW 151 Court, Miami
- Ms. Leslie Cajigas, 11343 SW 146 Court, Miami
- Ms. Josephine Morgenstern, 11301 SW 146 Court, Miami
- Mr. Carlos Rodriguez, 11750 SW 171 Terrace, Miami
- Ms. Thania Exposito, 14661 SW 114 Terrace, Miami
- Mr. Steven Exposito, 14661 SW 114 Terrace, Miami
- Ms. Daniela Seiler, 13953 SW 66 Street, Miami
- Ms. Ronda Fleites, 10621 Hammocks Boulevard, Miami
- Ms. Aurora Beauchamp, 13771 SW 115 Lane, Miami
- Ms. Maureen Escobar, 13771 SW 115 Lane, Miami
- Mr. Jonan Morales, 8115 SW 158 Court, Miami
- Ms. Rosivette Santiago, 11323 SW 160 Place, Miami

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- Ms. Alanna Dugee, 14401 SW 88 Street, Miami
- Ms. Joicie Ruire, 10108 SW 166 Avenue, Miami
- Mr. Nadim Jamid, 16672 SW 79 Way, Miami
- Ms. Jeovanna Dominquez Valdivieso, 15222 SW 115 Terrace, Miami
- Ms. Leila Harris, 10108 SW 166 Avenue, Miami
- Ms. Giovanni Decastro, 10041 SW 162 Court, Miami
- Ms. Felton Harris, 10108 SW 166 Avenue, Miami
- Ms. Ashley Martinez, 16672 SW 79 Way, Miami
- Mr. Andrew Steven Exposito, 14661 SW 114 Terrace, Miami
- Ms. Rosalina Cajigus, 11301 SW 146 Court, Miami
- Mr. Manuel Cajigus, 11301 SW 146 Court, Miami
- Mr. Saul Beauchamp, 13771 SW 115 Lane, Miami
- Ms. Pamela Josepchs, 13735 SW 100 Terrace, Miami
- Ms. Suzette Knight, 13735 SW 100 Terrace, Miami
- Ms. Vicky Kei, 14462 SW 115 Street, Miami
- Mr. Alex Hernandez, 4519 SW 164 Place, Miami
- Mr. Jay Alvarez-Yairon, 15985 SW 140 Street, Miami
- Ms. Nichole Rodriguez, 14401 SW 88 Street, Miami
- Ms. Miraise Conde, 15599 SW 106 Lane, Miami
- Ms. Gloria Morgan, 8513 SW 147 Court, Miami

Mr. Garcia read a letter of support from Ms. Ana Lopez- Blazquez, Chief Executive Officer, Baptist Health Enterprises and submitted 57 letters of support to the Clerk's Office for this project received from other organizations. He indicated that a covenant was submitted that regulates a residential development on the property, in terms of the number of units and the timeframe in occupying them each year. Mr. Garcia noted the applicant's position on the representations made today, which was also in agreement with that covenant further incorporating the items that were submitted as part of the application as well as the presentations from today's (11/18) meeting.

Mr. Garcia indicated that in terms of environmental concerns the applicant fully complied with Chapter 24 of the County Code regarding the wellfield protection in addition to not interfere with the comprehensive for Everglades' restoration. He mentioned the need for expansion of Expressway 836, and CSX rail line, which could be made possible through this project. Mr. Garcia also commented on the agricultural preservation would be met as well. He concluded by pointing out that the majority of residents during today's meeting expressed the need for innovative ideas for the West area to address traffic issues and urged the Board members to listen to the residents. Mr. Garcia said that the transmittal was justified and the input from State agencies would account to the accuracy of this application.

Vice Chairman Bovo closed the public hearing.

Assistant County Attorney Kerbel noted for the record the following list of uses presented as part of this project that were allowable, but not currently required by what was submitted to this Board to date:

- 220 acres of green space
- 100 acres of water ways
- Farmers market
- Retirement community for senior housing
- University
- Hotels
- Inter-mobile facility
- 500,000 square feet of community space
- K-12 grade school

- Big-box retailers
- Entertainment destination

Commissioner Zapata commented on issues of past community projects that did not follow through on promises and the issue of nonresidents dictating what would happen in those proposed areas; therefore, the residents in that area needed to speak up. He also commented on the challenges as the only local official for that unincorporated area and the steps taken to determine the possibilities and opportunities for that community. Commissioner Zapata mentioned some of the steps taken in planning, such as the Charrette process, Municipal Advisory Committee (MAC) process and he wanted to include the academic prospective. He noted the issue of lack of planning for this area by this County for this area. He said that he requested Florida International University (FIU) to conduct a study that resulted in several recommendations. Commissioner Zapata noted after reviewing the recommendations he concluded the future and quality of this area was dependent on how this County developed the remaining property, which required strategic planning and a good execution.

Additionally, Commissioner Zapata spoke of transit issues in that area and the need to identify a way to control the flow of traffic driving west in the morning and east in the afternoon because it would make better use of the existing infrastructure and resolve the issue at a low cost. He spoke of the plans for the Miami Airport and the surrounding circle that was supposed to be industrial, but developed into a residential community that was too common in the western part of this County. Commissioner Zapata said there was minimum quality of shopping areas and recreational activities in this area, therefore residents had to travel east for more opportunities. He noted the existing land should be beneficial to the residents.

Commissioner Zapata emphasized not to make the mistakes of the past by supporting projects that makes promises based only on the needs. He noted that he believed this application was premature and it was important to maintain persistence and be clear about objectives, therefore he was willing to have further discussion. Commissioner Zapata stressed that he was not interested in the residential component of this application, but he believed the idea of attracting businesses to the area would create a different kind of development that would contribute to counter flowing traffic that would litigate the issue of commuting during peak traffic hours.

Hearing no further questions or comments it was moved by Commissioner Zapata that the foregoing proposed resolution be adopted and the application be transmitted to State with a recommendation to deny. This motion was seconded by Commissioner Diaz, and followed with a discussion.

Responding to Vice Chairman Bovo, Assistant County Attorney Dennis Kerbel advised the transmittal would not move the urban development boundary; however, the recommendation of denial would signal to the State the Board's intention and to further consider the application.

Following further discussion, the Board proceeded to vote on the foregoing proposed resolution, and the motion resulted in a tied vote of 5-5 (Commissioners Levine Cava, Edmonson, Moss, Sosa and Suarez voted No. Commissioners Heyman and Souto were absent.)

Following further questions or comments the Board proceeded to vote that Application 7 be denied and not be transmitted.

4A1

152645 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 7, LOCATED BETWEEN SW 64 STREET AND SW 88 STREET AND BETWEEN SW 177 AVENUE AND SW 167 AVENUE, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

Withdrawn

Report: *Note: See Agenda Item 4A, Legislative File No. 152643*

4B

152646 Resolution

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 8, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION SW 88 STREET AND SW 177 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 8; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

*Continued**Mover: Daniella Levine Cava**Second: Esteban L. Bovo, Jr.**Vote: 10- 0**Absent: Suarez, Monestime, Heyman*

Report: *Hearing no further questions or comments the Board proceeded to vote to consider the foregoing proposed resolution, Agenda Item 4B1 and Application No. 8 to be continued on December 7, 2016.*

Assistant County Attorney Kerbel advised that there would be no additional notice of this hearing that would be held on December 7, 2016 at 11:00 a.m.

SPECIAL NOTE: The continuation of the CDMP Hearing for Agenda Items 4B and 4B1 on today's agenda for Application No. 8, located at the southeast corner of the intersection of SW 88TH Street and SW 177th Avenue, Filed in May 2015 Cycle to Amend the CDMP would be held on Tuesday, December 15, 2015, at 9:30 a.m. The minutes for the BCC CDMP continuation hearing would be Legistar Meeting Key No. 3738.

4B1

152648 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 8, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION SW 88 STREET AND SW 177 AVENUE, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

Report: Note: See Agenda Item 4B, Legislative File No. 152646.

Continued

Mover: Daniella Levine Cava

Seconder: Esteban L. Bovo, Jr.

Vote: 10- 0

*Absent: Suarez, Monestime,
Heyman*

4C

152642 Resolution

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 9, A CORRIDOR GENERALLY 100 FEET WIDE ALONG SW/NW 69 AVENUE FROM SW 80 STREET TO ±400 FEET NORTH OF NW 7 STREET; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 9; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS (Regulatory and Economic Resources)

Adopted

Resolution R-1052-15

Mover: Rebeca Sosa

Seconder: Xavier L. Suarez

Vote: 11- 0

Absent: Monestime, Heyman

Report: Earlier in today's (11/18) CDMP meeting Chairman Monestime recognized elected official City of Miami Commissioner Francis Suarez to speak on the foregoing application no. 9.

City of Miami Commissioner Francis Suarez appeared before the Board and thanked Commissioners Sosa and Suarez for their support on this item related to Ludlam Trail that was shared in both Districts 6 and 7. He spoke of engaging the community in participating in the Charrettes' to preserve the maximum amount of that corridor for the future.

City of Miami Commissioner Suarez noted his support in the County recommendations and stated there was a reserve of a million dollars in funding to help acquire a majority of the portion of this property located in the City of Miami from Flagler to 8th Street adjacent to Ludlam Trail. He spoke of the importance of this bike trail for future use and the efforts in engaging the public.

Commissioner Sosa commended City of Miami Commissioner Suarez on his leadership in this project.

Later in the meeting, Vice-Chairman Bovo chaired the meeting in the absence of Chairman Monestime.

Assistant County Attorney Dennis Kerbel read into the record the title of the foregoing proposed ordinance and the proposed companion resolution Agenda Item 4C1 for Application No. 9.

Vice Chairman Bovo opened the public hearing.

Mr. Mark Woerner, Assistant Director, Regulatory and Economic Resources (RER) Department recalled that an application came before this Board a year ago filed by the Florida East Coast Industries (FECI) for its corridor also known as the Ludlam Trail Corridor. He noted at that hearing the applicant withdrew the application followed by this Board adopted a resolution for the County staff to file an application after a Charrette was held in Districts 6 and 7.

Mr. Woerner presented a Power Point presentation and provided a legal description of this 5.8 mile long corridor that was located within the legal description of the subject property located within the urban infill area that was part of a well-studied corridor and identified as a regional significant trail way corridor. He noted that this site was identified in the long-range transportation plan as well as the CDMP that displays a map of this trail connecting from the north to the south end path and to the Underline Project. Mr. Woerner also noted that this site has been a priority for the County and looked at as an alternative for transportation, particularly related to bicycling and pedestrian use.

Mr. Woerner noted that the previous application filed by FECI envisioned this continuous trail, but also permitted development throughout parts of the corridor. He spoke about the concern expressed by residents at that time that led to the withdrawal and the Charrettes being conducted in February and the results were presented in April to the Commissioner Districts. Mr. Woerner also spoke about the results from the Charrette that included: the trail should be continuous; no development, only trails should be allowed behind single residential homes; allowance of other kind of pocket parks and amenities along the trail; and development only at nodes and major intersections.

Mr. Woerner continued the presentation regarding the provisions of the following amendments:

-Proposed Amendment

1.Zoning Requirements

-Blue Lagoon Area - Permitted Uses

1.Commercial and Residential Use

2.Density: 125 units per acre maximum

3.Floor area ratio: 5.0 maximum

4.Building height: 12 stories maximum

5.City of Miami has regulatory jurisdiction on portion within its boundaries

-Coral Way Area and Bird Road - Permitted Uses

1.Commercial and Residential Use

2.Density: 60 units per acre maximum

3.Floor area ratio: 2.5 maximum

4.Building height: 6 stories maximum

-Tamiami Area – Permitted Use

1.Building height: 12 stories maximum

-Southern Trail Segment

1.Designated for recreational trail use

2.Provide connection to M-Path

Mr. Woerner concluded that the staff recommendation was to transmit and to adopt this application. He noted that Community Council (CC) 12, 10 and 8 recommended approval as well; however, CC 12 and 10 proposed additional restrictions and conditions that included buffering.

Mr. Anthony Garcia, 6815 SW 57 Terrace, Miami appeared before the Board on behalf of Friends of Ludlam Trail (FOLT) as well as Green Mobility Network and presented a Power Point presentation. He spoke in favor of this plan and pointed out the following topics:

-Establishing a consensus plan

-How to understand the Ludlam Trail Plan

1.Landscape buffers

-What a difference a year makes! (Progress)

-Moving Forward – Ludlam Days

1.Monthly events

2.Increased public input

3.FECI and FOLT collaboration

4.Public access within a year

-Trail Improvements and Preps

1.Coral Gables Museum Exhibit

2.Fall Festival

Vice Chairman Bovo asked were there any other persons from Friends of Ludlam who wished to speak on this item.

Vice Chairman Bovo recognized State Representative Erik Fresen, District 114 and invited him to speak.

State Representative Erik Fresen appeared before the Board and spoke in support of this project that he believed would be a recreation project for the entire County.

FINAL OFFICIAL

Mr. Juan Mayol, Esquire, Holland and Knight, 701 Brickell Avenue, Miami, appeared before the Board on behalf of FECI and he introduced Mr. Jose Gonzalez.

Mr. Jose Gonzalez, Senior Vice President of FECI, 2855 Lejune Road, Coral Gables, appeared before the Board and presented a Power Point presentation on the following subjects:

-History

1. 1930s Miami Beltline

2. Charrette Process

-Ludlam Trail

1. Previous Studies/Friends of Ludlam Trail

? Atlanta Beltline Westside Trail/Before

? Atlanta Beltline Westside Trail/Today

? Atlanta Beltline Eastside Trail/Today

-Ludlam Corridor: Redevelopment Project

-Next Steps

Mr. Mayol noted efforts in working with the Administration by offering drafting changes and corrections. He noted for the record to ensure that these two changes would be transmitted to the State of Florida the following changes offered by FECI: the height restriction only applied to habitable stories and there was an allowance to introduce a maximum of two high roll stories to ensure the building were designed to provide for the crossings at the major roadways.

Commissioner Sosa asked for clarification that the area being discussed related to major intersections, livable part, such as six or 12 stories and the creation of the parking on the first levels to allow the overpass to ensure continuity of the trail and that people would not have to cross through traffic.

Mr. Mayol concurred with Commissioner Sosa's comments and noted that this was to ensure the buildings would accommodate that crossing.

Mr. Mayol noted the other change was a request related to the Bird Road development area to change to a maximum density of 90 dwelling units per gross acre that was equivalent to 206 units reflecting in the plans, which would not necessarily reach that total number.

The following persons appeared before the Board to speak in favor of the foregoing proposed resolution (Agenda Item 4C) and Application No. 9:

-Mr. Bob Welsh, 7437 SW 64 Court, Miami

-Ms. Lisa Vale, 6961 SW 62 Street, Miami, spoke on behalf of the Ludlam Trail Neighborhood Association

-Mr. Gary Held, 9226 SW 150 Avenue, Miami

-Ms. Eleanor Quigley, 3470 SW 75 Avenue, Miami spoke on behalf of Waterway Neighborhood Association

-Mr. Frankie Ruiz, 3575 West Glencoe Street, spoke on behalf of Friends of Ludlam Trail

-Mr. Stuart Grant, 6991 SW 66th Street, Miami, spoke in favor of the proposed Agenda Item 4C, but spoke against the proposed amendments recommended by Community Council 12.

FINAL OFFICIAL

The following persons submitted a speaker's card in support of the foregoing item:

- Ms. Lenora Bach, 7600 SW 69 Avenue, Miami*
- Ms. Valerie Robbin, 730 Palermo Avenue, Coral Gables*
- Ms. Laura Reynolds, 5530 Sunset Drive, Miami*
- Ms. Claudia Fenter, 90 SW 3rd Street, Miami*
- Mr. Peter Capua, 7280 SW 69th Court, Miami, on behalf of Ludlam Trail Neighborhood Association*

In closing, Commissioner Sosa thanked the Administration for their efforts in this project. She commented on some ongoing work with the Governor to receive funding from the State. Commissioner Sosa also thanked FECI for their willingness to negotiate and meet with the community to receive input from the residents in District 6 to create this trail and complete it. Commissioner Sosa reviewed the terms of this project that would include a continuous trail constructed in the industrial, business and Blue Lagoon areas, rather than residential areas. She noted the amenities would be considered in the future.

Commissioner Sosa thanked City of Miami Commissioner Francis Suarez for his support and noted how the City of Miami was working with FECI to construct the park in the City to have access to Blue Lagoon.

Commissioner Levine Cava commended the leadership of Commissioner Sosa on this project. She posed the question regarding the plan to move the development potential and identify what would be the final move as well as to ensure the agreement was secure based on the trade-off with increased density at the nodes, which was 25 percent. Commissioner Levine Cava also posed the question on the plan to regulate and connect the downtown Kendall area to the Underline Project since it was not part of this plan.

Commissioner Sosa noted that once this plan was approved by the Board and implemented, a Conservancy Trust would be created in order to ensure the trail was not changed with the guidance of the County Attorney's Office; however, identifying the funding source was the first step.

Commissioner Levine Cava commented on this being a regional impacting project.

Vice Chairman Bovo commended the leadership of Commissioners Sosa and Suarez on this project.

In response to Vice Chairman Bovo's question regarding whether the idea was closed concerning a future rail from Blue Lagoon to Dadeland, Mr. Woerner said yes, and noted that if this proposal was approved there would be development at the nodes and/or open space for recreation in between and that would be the primary use in the green space areas, such as non-motorized type of travel and park land.

Commissioner Sosa pointed some areas were so narrow that any activity would impact the windows of the houses and the density was small and there were no green areas to offer from Coral Way to Blue Lagoon areas.

Assistant County Attorney Abbie Schwaderer Raurell advised that the amendments were included in Mr. Mayol noted as part of the record and she read the added amended language of the first two sentences.

FINAL OFFICIAL

Commissioner Moss commended the leadership of Commissioners Sosa and Suarez as well as FECI and all those involved within the community. He spoke of the opportunities that were ahead and the attraction of tourists.

It was moved by Commissioner Sosa to adopt Application No. 9 as amended. This motion was seconded by Commissioner Suarez, followed by a discussion.

Assistant County Attorney Schwaderer Raurell reviewed the amended language recommended from FECI and the additional change regarding the Bird Road development area related to maximum density that was aforementioned by Mr. Mayol.

Commissioner Diaz expressed his support for the item and commented on the importance of cycling and this was another phase that tied into the other projects, such as the Underline and the need to continue adding to this project because people should have an option.

Commissioner Souto commended everyone involved in working on this project. He spoke of the history and progress in development. Commissioner Souto spoke of similar projects in Brazil and the future of this County.

Commissioner Barreiro concurred with the comments made by his colleagues and noted his experience in growing up in the area of the subject property.

Mr. Woerner noted that approximately 99 percent of the plan would be complete upon approval and approval of the final action would come back to this Board in March 2016. He also noted the review of this resolution would be continued as feedback or modifications were received.

Commissioner Sosa expressed appreciation towards those persons who assisted people in District 6.

Hearing no further questions or comments the Board proceeded to vote that the foregoing proposed resolution be adopted as presented by the Department of Regulatory and Economic Resources.

The Board voted to transmit with change and adopt Application No. 9 with the following recommended amended language from Florida East Coast Industries (FECI) and the Department of Regulatory and Economic Resources:

On page 3-3 the first two sentences..."Recreational trail segments and associated amenities shall be designed in a manner sensitive to adjacent uses. Buffering should be considered in the design of the recreational trail segments where adjacent to single family residential."

Additionally, as it relates to non-habitable stories an added sentence should read as follows:

"There shall be no more than two non-habitable stories per building, in order to accommodate the design of recreational trail overpass.

4C1

152649 Ordinance

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 9, A CORRIDOR GENERALLY 100 FEET WIDE ALONG SW/NW 69 AVENUE FROM SW 80 STREET TO ±400 FEET NORTH OF NW 7 STREET, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE (Regulatory and Economic Resources)

*Adopted on first reading
Public Hearing: no date certain
Mover: Rebeca Sosa
Seconder: Xavier L. Suarez
Vote: 11- 0
Absent: Monestime, Heyman*

Report: Note: See Agenda Item 4C, Legislative File No. 152642

ADJOURNMENT



Jean Monestime, Chairman

ATTEST: HARVEY RUVIN, CLERK



By: _____
Christopher Agrippa, Deputy Clerk



**Board of County Commissioners
Comprehensive Development Master Plan
November 18, 2015**

Prepared by: Jill Thornton

EXHIBITS LIST

NO.	DATE	ITEM #	DESCRIPTION
1	11/18/2015		Memorandum from Commissioner Sally Heyman re: her absence from the Nov. 18, 2015 Comprehensive Development Master Plan (CDMP) hearing
2	11/18/2015		Memorandum from Chairman Jean Monestime re: CDMP Hearing Schedule (order of events)
3	11/18/2015	2A1	Report on May 2015 Cycle Applications to amend the Comprehensive Development Master Plan (Application Nos. 1 thru 9)
4	11/18/2015	3A1	RESOLUTION pertaining to May 2015 cycle applications requesting amendments to the CDMP; directing the Mayor or designee to act in accordance with the transmittal instructions included in this Resolution related to Application No. 1, located at the northeast corner of the intersection of NE 109 Street and NE 13 Avenue;
5	11/18/2015	3B1	RESOLUTION pertaining to May 2015 cycle applications requesting amendments to the CDMP; directing the Mayor or designee to act in accordance with the transmittal instructions included in this Resolution related to Application No. 2, located at the southeast corner of the intersection of SW 56 Street (Miller Road) and SW 89 Avenue;
6	11/18/2015	3C1	RESOLUTION pertaining to May 2015 cycle applications requesting amendments to the CDMP; directing the Mayor or designee to act in accordance with the transmittal instructions included in this Resolution related to Application No. 3, located at the southeast corner of the intersection of SW 56 Street and SW 127 Avenue;
7	11/18/2015	3D1	RESOLUTION pertaining to May 2015 cycle applications requesting amendments to the CDMP; directing the Mayor or designee to act in accordance with the transmittal instructions included in this Resolution related to Application No. 4, located on the west side of SW 132 Avenue and ±300 feet north of SW 136 Street;
8	11/18/2015	3E1	RESOLUTION pertaining to May 2015 cycle applications requesting amendments to the CDMP; directing the Mayor or designee to act in accordance with the transmittal instructions included in this Resolution related to Application No. 5, located at the northeast corner of the intersection of SW 184 Street and SW 112 Avenue;



Board of County Commissioners
Comprehensive Development Master Plan
November 18, 2015

NO.	DATE	ITEM #	DESCRIPTION
9	11/18/2015	3F1	RESOLUTION pertaining to May 2015 cycle applications requesting amendments to the CDMP; directing the Mayor or designee to act in accordance with the transmittal instructions included in this Resolution related to Application No. 6, located at the northeast corner of the intersection of SW 200 Street and SW 177 Avenue;
10	11/18/2015	4A1	ORDINANCE relating to Miami-Dade County Comprehensive Development Master Plan; providing disposition of Application No. 7, located between SW 64 street and SW 88 Street and between SW 177 Avenue and SW 167 avenue, filed in May 2015 cycle to amend the county's CDMP;
11	11/18/2015	4B	RESOLUTION pertaining to May 2015 cycle applications requesting amendments to the CDMP; directing the Mayor or designee to act in accordance with the transmittal instructions included in this Resolution related to Application No. 8, located at the southeast corner of the intersection of SW 88 Street and SW 177 Avenue;
12	11/18/2015	4B1	ORDINANCE relating to Miami-Dade County Comprehensive Development Master Plan; providing disposition of Application No. 8, located at the southeast corner of the intersection SW 88street and SW 177 Avenue; filed in May 2015 cycle to amend the county's CDMP;
13	11/18/2015	Application No. 4	Declaration of Restrictions
14	11/18/2015	Application No. 6	Map of existing and proposed ROW lines
15	11/18/2015	Application No. 9	Requesting Amendment to the Comprehensive Development Master Plan – pertaining to the Ludlam Trail Corridor District
16	11/18/2015	Application Nos 1 - 8	Additional Items submitted by the Department of Regulatory and Economic Resources for the May 2015 Cycle Applications to amend the CDMP
17	11/18/2015		List of exhibits prepared by Nelson Diaz, submitted for the record and transferred to the care, custody and control of the Department of Regulatory and Economic Resources
18	11/18/2015		Speaker's Cards



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

TO: Honorable Jean Monestime, Chairman
and Members of the Board of County
Commissioners

DATE: November 16, 2015

FROM: Sally A. Heyman
Commissioner
District 4

SUBJECT: Absence CDMP Meeting
November 18, 2015

A handwritten signature in black ink, appearing to read "Sally Heyman", written over a horizontal line.

Please be advised that I will not be able to attend the CDMP meeting scheduled for Wednesday, November 18, 2015. I will be out of town attending the Misdemeanor Justice Project Conference and the FAC Legislative Conference.

Sorry for the inconvenience my absence may cause. Thank you.

cc: Abigail Price-Williams, County Attorney
Christopher Agrippa, Division Chief, Clerk of the Board

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By the Clerk for the record.

NOV 18 2015

Item _____
Exhibit _____
Meeting CDMP

CLERK OF THE BOARD

2015 NOV 17 PM 3:14

CLERK, CIRCUIT & COUNTY CTS
MIAMI-DADE COUNTY, FLA.
#1



MEMORANDUM
OFFICE OF CHAIRMAN JEAN MONESTIME
Board of County Commissioners

TO: Vice-Chair Esteban Bovo and Members,
Board of County Commissioners

DATE: November 17, 2015

FROM: Chairman Jean Monestime
Miami-Dade Board of County Commissioners

SUBJECT: CDMP Hearing Schedule

For the convenience of the public, and to ensure citizens are afforded every reasonable opportunity to participate, at the beginning of Wednesday's Comprehensive Development Master Plan meeting, I intend to request a motion to continue the public hearings as to some of the applications to amend the Comprehensive Development Master Plan. My request will be that Small-scale applications 1-6 be heard on Wednesday, November 18th, and that Standard applications 7, 8, and 9 be heard on Thursday, December 3rd, 2015, at 9:30 a.m.

The Planning Advisory Board held hearings on two days to consider all of the applications filed for the May 2015 Amendment Cycle: Applications 1-6 on October 19th required 6 hours and 31 minutes; and Applications 7, 8 and 9 on November 2nd, 2015 required 7 hours and 31 minutes.

Your cooperation and consent to this accommodation to facilitate the public interest in our decisions is greatly appreciated. In anticipation of your favorable consideration of this arrangement, I have instructed our communications staff to alert the public and the applicants of my request to adjust the schedule.

c: Mayor Carlos Gimenez
Abigail Price Williams, County Attorney
Christopher Agrippa, Clerk of the Board

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By the Clerk for the Board

NOV 18 2015

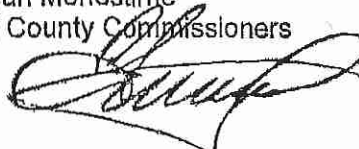
Item: _____
Exhibit: _____
Meeting: CDMP

Date: November 18, 2015

Agenda Item No. 2(A)(1)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor



Subject: Report on May 2015 Cycle Applications to Amend the Comprehensive Development Master Plan

Recommendation

It is recommended that the Board of County Commissioners (Board) take action on Application Nos. 1 through 9 filed in the May 2015 Cycle Applications to amend the Comprehensive Development Master Plan (CDMP). The Board is scheduled to take final action on small-scale Application Nos. 1 through 6 and transmittal action on standard Application Nos. 7, 8 and 9, as indicated in the table below and further detailed in this memorandum.

APPLICATION NUMBER	ITEMS FOR CONSIDERATION BY THE BOARD
Application No. 1 (Small-scale Application)	Item No. 3A – Ordinance (Final Action) Item No. 3A1 – Resolution for Transmittal to the Florida Department of Economic Opportunity/State Land Planning Agency (if converted from a Small Scale to a Standard Application)
Application No. 2 (Small-scale Application)	Item No. 3B – Ordinance (Final Action) Item No. 3B1 – Resolution for Transmittal to the State Land Planning Agency (if converted from a Small Scale to a Standard Application)
Application No. 3 (Small-scale Application)	Item No. 3C – Ordinance (Final Action) Item No. 3C1 – Resolution for Transmittal to the State Land Planning Agency (if converted from a Small Scale to a Standard Application)
Application No. 4 (Small-scale Application)	Item No. 3D – Ordinance (Final Action) Item No. 3D1 – Resolution for Transmittal to the State Land Planning Agency (if converted from a Small Scale to a Standard Application)
Application No. 5 (Small-scale Application)	Item No. 3E – Ordinance (Final Action) Item No. 3E1 – Resolution for Transmittal to the State Land Planning Agency (if converted from a Small Scale to a Standard Application)
Application No. 6 (Small-scale Application)	Item No. 3F – Ordinance (Final Action) Item No. 3F1 – Resolution for Transmittal to the State Land Planning Agency (if converted from a Small Scale to a Standard Application)
Application No. 7 (Standard Application)	Item No. 4A – Resolution for Transmittal to the State Land Planning Agency Item No. 4A1 – Ordinance (First Reading)
Application No. 8 (Standard Application)	Item No. 4B – Resolution for Transmittal to the State Land Planning Agency Item No. 4B1 – Ordinance (First Reading)
Application No. 9 (Standard Application)	Item No. 4C – Resolution for Transmittal to the State Land Planning Agency Item No. 4C1 – Ordinance (First Reading)

PREPARED
By the Clerk for the record.

NOV 18 2015

Item _____
Exhibit _____
Meeting CDMP

1

Small Scale Applications

Background

Six (6) small-scale applications (Application Nos. 1, 2, 3, 4, 5 and 6) were filed in the May 2015 Cycle of Applications to amend the CDMP. A description of the six (6) small-scale applications and the recommendations of the Regulatory and Economic Resources Department, the affected community councils, and the Local Planning Agency are provided in Attachment A.

The attached Ordinances (Agenda Item Nos. 3A, 3B, 3C, 3D, 3E and 3F; approved on first reading on November 3, 2015) provide for the Board's action on small-scale amendment Application Nos. 1, 2, 3, 4, 5 and 6 respectively, filed in the May 2015 Cycle of Applications requesting amendments to the CDMP. State law allows the adoption of the referenced small-scale applications at the Board's CDMP public hearing currently scheduled for November 18, 2015. A CDMP amendment application is eligible, under Section 163.3187, Florida Statutes (F.S.), to be processed as a small-scale amendment to the local comprehensive plan if it involves ten (10) or fewer acres and the maximum total acreage in a calendar year for small-scale amendments does not exceed 120 acres. Since the County has not exceeded the acreage limitations for small-scale amendments to the CDMP for calendar year 2015, the Board has the ability to approve the proposed small-scale amendment Application Nos. 1 through 6 totaling approximately 29.89 gross acres, without prior review by the State Land Planning Agency.

At the November 18, 2015 public hearing, the Board will take final action on the attached ordinances providing for final disposition of the May 2015 Cycle small-scale applications. Such action may be to adopt, adopt with change or not adopt the referenced small-scale amendment applications. If the Board does not adopt the referenced small-scale amendments, the Board may elect, by separate resolutions (Agenda Item Nos. 3A1, 3B1, 3C1, 3D1, 3E1, and 3F1), to transmit the proposed small-scale amendments to the State Land Planning Agency and other state and regional agencies for review and comments, and then take final action in or about March 2016, after State review. Denial or failure to adopt a small scale amendment and failure to transmit a CDMP amendment application to the reviewing agencies for review effectively denies approval of the application for the amendment cycle.

Scope

The CDMP is a broad-based countywide policy-planning document created to guide future growth and development, to ensure the adequate provision of public facilities and services for existing and future populations in Miami-Dade County, and to maintain or improve the quality of the natural and man-made environment in the County. While the adopted text of the CDMP generally applies countywide, some text amendment applications and individual, site-specific Land Use Plan map amendment applications may have localized impact on one or more Commission Districts. Application No. 1 is located within District 3 (Commissioner Audrey M. Edmonson); Application Nos. 2 and 3 are located within District 10 (Senator Javier D. Souto); Application Nos. 4 and 5 are located within District 9 (Commissioner Dennis C. Moss); and Application No. 6 is located within District 8 (Commissioner Daniella Levine Cava).

Fiscal Impact

The development allowed by the CDMP amendment Application Nos. 1 through 6 may have varying impacts on County services. The impacts associated with each application are discussed in the "Initial Recommendations, May 2015 Applications to Amend the Comprehensive Development Master Plan" report dated August 2015. However, no significant fiscal impact to the County is anticipated as the impact on services would be covered by additional fees and tax revenues generated by the resulting activities.

Social Equity Statement

The recommendations of the Director on Application Nos. 1 through 6 as contained in the document titled "Initial Recommendations, May 2015 Applications to Amend the Comprehensive Development Master Plan," dated August 2015, which was prepared in accordance with Section 2-116.1 of the Code of Miami-Dade County, includes, among other things, a compatibility analysis and conclusion that satisfies the requirements of Ordinance No. 15-83, regarding social equity, to the extent applicable to these applications.

2

Track Record/Monitor

Amendments to the CDMP do not involve contracts so a track record/monitor is not applicable.

Standard Applications

Background

Three (3) standard applications (Application Nos. 7, 8 and 9) were filed in the May 2015 Cycle of Applications to amend the CDMP. A description of the standard applications and the recommendations of the Regulatory and Economic Resources Department, the affected community councils, and the Local Planning Agency are provided in Attachment A.

At the conclusion of the public hearing for each standard application filed in the May 2015 Cycle of Applications, the Board will take action on a resolution issuing transmittal instructions for each application to the State Land Planning Agency. Each resolution (Agenda Item Nos. 4A, 4B and 4C) will also incorporate a request for the reviewing agencies to review and return their comments on the transmitted application before the Board takes final actions. After adoption of the transmittal resolutions, the Board will be requested to approve, on first reading, an ordinance for each transmitted application (Agenda Item Nos. 4A1, 4B1 and 4C1) that will be used at a later date to take final action on the pending applications. A subsequent public hearing, to be scheduled for February/March 2016, will be held for the Board to take final action on the standard applications that are transmitted to the State Land Planning Agency and other reviewing agencies.

Scope

Application Nos. 7 and 8 are located within District 11 (Commissioner Juan C. Zapata); and Application No. 9 is located within Districts 6 and 7 (Commissioner Rebeca Sosa and Commissioner Xavier L. Suarez, respectively).

Fiscal Impact

The development allowed by the CDMP amendment Application Nos. 7, 8 and 9 may have varying impacts on County services. The impacts associated with each application are discussed in the "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan" report dated August 2015. In addition, Application No. 9 proposes a ±6-mile continuous, publicly accessible recreational trail (Ludlam Trail) that could generate fiscal impacts to the County if the construction, maintenance, and/or operational responsibilities for the recreational trail are assumed by the County. Application No. 9 in its current form does not definitively identify which agency/entity would be responsible for the construction, maintenance, and operation of the recreational trail. Based on potential plans to develop the property as a basic bike and pedestrian trail, such development is estimated at \$20 million and is not inclusive of any acquisition costs, or other capital improvements that may be necessary to effectuate connectivity of the trail. Additionally, the \$20 million development estimate may not be inclusive of all the amenities contemplated in the Ludlam Trail Corridor Charrette Report transmitted to the Board on September 11, 2015. Estimated costs to operate and maintain the developed trail begin at \$620,000 annually, which only includes landscaping and facility maintenance costs, but does not include any active programming.

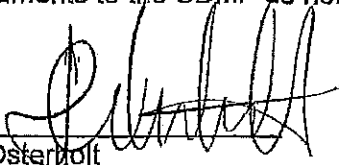
Social Equity Statement

The recommendations of the Director on Application Nos. 7, 8 and 9 as contained in the document titled "Initial Recommendations, May 2015 Applications to Amend the Comprehensive Development Master Plan," dated August 2015, which was prepared in accordance with Section 2-116.1 of the Code of Miami-Dade County, includes, among other things, a compatibility analysis and conclusion that satisfies the requirements of Ordinance No. 15-83, regarding social equity, to the extent applicable to these applications.

Honorable Chairman Jean Monestime
and Members, Board of County Commissioners
Page No. 4

Track Record/Monitor

Amendments to the CDMP do not involve contracts so a track record/monitor is not applicable.



Jack Osterhoff
Deputy Mayor

Attachment A

Summary of Recommendations
 May 2015 Applications to Amend the Comprehensive Development Master Plan for Miami-Dade County, Florida
 November 2, 2015

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015 and November 2, 2015	BCC Action/ Recommendation November 18, 2015
1/ small-scale	<p>Mayres LLC, a Florida limited liability company/Stanley B. Price, Esq., Brian S. Adler, Esq., & Wendy Francois, Esq.</p> <p>Northeast corner of the intersection of NE 109 Street and NE 13 Avenue (1.16 gross acres; 0.828 net acres)</p> <p><u>Requested Amendment to the LUP Map:</u></p> <ol style="list-style-type: none"> Redesignate the application site: From: "Medium Density Residential (13 to 25 dwelling units per gross acre.)" To: "Business and Office" Revise the Restrictions Table in Appendix A on page i-95 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. 	3/ Edmonson	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment)</p>	<p>Biscayne Shores CC7: Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment) CC 07-1-15 (09-30-15)</p>	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions - as a Small-scale Amendment (10-19-15)</p>	
2/ small-scale	<p>TEPA Properties LLC/Jonathan J. Coto, Esq., & Rene J. Garcia, Jr. Esq.</p> <p>Southeast corner of the intersection of SW 56 Street (Miller Road) and SW 89 Avenue (2.46 gross acres; 1.87 net acres).</p> <p><u>Requested Amendment to the LUP Map:</u></p> <ol style="list-style-type: none"> Redesignate the application site: From: "Low Density Residential (2.5 to 6 dwelling units per gross acre)" To: "Business and Office" Revise the Restrictions Table in Appendix A on page i-95 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. 	10/ Souto	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment)</p>	<p>Kendall CC12: Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment) with the recommendation that the Declaration of Restrictions limit the Business and Office use of the property to the restaurant use and ancillary uses to a restaurant, and be at all times compatible with the surrounding residential area. CC 12-2-15 (09-21-15)</p>	<p>Adopt with Acceptance of the Proffered Declaration of Restrictions - as a Small-scale Amendment (10-19-15)</p>	

5

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015 and November 2, 2015	BCC Action/ Recommendation November 18, 2015
3/ small-scale	<p>Southeast Investments, Inc./Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Richard A Perez, Esq., Alejandro J. Arias, Esq., & Pedro Gassant, Esq.</p> <p>Southeast corner of the intersection of SW 56 Street (Miller Road) and SW 127 Avenue. (10.0 gross acres; 8.45 net acres)</p> <p><u>Requested Amendment to the LUP map</u></p> <p>1. Redesignate the application site: From: "Agriculture" To: "Business and Office"</p> <p>2. Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions, if accepted by the Board of County Commissioners.</p>	10/ Souto	Deny	West Kendall CC11: Deny CC-11-1-15 (09-24-15)	Transmit as a Standard Amendment with the Proffered Declaration of Restrictions (10-19-15)	
4/ small-scale	<p>TCAG, LLC, a Florida limited liability company/Alberto J. Parfada, Esq. & Parfada J. Corral, Esq.</p> <p>West side of SW 132 Avenue and ±300 feet north of SW 136 Street (±10.00 gross acres; ±9.9 net acres)</p> <p><u>Requested Amendment to the LUP map</u></p> <p>Redesignate the application site: From: "Industrial and Office" To: "Office/Residential"</p>	9/ Moss	Deny	West Kendall CC11: Adopt as a Small-scale Amendment CC 11-2-15 (09-24-15)	Adopt as a Small-Scale Amendment (10-19-15)	

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015 and November 2, 2015	BCC Action/ Recommendation November 18, 2015
5/ small-scale	<p>Brown Development Group LLC/Juan J. Mayo, Jr., Esq., Hugo P. Aiza, Esq., Richard A Perez, Esq., Alejandro J. Arias, Esq., & Pedro Gassant, Esq.</p> <p>Northeast corner of the intersection of SW 184 Street and SW 112 Avenue / (±2.19 gross acres; ±1.98 net acres)</p> <p><u>Requested Amendment to the LUP Map:</u></p> <p>1. Redesignate the application site: From: "Office/Residential" To: "Business and Office"</p> <p>2. Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the Proffered Declaration of Restrictions, if accepted by the Board of County Commissioners.</p>	9/ Moss	Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment)	Redland CC14: Adopt with Acceptance of the Proffered Declaration of Restrictions (as a Small-scale Amendment) CC 14-2-15 (09-22-15)	Adopt with Acceptance of the Proffered Declaration of Restrictions - as a Small-scale Amendment (10-19-15)	
6/ small-scale	<p>Otto E & Barbara J. Kaufmann, Co-Trustees of The Kaufmann Family Trust/Tracy R. Slavens, Esq.</p> <p>Northeast corner of the intersection SW 200 Street (Quail Roost Drive) and SW 177 Avenue (±4.08 gross acres; ±3.17 net acres)</p> <p><u>Requested Amendment to the LUP map</u> Redesignate the application site: From: "Business and Office" and "Agriculture" To: "Business and Office"</p>	8/ Levine Cava	Adopt as a Small-scale Amendment	Redland CC14: Adopt as a Small-scale Amendment CC 14-3-15 (09-22-15)	Adopt as a Small-Scale Amendment (10-19-15)	

Application Number/Type	Locations/Acreage/Requested Amendment	BCC District/Commissioner	Department's Initial Recommendation	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation	BCC Action/Recommendation
7/ standard	<p>Wonderly Holdings, Inc., HL Mills Family LLC, Luis A. Posada, Section 31 Tract 50 Corp, G.C.A.M. Investment Corp., Limonar Development, Inc. & Section 31 Tract 19 Corp./Mario Garcia-Serra, Esq., Francisco Pines, Esq. & David Mangiero, Esq.</p> <p>Between SW 64 Street and SW 88 Street (Kendall Drive), and between SW 177 Avenue (Krome Avenue) and SW 167 Avenue.</p> <p>(±859.0 gross acres; ±831.4 net acres)</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> Expand the 2020 Urban Development Boundary (UDB) to include the application site. Amend the Land Use Element of the CDMP to create the "Green City Miami" land use category. Redesignate ±819 gross acres (±791 net acres) of the application site on the Land Use Plan map: From: "Agriculture" To: "Green City Miami" Amend the CDMP Adopted 2020 and 2030 Land Use Plan map to designate a new Metropolitan Urban Center and a new Community Urban Center. Amend Policy LU-8F of the CDMP Land Use Element. Create new Policy LU-8J of the CDMP Land Use Element. Amend Figure 1 (Planned Year 2025 Roadway Network), Figure 3 (Roadway Functional Classification Year 2025), and Figure 6 (Planned Non-Motorized Network Map) in the Traffic Circulation Subelement of the CDMP to upgrade the designation of some segments of certain roadways of the County's roadway system. 	11/ Zapata	Deny and Do Not Transmit	West Kendall CC11: Deny and Do Not Transmit CC 11-3-15 (09-29-15)	Deny and Do Not Transmit (11-02-15)	BCC Action/Recommendation November 18, 2015

Application Number/ Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PABLPA Recommendation October 19, 2015 and November 2, 2015	BCC Action/ Recommendation November 18, 2015
8/ standard	<p>Neighborhood Planning Company, LLC/ Joseph G. Goldstein Esq., Richard A Perez, Esq & Hugo P. Arza, Esq.</p> <p>Southeast corner of the intersection SW 88 Street (Kendall Drive) and SW 177 Avenue (±61.1 gross acres; ±53.4 net acres)</p> <p><u>Requested Amendment to CDMP Text and LUP Map:</u></p> <ol style="list-style-type: none"> Expand the 2020 Urban Development Boundary (UDE) to include the application site; Redesignate Parcel A (±51.1 gross acres; ±46.04 net acres) of the application site on the Land Use Plan map: From: "Agriculture" To: "Industrial and Office" Redesignate Parcel B (±10.00 gross acres; ±7.36 net acres) of the application site on the Land Use Plan map: From: "Agriculture" To: "Business and Office" Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. 	11/ Zapata	Deny and Do Not Transmit	West Kendall CC11: Transmit and Adopt with Acceptance of the Proffered Declaration of Restrictions CC 11-4-15 (09-29-15)	Transmit with the Proffered Declaration of Restrictions (11-02-15)	

5

Application Number/Type	Location/Acreage/ Requested Amendment	BCC District/ Commissioner	Department's Initial Recommendation August 25, 2015	Community Council Recommendation, Resolution # and Date	PAB/LPA Recommendation October 19, 2015 and November 2, 2015	BCC Action/ Recommendation November 18, 2015
9/ standard	<p>Miami-Dade County/Jack Osterholt, Deputy Mayor/Director, Department of Regulatory and Economic Resources.</p> <p>A corridor generally 100 feet wide and bounded on the south by SW 80 Street and on the north by 400 feet north of NW 7 Street.</p> <p><u>Requested Amendment to CDMP Text and LUP Map:</u></p> <ol style="list-style-type: none"> 1. Add text within the Land Use Element to create a new CDMP Land Use category titled "Special District." 2. Create a subcategory under the Special District text titled "Ludlum Trail Corridor District." 3. Apply the new "Special District" designation to the former FEC railroad corridor on the CDMP Land Use Plan Map: From: "Transportation (ROW, Rail, Metrorail, Etc.)" To: "Special District" 4. Add a new policy within the Intergovernmental Coordination Element to coordinate with the City of Miami for those portions of the corridor that are located within the municipal boundaries of the City. 5. Add a new policy within the Recreation and Open Space Element to encourage developers of residential uses within the Ludlum Trail Corridor District to dedicate park land, improvements, and maintenance or some combination that adequately meets the developer's obligation to provide local recreation open space. 	6/ Sosa and 7/ Suarez	Transmit and Adopt	<p>North Central CC8: Transmit and Adopt CC 08-01-15 (09-30-15)</p> <p>Westchester CC10: Transmit and Adopt with Conditions – limit height of buildings to six stories in Tamiami Trail Development Area; provide solution to issue of pedestrian crossings at major intersections; and ingress/egress from east except for emergency vehicles. CC 10-1-15 (09-28-15)</p> <p>Kendall CC12: Transmit and Adopt with Conditions: 1) that a buffer be erected between the trail and the single-family homes as recommended in the charrette from SW 48 to SW 80 Streets; 2) no parks be developed between SW 48 and SW 80 Street; 3) that there be connectivity of the trail across roadways, 4-lanes or wider; 4) no east bound egress/ingress except for emergency vehicles at SW 48 Street to Bird Road area; 5) tie development of the trail to building within the development areas; and 6) limit building height within the Bird Road Development Area to no more than 4 stories. CC 12-3-15 (09-21-15)</p>	Transmit and Adopt with the conditions recommended by Community Councils 10 and 12 (11-02-15)	

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

Notes:

BCC: Board of County Commissioners; LPA: Local Planning Agency

CC (7) Biscayne Shores Community Council; CC (8): North Central Community Council; CC (10): Westchester Community Council;

CC (11) West Kendall Community Council; (12): Kendall Community Council; CC (14): Redland Community Council

Memorandum



Date: November 18, 2015

Agenda Item No. 3(A)(1)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution for Application No. 1 in the May 2015 Cycle Applications to Amend the Comprehensive Development Master Plan

The attached resolution addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.

Jack Osterhoff
Deputy Mayor

RECEIVED
By the Clerk for the record.

NOV 18 2015

Item _____
Exhibit _____
Meeting COMP

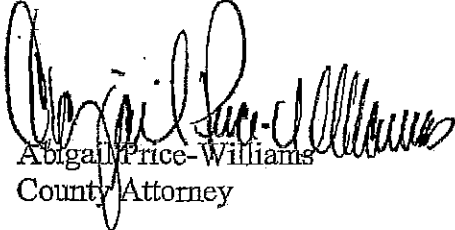


MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 18, 2015

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 3(A)(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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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 _____

Agenda Item No. 3(A)(1)
11-18-15

RESOLUTION NO. _____

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 1, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF NE 109 STREET AND NE 13 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 1; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade County Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the 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 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 Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 1 was filed by a private party in the May 2015 Cycle of Applications to amend the CDMP ("May 2015 CDMP Amendment Cycle") and is contained in

the document titled "May 2015 Applications to Amend the Comprehensive Development Master Plan," dated June 22, 2015, and kept on file with the Department; and

WHEREAS, Section 163.3187, Florida Statutes, sets forth a process for adoption of small-scale comprehensive plan amendments ("small scale amendments"); and

WHEREAS, Miami-Dade County's procedures provide for the expedited processing of small-scale amendments that may be adopted as set forth in section 163.3187, Florida Statutes; and

WHEREAS, Application No. 1 is eligible and has requested expedited adoption as a small-scale CDMP amendment; and

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2015 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan", dated August 2015 and kept on file with the Department; and

WHEREAS, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of Application No. 1; and

WHEREAS, at the public hearing conducted to address transmittal of the May 2015 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board can, by ordinance, take final action to adopt, adopt with change, or not adopt the requested small-scale amendment, Application No. 1, or the Board can take action to transmit Application No. 1 to the reviewing agencies; and

WHEREAS, the Department may issue final recommendations addressing the May 2015 CDMP Amendment Cycle Applications that are transmitted to the reviewing agencies; and

WHEREAS, this Board desires to further evaluate, without prejudice, Application No. 1 filed for review and action during the May 2015 CDMP Amendment Cycle, if hereby transmitted,

NOW, THEREFORE, BE IT RESOLVED 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. The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
1	<p>Mayres LLC, a Florida limited liability company/Stanley B. Price, Esq., Brian S. Adler, Esq. & Wendy Francois, Esq.</p> <p>Northeast corner of the intersection of NE 109 Street and NE 13 Avenue (±1.16 gross acres; ±0.828 net acres)</p> <p><u>Requested Amendment to the LUP Map:</u></p> <ol style="list-style-type: none"> 1. Redesignate the application site <ul style="list-style-type: none"> From: "Medium Density Residential (13 to 25 dwelling units per gross acre.)" To: "Business and Office" 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board. <p>Small-scale Amendment</p>	

Section 3. The Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

Section 4. The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

Section 5. The Board declares its intention to advertise and conduct one or more public hearings in calendar year 2016 to address the pending May 2015 CDMP Amendment Cycle application.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Dennis A. Kerbel

Memorandum



Date: November 18, 2015

Agenda Item No. 3(B)(1)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution for Application No. 2 in the May 2015 Cycle Applications to Amend the Comprehensive Development Master Plan

The attached resolution addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.



Jack Osterholt
Deputy Mayor

RECEIVED
By Asst. Clerk for the record.

NOV 18 2015

Item _____
Exhibit _____
Meeting COMP

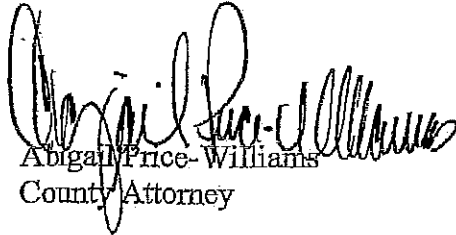


MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 18, 2015

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 3(B)(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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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 _____

Agenda Item No. 3(B)(1)
11-18-15

RESOLUTION NO. _____

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 2, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 56 STREET (MILLER ROAD) AND SW 89 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 2; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade County Board of County Commissioners (“Board”) adopted the Miami-Dade County Comprehensive Development Master Plan (“CDMP”) in 1988; and

WHEREAS, the 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 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 Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources (“Department”) by private parties or by the County; and

WHEREAS, Application No. 2 was filed by a private party in the May 2015 Cycle of Applications to amend the CDMP (“May 2015 CDMP Amendment Cycle”) and is contained in

the document titled "May 2015 Applications to Amend the Comprehensive Development Master Plan," dated June 22, 2015, and kept on file with the Department; and

WHEREAS, Section 163.3187, Florida Statutes, sets forth a process for adoption of small-scale comprehensive plan amendments ("small scale amendments"); and

WHEREAS, Miami-Dade County's procedures provide for the expedited processing of small-scale amendments that may be adopted as set forth in section 163.3187, Florida Statutes; and

WHEREAS, Application No. 2 is eligible and has requested expedited adoption as a small-scale CDMP amendment; and

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2015 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan", dated August 2015 and kept on file with the Department; and

WHEREAS, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of Application No. 2; and

WHEREAS, at the public hearing conducted to address transmittal of the May 2015 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board can, by ordinance, take final action to adopt, adopt with change, or not adopt the requested small-scale amendment, Application No. 2, or the Board can take action to transmit Application No. 2 to the reviewing agencies; and

WHEREAS, the Department may issue final recommendations addressing the May 2015 CDMP Amendment Cycle Applications that are transmitted to the reviewing agencies; and

WHEREAS, this Board desires to further evaluate, without prejudice, Application No. 2 filed for review and action during the May 2015 CDMP Amendment Cycle, if hereby transmitted,

NOW, THEREFORE, BE IT RESOLVED 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. The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
2	<p>TEPA Properties LLC/Jonathan J. Coto, Esq. & Rene J. Garcia, Jr. Esq.</p> <p>Southeast corner of the intersection of SW 56 Street (Miller Road) and SW 89 Avenue (±2.46 gross; ±1.87 net)</p> <p><u>Requested CDMP Amendment:</u></p> <ol style="list-style-type: none"> 1. Re-designate application site on the Land Use Plan map: From: "Low Density Residential (6 to 13 dwelling units per gross acre)" To: "Business and Office" 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board. <p>Small-scale Amendment</p>	

Section 3. The Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

Section 4. The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

Section 5. The Board declares its intention to advertise and conduct one or more public hearings in calendar year 2016 to address the pending May 2015 CDMP Amendment Cycle application.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

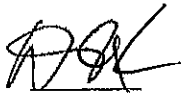
The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Dennis Kerbel

Memorandum



Date: November 18, 2015


Agenda Item No. 3(C)(1)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution for Application No. 3 in the May 2015 Cycle Applications to Amend the Comprehensive Development Master Plan

The attached resolution addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.



Jack Osterholt
Deputy Mayor

RECEIVED
By the Clerk for the record.

NOV 18 2015

Item _____
Exhibit _____
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MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 18, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 3(C)(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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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 _____

Agenda Item No. 3(C)(1)
11-18-15

RESOLUTION NO. _____

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 3, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF SW 56 STREET AND SW 127 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 3; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade County Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the 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 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 Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 3 was filed by a private party in the May 2015 Cycle of Applications to amend the CDMP ("May 2015 CDMP Amendment Cycle") and is contained in

the document titled "May 2015 Applications to Amend the Comprehensive Development Master Plan," dated June 22, 2015, and kept on file with the Department; and

WHEREAS, Section 163.3187, Florida Statutes, sets forth a process for adoption of small-scale comprehensive plan amendments ("small scale amendments"); and

WHEREAS, Miami-Dade County's procedures provide for the expedited processing of small-scale amendments that may be adopted as set forth in section 163.3187, Florida Statutes; and

WHEREAS, Application No. 3 is eligible and has requested expedited adoption as a small-scale CDMP amendment; and

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2015 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan", dated August 2015 and kept on file with the Department; and

WHEREAS, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of Application No. 3; and

WHEREAS, at the public hearing conducted to address transmittal of the May 2015 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board can, by ordinance, take final action to adopt, adopt with change, or not adopt the requested small-scale amendment, Application No. 3, or the Board can take action to transmit Application No. 3 to the reviewing agencies; and

WHEREAS, the Department may issue final recommendations addressing the May 2015 CDMP Amendment Cycle Applications that are transmitted to the reviewing agencies; and

WHEREAS, this Board desires to further evaluate, without prejudice, Application No. 3 filed for review and action during the May 2015 CDMP Amendment Cycle, if hereby transmitted,

NOW, THEREFORE, BE IT RESOLVED 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. The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
3	<p>Southeast Investments, Inc./Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Richard A Perez, Esq., Alejandro J. Arias, Esq. & Pedro Gassant, Esq.</p> <p>Southeast corner of the intersection of SW 56 Street (Miller Road) and SW 127 Avenue (±10.0 gross; ±8.45 net)</p> <p><u>Requested CDMP Amendment:</u></p> <ol style="list-style-type: none"> 1. Re-designate application site on the Land Use Plan map: From: "Agriculture" To: "Business and Office" 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board. <p>Small-scale Amendment</p>	

Section 3. The Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

Section 4. The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

Section 5. The Board declares its intention to advertise and conduct one or more public hearings in calendar year 2016 to address the pending May 2015 CDMP Amendment Cycle application.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Dennis Kerbel

Memorandum



Date: November 18, 2015

Agenda Item No. 3(D)(1)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution for Application No. 4 in the May 2015 Cycle Applications to Amend the Comprehensive Development Master Plan

The attached resolution addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.

Jack Osterholt
Deputy Mayor

RECEIVED
By the Clerk for the record.

NOV 18 2015

Item: _____
Exhib: _____
Meeting: CDMP

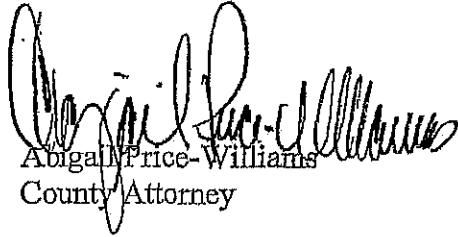


MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 18, 2015

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 3(D)(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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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 _____

Agenda Item No. 3(D)(1)
11-18-15

RESOLUTION NO. _____

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 4, LOCATED ON THE WEST SIDE OF SW 132 AVENUE AND ±300 FEET NORTH OF SW 136 STREET; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 4; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade County Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the 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 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 Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 4 was filed by a private party in the May 2015 cycle of applications to amend the CDMP ("May 2015 CDMP Amendment Cycle") and is contained in

the document titled "May 2015 Applications to Amend the Comprehensive Development Master Plan," dated June 22, 2015, and kept on file with the Department; and

WHEREAS, Section 163.3187, Florida Statutes, sets forth a process for adoption of small-scale comprehensive plan amendments ("small scale amendments"); and

WHEREAS, Miami-Dade County's procedures provide for the expedited processing of small-scale amendments that may be adopted as set forth in section 163.3187, Florida Statutes; and

WHEREAS, Application No. 4 is eligible and has requested expedited adoption as a small-scale CDMP amendment; and

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2015 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan", dated August 2015 and kept on file with the Department; and

WHEREAS, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of Application No. 4; and

WHEREAS, at the public hearing conducted to address transmittal of the May 2015 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board can, by ordinance, take final action to adopt, adopt with change, or not adopt the requested small-scale amendment, Application No. 4, or the Board can take action to transmit Application No. 4 to the reviewing agencies; and

WHEREAS, the Department may issue final recommendations addressing the May 2015 CDMP Amendment Cycle Applications that are transmitted to the reviewing agencies; and

WHEREAS, this Board desires to further evaluate, without prejudice, Application No. 4 filed for review and action during the May 2015 CDMP Amendment Cycle, if hereby transmitted,

NOW, THEREFORE, BE IT RESOLVED 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. The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
4	<p>TCAG, LLC, a Florida limited liability company/Alberto J. Parlade, Esq. & Parlade J. Corral, Esq.</p> <p>West side of SW 132 Avenue and ±300 feet north of SW 136 Street (±10.0 gross; ±9.9 net)</p> <p><u>Requested CDMP Amendment:</u> Re-designate application site on the Land Use Plan map: From: "Industrial and Office" To: "Office/Residential"</p> <p>Small-scale Amendment</p>	

Section 3. The Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

Section 4. The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

Section 5. The Board declares its intention to advertise and conduct one or more public hearings in calendar year 2016 to address the pending May 2015 CDMP Amendment Cycle application.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____ and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman

Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro

Jose "Pepe" Diaz

Sally A. Heyman

Dennis C. Moss

Sen. Javier D. Souto

Juan C. Zapata

Daniella Levine Cava

Audrey M. Edmonson

Barbara J. Jordan

Rebeca Sosa

Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Dennis Kerbel

Memorandum

MIAMI DADE
COUNTY

Date: November 18, 2015

Agenda Item No. 3(E)(1)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution for Application No. 5 in the May 2015 Cycle Applications to Amend the
Comprehensive Development Master Plan

The attached resolution addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.



Jack Osterholt
Deputy Mayor

RECEIVED
By the Clerk for the record.

NOV 18 2015

Date _____
Exhibit _____
Meeting COMP



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 18, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 3(E)(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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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 _____

Agenda Item No. 3(E)(1)
11-18-15

RESOLUTION NO. _____

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 5, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION OF SW 184 STREET AND SW 112 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 5; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade County Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the 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 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 Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 5 was filed by a private party in the May 2015 Cycle of Applications to amend the CDMP ("May 2015 CDMP Amendment Cycle") and is contained in

the document titled "May 2015 Applications to Amend the Comprehensive Development Master Plan," dated June 22, 2015, and kept on file with the Department; and

WHEREAS, Section 163.3187, Florida Statutes, sets forth a process for adoption of small-scale comprehensive plan amendments ("small scale amendments"); and

WHEREAS, Miami-Dade County's procedures provide for the expedited processing of small-scale amendments that may be adopted as set forth in section 163.3187, Florida Statutes; and

WHEREAS, Application No. 5 is eligible and has requested expedited adoption as a small-scale CDMP amendment; and

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2015 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan", dated August 2015 and kept on file with the Department; and

WHEREAS, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of Application No. 5; and

WHEREAS, at the public hearing conducted to address transmittal of the May 2015 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board can, by ordinance, take final action to adopt, adopt with change, or not adopt the requested small-scale amendment, Application No. 5, or the Board can take action to transmit Application No. 5 to the reviewing agencies; and

WHEREAS, the Department may issue final recommendations addressing the May 2015 CDMP Amendment Cycle Applications that are transmitted to the reviewing agencies; and

WHEREAS, this Board desires to further evaluate, without prejudice, Application No. 5 filed for review and action during the May 2015 CDMP Amendment Cycle, if hereby transmitted,

NOW, THEREFORE, BE IT RESOLVED 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. The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
5	<p>Brown Development Group LLC/Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Richard A Perez, Esq., Alejandro J. Arias, Esq. & Pedro Gassant, Esq.</p> <p>Northeast corner of the intersection of SW 184 Street and SW 112 Avenue (±2.19 gross; ±1.89 net)</p> <p><u>Requested CDMP Amendment:</u></p> <ol style="list-style-type: none"> 1. Redesignate the application site on the Land Use Plan map: From: "Office/Residential" To: "Business and Office" 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board. <p>Small-scale Amendment</p>	

Section 3. The Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

Section 4. The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

Section 5. The Board declares its intention to advertise and conduct one or more public hearings in calendar year 2015 to address the pending May 2015 CDMP Amendment Cycle application.

6

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

- | | |
|-------------------------------------|----------------------|
| Jean Monestime, Chairman | |
| Esteban L. Bovo, Jr., Vice Chairman | |
| Bruno A. Barreiro | Daniella Levine Cava |
| Jose "Pepe" Diaz | Audrey M. Edmonson |
| Sally A. Heyman | Barbara J. Jordan |
| Dennis C. Moss | Rebeca Sosa |
| Sen. Javier D. Souto | Xavier L. Suarez |
| Juan C. Zapata | |

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Dennis Kerbel

Memorandum

MIAMI-DADE
COUNTY

Date: November 18, 2015

Agenda Item No. 3(F)(1)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gilmenez
Mayor

Subject: Resolution for Application No. 6 in the May 2015 Cycle Applications to Amend the Comprehensive Development Master Plan

The attached resolution addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate memorandum that appears on this agenda which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.



Jack Osterholt
Deputy Mayor

RECEIVED
By the Clerk of the Board

NOV 18 2015

Item _____
Exhibit _____
Meeting CDMP



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 18, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 3(F)(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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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 _____

Agenda Item No. 3(F)(1)
11-18-15

RESOLUTION NO. _____

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 6, LOCATED AT THE NORTHEAST CORNER OF THE INTERSECTION SW 200 STREET AND SW 177 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 6; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade County Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the 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 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 Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 6 was filed by a private party in the May 2015 Cycle of Applications to amend the CDMP ("May 2015 CDMP Amendment Cycle") and is contained in

the document titled "May 2015 Applications to Amend the Comprehensive Development Master Plan," dated June 22, 2015, and kept on file with the Department; and

WHEREAS, Section 163.3187, Florida Statutes, sets forth a process for adoption of small-scale comprehensive plan amendments ("small scale amendments"); and

WHEREAS, Miami-Dade County's procedures provide for the expedited processing of small-scale amendments that may be adopted as set forth in section 163.3187, Florida Statutes; and

WHEREAS, Application No. 6 is eligible and has requested expedited adoption as a small-scale CDMP amendment; and

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2015 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan", dated August 2015 and kept on file with the Department; and

WHEREAS, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of Application No. 6; and

WHEREAS, at the public hearing conducted to address transmittal of the May 2015 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board can, by ordinance, take final action to adopt, adopt with change, or not adopt the requested small-scale amendment, Application No. 6, or the Board can take action to transmit Application No. 6 to the reviewing agencies; and

WHEREAS, the Department may issue final recommendations addressing the May 2015 CDMP Amendment Cycle Applications that are transmitted to the reviewing agencies; and

WHEREAS, this Board desires to further evaluate, without prejudice, Application No. 6 filed for review and action during the May 2015 CDMP Amendment Cycle, if hereby transmitted,

NOW, THEREFORE, BE IT RESOLVED 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. The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
6	<p>Otto E. & Barbara J. Kaufmann, Co-Trustees of The Kaufmann Family Trust/Tracy R. Slavens, Esq.</p> <p>Northeast corner of the intersection SW 200 Street (Quail Roost Drive) and SW 177 Avenue (Krome Avenue) / (±4.08 gross; ±3.17 net)</p> <p><u>Requested CDMP Amendment:</u> Redesignate the application site on the Land Use Plan map: From: "Business and Office" and "Agriculture" To: "Business and Office"</p> <p>Small-scale Amendment</p>	

Section 3. The Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

Section 4. The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

Section 5. The Board declares its intention to advertise and conduct one or more public hearings in calendar year 2016 to address the pending May 2015 CDMP Amendment Cycle application.

The foregoing resolution was offered by Commissioner who moved its adoption. The motion was seconded by Commissioner and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman	
Esteban L. Bovo, Jr., Vice Chairman	
Bruno A. Barreiro	Daniella Levine Cava
Jose "Pepe" Diaz	Audrey M. Edmonson
Sally A. Heyman	Barbara J. Jordan
Dennis C. Moss	Rebeca Sosa
Sen. Javier D. Souto	Xavier L. Suarez
Juan C. Zapata	

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Dennis Kerbel

Memorandum



Date: November 18, 2015


Agenda Item No. 4(A)(1)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Ordinance for Application No. 7 in the May 2015 Cycle Applications to Amend the Comprehensive Development Master Plan

The attached ordinance addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate report that appears on this agenda which, together with this ordinance, were prepared by the Department of Regulatory and Economic Resources.



Jack Osterholt
Deputy Mayor

RECEIVED
By the Clerk for the record.

NOV 18 2015

Item _____
Examined _____
Meeting camp

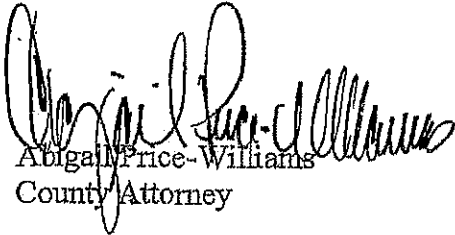


MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 18, 2015

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No.4(A)(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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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 _____

Agenda Item No. 4(A)(1)
11-18-15

ORDINANCE NO. _____

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 7, LOCATED BETWEEN SW 64 STREET AND SW 88 STREET AND BETWEEN SW 177 AVENUE AND SW 167 AVENUE, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the 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 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 Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 7 was filed by private parties in the May 2015 Cycle of Applications to amend the CDMP ("May 2015 CDMP Amendment Cycle") and is contained in the document titled "May 2015 Applications to Amend the Comprehensive Development Master

Plan," dated June 22, 2015, and kept on file with and available upon request from the Department;
and

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2015 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan", dated August 2015, and kept on file with and available upon request from the Department;
and

WHEREAS, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of Application No. 7; and

WHEREAS, at the public hearing conducted to address transmittal of the May 2015 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board by resolution, transmitted Application No. 7 to the reviewing agencies; and

WHEREAS, the Board must take final action to adopt, adopt with change, or not adopt Application No. 7 to amend the CDMP no later than forty five (45) days after receipt of written comments from the reviewing agencies addressing transmitted applications, unless a greater time period is deemed necessary by the Director of the Department, pursuant to Section 2-116.1(4)(a) of the Code of Miami-Dade County, Florida; 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, this Board has conducted the public hearings 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 takes action on Application No. 7, filed for review during the May 2015 CDMP Amendment Cycle, as follows:

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
7	<p>Wonderly Holdings, Inc, HL Mills Family LLC, Luis A. Posada, Section 31 Tract 50 Corp, G.C.A.M. Investment Corp., Limonar Development, Inc. & Section 31 Tract 19 Corp./Mario Garcia-Serra, Esq., Francisco Pines, Esq. & David Mangiero, Esq.</p> <p>Between SW 64 Street and SW 88 Street (Kendall Drive), and between SW 177 Avenue (Krome Avenue) and SW 167 Avenue. (±859.0 gross acres; ±831.4 net acres)</p> <p><u>Requested Amendment to the CDMP</u></p> <ol style="list-style-type: none"> 1. Expand the 2020 Urban Development Boundary (UDB) to include the application site. 2. Amend the Land Use Element of the CDMP to create the "Green City Miami" land use category. 3. Redesignate ±819 gross acres (±791 net acres) of the application site on the Land Use Plan map: From: "Agriculture" To: "Green City Miami" 4. Amend the CDMP Adopted 2020 and 2030 Land Use Plan map to designate a new Metropolitan Urban Center and a new Community Urban Center. 5. Amend Policy LU-8F of the CDMP Land Use Element. 6. Create new Policy LU-8J of the CDMP Land Use Element. 7. Amend Figure 1 (Planned Year 2025 Roadway Network), Figure 3 (Roadway Functional Classification Year 2025), and Figure 6 (Planned Non-Motorized Network Map) in the Traffic Circulation Subelement of the CDMP to upgrade the designation of some segments of certain roadways of the County's roadway system. <p>Standard Amendment</p>	

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.

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 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 Statutes, the effective date of the plan amendment adopted in this ordinance 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 the adopted amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, the adopted amendment may nevertheless be made effective, subject to the imposition of sanctions pursuant to Section 163.3184(8), Florida Statutes, 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:

Prepared by:

Dennis A. Kerbel

AW
DK

7

Memorandum



Date: November 18, 2015

Agenda Item No. 4(B)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Gimenez
Mayor

Subject: Resolution for Application No. 8 in the May 2015 Cycle Applications to Amend the Comprehensive Development Master Plan

The attached resolution addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate report that appears on this agenda which, together with this resolution, were prepared by the Department of Regulatory and Economic Resources.

Jack Osterholt
Deputy Mayor

RECEIVED
By the Clerk for the record.

NOV 18 2015

Item _____
Exhibit _____
Meeting Comp



MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 18, 2015

FROM: Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 4(B)

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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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 _____

Agenda Item No. 4(B)
11-18-15

RESOLUTION NO. _____

RESOLUTION PERTAINING TO MAY 2015 CYCLE APPLICATIONS REQUESTING AMENDMENTS TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN; DIRECTING THE MAYOR OR DESIGNEE TO ACT IN ACCORDANCE WITH THE TRANSMITTAL INSTRUCTIONS INCLUDED IN THIS RESOLUTION RELATED TO APPLICATION NO. 8, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION SW 88 STREET AND SW 177 AVENUE; REQUESTING STATE LAND PLANNING AGENCY TO REVIEW APPLICATION NO. 8; RESERVING THE RIGHT TO TAKE FINAL ACTION AT A LATER DATE; AND DECLARING INTENT TO CONDUCT ONE OR MORE SUBSEQUENT PUBLIC HEARINGS

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade County Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the 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 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 Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 8 was filed by private parties in the May 2015 Cycle of Applications to amend the CDMP ("May 2015 CDMP Amendment Cycle") and is contained in the document titled "May 2015 Applications to Amend the Comprehensive Development Master

Plan," dated June 22, 2015, and kept on file with and available upon request from the Department; and

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2015 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan", dated August 2015, and kept on file with and available upon request from the Department; and

WHEREAS, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of Application No. 8; and

WHEREAS, the Department may issue final recommendations addressing the May 2015 CDMP Amendment Cycle Applications that are transmitted to the reviewing agencies; and

WHEREAS, this Board desires to further evaluate, without prejudice, Application No. 8 filed for review and action during the May 2015 CDMP Amendment Cycle, if hereby transmitted,

NOW, THEREFORE, BE IT RESOLVED 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. The Board, having considered the following application requesting amendments to the CDMP, hereby directs the Mayor or designee to act in accordance with the transmittal instructions set forth in this section for such application. Where the instruction is to

transmit, pursuant to Section 2-116.1(3)(g), Miami-Dade County Code, the Board directs the Mayor or designee to transmit the application to the reviewing agencies, along with all other materials required pursuant to Section 163.3184, Florida Statutes.

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Transmittal Instruction and/or Recommended Action
8	<p>Neighborhood Planning Company, LLC/ Joseph G. Goldstein Esq., Richard A Perez, Esq. & Hugo P. Arza, Esq.</p> <p>Southeast corner of the intersection SW 88 Street and SW 177 Avenue (±61.1 gross acres; ±53.4 net acres)</p> <p><u>Requested Amendment to CDMP Text and LUP Map:</u></p> <ol style="list-style-type: none"> 1. Expand the 2020 Urban Development Boundary (UDB) to include the application site. 2. Redesignate Parcel A (±51.1 gross acres; ±46.04 net acres) of the application site on the Land Use Plan map: From: "Agriculture" To: "Industrial and Office" 3. Redesignate Parcel B (±10.00 gross acres; ±7.36 net acres) of the application site on the Land Use Plan map: From: "Agriculture" To: "Business and Office" 4. Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. <p>Standard Amendment</p>	

Section 3. The Board hereby requests the reviewing agencies to review the transmitted application pursuant to Section 163.3184(3), Florida Statutes.

Section 4. The Board hereby reserves the right to take final action without prejudice at a later date to adopt, adopt with changes, or not adopt the pending application and proposals following receipt of comments by the reviewing agencies, and following one or more public hearings by this Board, all as authorized by Section 163.3184, Florida Statutes, and Section 2-116.1, Code of Miami-Dade County, Florida.

Section 5. The Board declares its intention to advertise and conduct one or more public hearings in calendar year 2016 to address the pending May 2015 CDMP Amendment Cycle Applications.

The foregoing resolution was offered by Commissioner
who moved its adoption. The motion was seconded by Commissioner
and upon being put to a vote, the vote was as follows:

Jean Monestime, Chairman
Esteban L. Bovo, Jr., Vice Chairman

Bruno A. Barreiro
Jose "Pepe" Diaz
Sally A. Heyman
Dennis C. Moss
Sen. Javier D. Souto
Juan C. Zapata

Daniella Levine Cava
Audrey M. Edmonson
Barbara J. Jordan
Rebeca Sosa
Xavier L. Suarez

The Chairperson thereupon declared the resolution duly passed and adopted this 18th day of November, 2015. This resolution shall become effective upon the earlier of (1) 10 days after the date of its adoption unless vetoed by the County Mayor, and if vetoed, shall become effective only upon an override by this Board, or (2) approval by the County Mayor of this Resolution and the filing of this approval with the Clerk of the Board.

MIAMI-DADE COUNTY, FLORIDA
BY ITS BOARD OF
COUNTY COMMISSIONERS

HARVEY RUVIN, CLERK

By: _____
Deputy Clerk

Approved by County Attorney as
to form and legal sufficiency.



Dennis A. Kerbel

Memorandum



Date: November 18, 2015

Agenda Item No. 4(B)(1)

To: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

From: Carlos A. Giménez
Mayor

Subject: Ordinance for Application No. 8 in the May 2015 Cycle Applications to Amend the Comprehensive Development Master Plan

The attached ordinance addresses a Comprehensive Development Master Plan private application that under Rule 5.05(b)(1) of the Board is exempt from Commission sponsorship. The staff analysis and fiscal impact statement for this application are discussed in a separate report that appears on this agenda which, together with this ordinance, were prepared by the Department of Regulatory and Economic Resources.

Jack Osterholt
Deputy Mayor

RECEIVED
By the Clerk for the Board

NOV 18 2015

Item: _____
Exhibit: _____
Meeting: CDMP

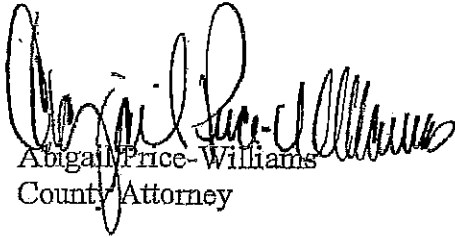


MEMORANDUM

(Revised)

TO: Honorable Chairman Jean Monestime
and Members, Board of County Commissioners

DATE: November 18, 2015

FROM: 
Abigail Price-Williams
County Attorney

SUBJECT: Agenda Item No. 4(B)(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
- Statement of social equity required
- Ordinance creating a new board requires detailed County Mayor'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 _____

Agenda Item No. 4(B)(1)
11-18-15

ORDINANCE NO. _____

ORDINANCE RELATING TO MIAMI-DADE COUNTY COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING DISPOSITION OF APPLICATION NO. 8, LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION SW 88 STREET AND SW 177 AVENUE, FILED IN MAY 2015 CYCLE TO AMEND THE COUNTY'S COMPREHENSIVE DEVELOPMENT MASTER PLAN; PROVIDING SEVERABILITY, EXCLUSION FROM THE CODE, AND AN EFFECTIVE DATE

WHEREAS, pursuant to Chapter 163, Part II, Florida Statutes, the Miami-Dade Board of County Commissioners ("Board") adopted the Miami-Dade County Comprehensive Development Master Plan ("CDMP") in 1988; and

WHEREAS, the 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 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 Chapter 163, Part II, Florida Statutes; and

WHEREAS, applications to amend the CDMP may be filed with the Planning Division of the Department of Regulatory and Economic Resources ("Department") by private parties or by the County; and

WHEREAS, Application No. 8 was filed by private parties in the May 2015 Cycle of Applications to amend the CDMP ("May 2015 CDMP Amendment Cycle") and is contained in the document titled "May 2015 Applications to Amend the Comprehensive Development Master

Plan," dated June 22, 2015, and kept on file with and available upon request from the Department; and

WHEREAS, as required by Section 2-116.1, the Department issued its initial recommendations addressing the May 2015 CDMP Amendment Cycle in a report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan", dated August 2015, and kept on file with and available upon request from the Department; and

WHEREAS, the directly impacted Community Council and the Planning Advisory Board, acting as the Local Planning Agency, have acted in accordance with the applicable State and County procedures and have conducted public hearings and issued recommendations for the disposition of Application No. 8; and

WHEREAS, at the public hearing conducted to address transmittal of the May 2015 CDMP Amendment Cycle to the State Land Planning Agency and other state and regional agencies ("reviewing agencies"), the Board by resolution, transmitted Application No. 8 to the reviewing agencies; and

WHEREAS, the Board must take final action to adopt, adopt with change, or not adopt Application No. 8 to amend the CDMP no later than forty five (45) days after receipt of written comments from the reviewing agencies addressing transmitted applications, unless a greater time period is deemed necessary by the Director of the Department, pursuant to Section 2-116.1(4)(a) of the Code of Miami-Dade County, Florida; 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, this Board has conducted the public hearings 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 takes action on Application No. 8, filed for review during the May 2015 CDMP Amendment Cycle, as follows:

Application Number	Applicant/Representative Location and Size Requested Amendments to the CDMP Land Use Plan Map or Text	Final Action
8	<p>Neighborhood Planning Company, LLC/ Joseph G. Goldstein Esq., Richard A Perez, Esq. & Hugo P. Arza, Esq.</p> <p>Southeast corner of the intersection SW 88 Street and SW 177 Avenue (±61.1 gross acres; ±53.4 net acres)</p> <p><u>Requested Amendment to CDMP Text and LUP Map:</u></p> <ol style="list-style-type: none"> 1. Expand the 2020 Urban Development Boundary (UDB) to include the application site. 2. Redesignate Parcel A (±51.1 gross acres; ±46.04 net acres) of the application site on the Land Use Plan map: From: "Agriculture" To: "Industrial and Office" 3. Redesignate Parcel B (±10.00 gross acres; ±7.36 net acres) of the application site on the Land Use Plan map: From: "Agriculture" To: "Business and Office" 4. Revise the Restrictions Table in Appendix A on page I-95 of the CDMP Land Use Element to include the proffered Declaration of Restrictions, if accepted by the Board of County Commissioners. <p>Standard Amendment</p>	

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.

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 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 Statutes, the effective date of the plan amendment adopted in this ordinance 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 the adopted amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, the adopted amendment may nevertheless be made effective, subject to the imposition of sanctions pursuant to Section 163.3184(8), Florida Statutes, 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:

Prepared by:

Dennis A. Kerbel

APW
EK

L

This Instrument was Prepared by:

Name: Felix M. Lasarte, Esq.
Address: The Lasarte Law Firm
3250 NE First Avenue, # 334
Miami, Florida 33137

(Space Reserved for Clerk of Courts)

DECLARATION OF RESTRICTIONS

WHEREAS, TCAG, LLC., Florida limited liability company (the "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; and

WHEREAS, the Owner has applied for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") identified as Application No. 4 in the May 2015 Amendment Cycle (the "Application"); and

WHEREAS, the Application seeks to change the current CDMP land use designation from Industrial and Office to Office / Residential.

IN ORDER TO ASSURE Miami-Dade County (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, the Owner hereby makes the following Declaration of Restrictions covering and running with the Property:

- (1) Owner shall abide by with any regulations regarding the Miami Executive Airport's ("TMB") Outer Safety Zone. In the event that the owner develops any portion of the Property with residential, the density shall not exceed 11.2 units per acre. (i.e. density shall not be transferred from one portion of the Property to the other, irrespective of any portion of the Property being designated as within the TMB's Outer Safety Zone).
- (2) No lighting on the Property shall be directed south so as to ensure that all lighting is directed away from the Venezia Lakes subdivision and Southwest 136th Street.
- (3) **Noise Level Reduction.** The Owner shall incorporate at least 25 decibel (db) Noise Level Reduction (NLR) into the design and construction of any dwelling unit on the Property.
- (4) All commercial and/or industrial uses prohibited in that certain Declaration of Restrictions executed by Owner on July 18, 2006, and recorded in Official Records Book 24968, Pages 1209-1215 of the Public Records of Miami-Dade County, Florida, shall remain as prohibited uses.

(5) **Notice Requirements.**

A. The Owner shall include the following notice (the "Notice") in every contract for the initial sale of any dwelling unit within the Property:

RECEIVED
By the Clerk for the record.

NOV 18 2015

Item: _____
Exhibit: _____
Meeting: CDMP

THIS PROPERTY IS LOCATED IN CLOSE PROXIMITY TO THE KENDALL TAMiami EXECUTIVE AIRPORT ("TMB"). SPECIFICALLY, PORTIONS OF THE PROPERTY ARE LOCATED WITHIN THE OUTER SAFETY ZONE OF THE TMB. AS SUCH, THE PROPERTY AND THE FUTURE RESIDENTS MAY EXPERIENCE FREQUENT AND DIRECT OVERFLIGHTS AT LOW ALTITUDES CREATING NOISE DURING DAYTIME AND NIGHTTIME HOURS.

THE UNDERSIGNED, ON BEHALF OF ITSELF AND ITS SUCCESSORS, LESSEES AND/OR ASSIGNS, AGREES BY TAKING TITLE TO SAID PROPERTY, THAT THEY DO NOT OBJECT TO THE PRESENCE OF TMB OR THE TWENTY-FOUR HOUR PER DAY OPERATION OF AIRCRAFT FROM ITS RUNWAYS AND HEREBY WAIVES ANY RIGHT TO OBJECT TO OR CHALLENGE IN ANY FORUM THE CURRENT OR FUTURE 24 HOUR PER DAY OPERATION OF THE AIRPORT AND ANY IMPROVEMENTS THERETO, INCLUDING, WITHOUT LIMITATION, THE FUTURE EXPANSION OF TMB'S 9L/27R AND 9R/27L RUNWAYS.

THE UNDERSIGNED, ITS SUCCESSORS, LESSEES AND/OR ASSIGNS, ARE PROHIBITED FROM REQUESTING, SUPPORTING OR PARTICIPATING IN ANY EFFORT TO IMPOSE MANDATORY NOISE ABATEMENT PROCEDURES AT TMB.

THIS COVENANT IS BINDING UPON ALL FUTURE OWNERS, LESSEES AND RESIDENTS HERE AND FOREVER THEREAFTER AND THAT NOTIFICATION OF SUCH IS REQUIRED PRIOR TO THE SALE OR LEASE OF THE PROPERTY.

B. The Owner shall cause every prospective, initial purchaser to acknowledge in writing receipt of the Notice, which acknowledgement may be included in the contract for sale and purchase for each dwelling unit or may be provided by separate instrument prior to or simultaneously with the execution of any such contract. The Notice shall also be prominently displayed in the sales office for the subdivision.

C. In addition to the restrictions and commitments contained in this Declaration, prior to the approval of a final plat for the Property, the Owner shall record a separate instrument in the Public Records of Miami-Dade County, which instrument shall run with title to the Property and be binding on the Owner's successors and assigns and shall provide the following restrictions:

THE PROPERTY IS LOCATED IN CLOSE PROXIMITY TO THE KENDALL TAMiami EXECUTIVE AIRPORT ("TMB"). SPECIFICALLY, PORTIONS OF THE PROPERTY ARE LOCATED WITHIN THE OUTER SAFETY ZONE OF THE TMB.

AS SUCH, THE PROPERTY AND THE FUTURE RESIDENTS MAY EXPERIENCE FREQUENT AND DIRECT OVERFLIGHTS AT LOW ALTITUDES CREATING NOISE DURING DAYTIME AND NIGHTTIME HOURS. FURTHER, THE OWNER, ON BEHALF OF ITSELF AND ITS SUCCESSORS AND ASSIGNS, HEREBY WAIVES ANY OBJECTIONS TO ANY FUTURE EXPANSION OF TMB'S 9L/27R AND 9R/27L RUNWAYS.

THE UNDERSIGNED, ON BEHALF OF ITSELF AND ITS SUCCESSORS, LESSEES AND/OR ASSIGNS, AGREES BY TAKING TITLE TO SAID PROPERTY, THAT THEY DO NOT OBJECT TO THE PRESENCE OF TMB OR THE TWENTY-FOUR HOUR PER DAY OPERATION OF AIRCRAFT FROM ITS RUNWAYS AND HEREBY WAIVES ANY RIGHT TO OBJECT TO OR CHALLENGE IN ANY FORUM THE CURRENT OR FUTURE 24 HOUR PER DAY OPERATION OF THE AIRPORT AND ANY IMPROVEMENTS THERETO, INCLUDING, WITHOUT LIMITATION, THE FUTURE EXPANSION OF TMB'S 9L/27R AND 9R/27L RUNWAYS.

IT IS FURTHER AGREED THAT THE UNDERSIGNED, ITS SUCCESSORS, LESSEES AND/OR ASSIGNS, WILL NEVER REQUEST, SUPPORT OR PARTICIPATE IN ANY EFFORT TO IMPOSE MANDATORY NOISE ABATEMENT PROCEDURES AT TMB.

PURCHASER AGREES THAT THIS COVENANT IS ALSO BINDING UPON ALL FUTURE OWNERS, LESSEES AND RESIDENTS HERE AND FOREVER THEREAFTER AND THAT NOTIFICATION OF SUCH IS REQUIRED PRIOR TO THE SALE OR LEASE OF THE PROPERTY.

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 existence 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. The Owner, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation upon 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 so modified or released by the County.

Modification, Amendment, Release. This Declaration may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the Owner of the fee simple title to the Property, provided that the same is also approved by the Board of Directors of the Venezia Lakes Homeowners Association, if still in existence, prior to transmittal for approval to the Board of County Commissioners of Miami-Dade County, Florida. Any such modification or release shall be

subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation that may from time to time govern the amendments to Comprehensive Plans (hereinafter "Ch. 163"). Such modification or release shall also be subject to the provisions governing amendments to the CDMP as set forth in Section 2-116.1 of the Code of Miami-Dade County, or successor regulations governing modifications to the CDMP. In the event that the Property is incorporated within a new municipality that amends, modifies or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, then modifications or releases of this Declaration shall be subject to Ch. 163 and the provisions of such ordinances as may be adopted by the 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 Ch. 163 and the provisions of the municipality's ordinances that apply to the adoption of district boundary changes. It is provided, however, that in the event that such successor municipality approves a modification or deletion of this Declaration, such modification or deletion shall not be effective until approved by the Board of County Commissioners of Miami-Dade County in accordance with applicable procedures. Should this Declaration be so modified, amended or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her office, shall execute a written instrument effectuating and acknowledging such modification, amendment or release.

Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, any covenants. The prevailing party in any such action shall be entitled to recover, in addition to cost and disbursements allowed by law, such sum as the Court may adjudge to be reasonable for the services of their attorney. This enforcement shall be in addition to any other remedies available at law or in equity.

County Inspection. It is hereby understood and agreed that any official inspector of the County, or its agent duly authorized, may have the privilege at any time during normal business hours of entering and inspecting the use of the Property to determine whether or not the requirements of the conditions herein agreed to are being complied with.

Authorization for 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 to refuse to make any inspection 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 cumulative and the exercise of any one or more shall neither be deemed 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, and inspections made and approval of occupancy given by the County, then such construction, inspection and approval shall create a 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 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.

Recordation and Effective Date. This Declaration shall be filed of record in the public records of the County at the cost of the Owner following approval of the Application. The Declaration shall become effective immediately upon recordation. Notwithstanding the foregoing 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 disposition of such appeal resulting in the denial of the Application in its entirety, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor department, or, in the absence of such Director or executive officer, by his or her assistant in charge of the office in his/her office, shall execute a written instrument, in recordable form, acknowledging that this Declaration is null and void and of no further effect and cause the same to be recorded at Owner's cost.

Acceptance of Declaration. The Owner acknowledges that 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 for the County retains full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns and successors in interest.

IN WITNESS WHEREOF, TCAG, LLC., a Florida limited liability company, has executed these presents for the purposes set forth, this _____ day of _____, 2015.

Witnesses:

TCAG, LLC., a Florida limited liability company

Print Name

Print Name

STATE OF FLORIDA

SS.

COUNTY OF MIAMI-DADE

I HEREBY CERTIFY that on this day, before me, an officer duly qualified to take acknowledgments, personally appeared _____, the Manager of TCAG, LLC., a Florida limited liability company, who is () personally known to me, or who produced identification in the form of _____, and who executed the foregoing resolution and acknowledged before me that _____ executed the same for the purposes herein expressed.

WITNESS my hand and official seal in the County and State last aforesaid, this _____ day of _____, 2015.

Notary Public, State of Florida

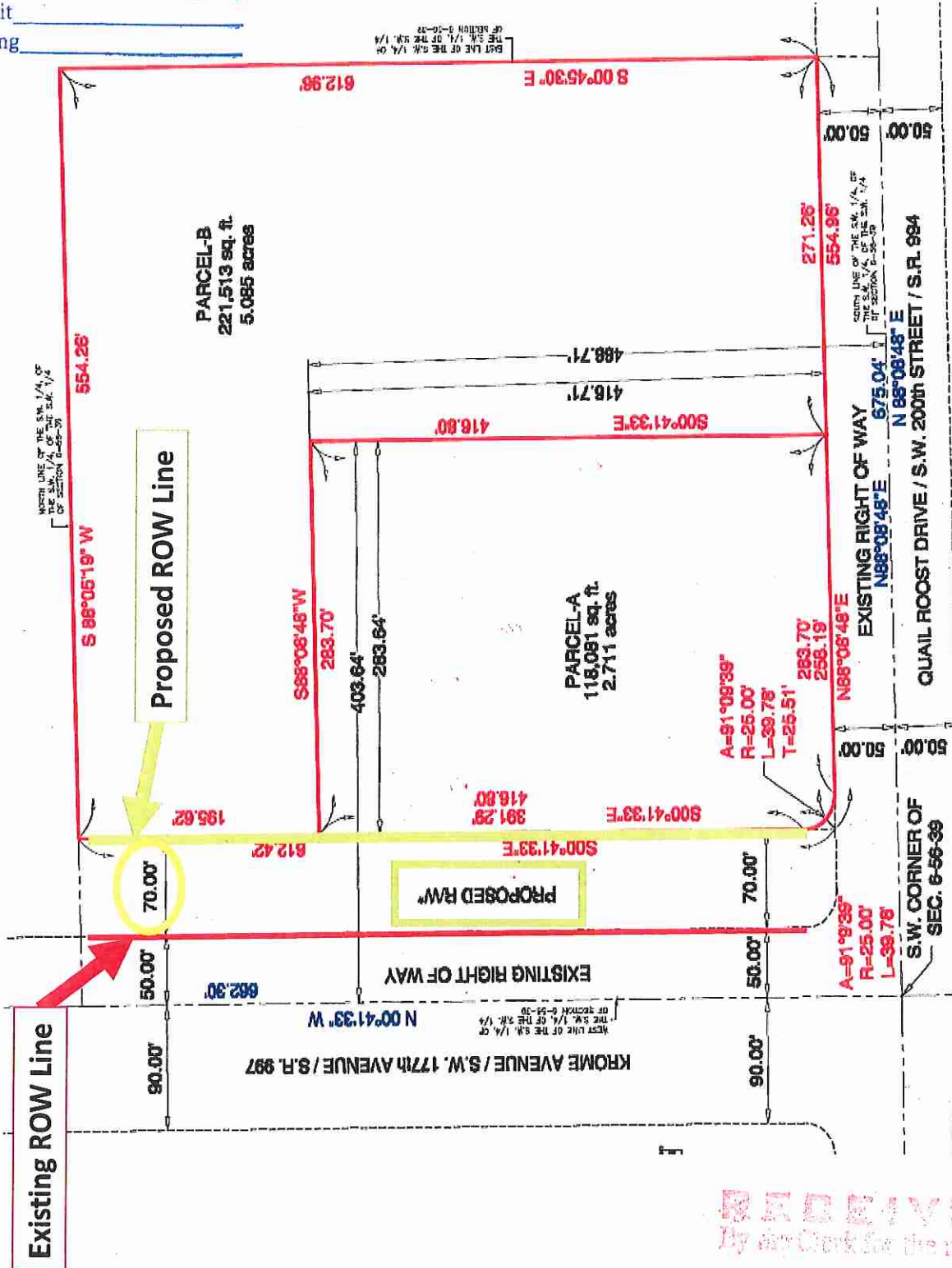
My commission expires _____

Applic 6

RECEIVED
By the Clerk for the record.

NOV 18 2015

Item _____
Exhibit _____
Meeting _____



RECEIVED
By the Clerk for the record.

NOV 18 2015

Item _____
Exhibit _____
Meeting CDMP

APPLICATION NUMBER 9
APPLICATION REQUESTING AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

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By the Clerk for the record.

NOV 18 2015

Item _____
Exhibit _____
Meeting _____

1. APPLICANT:

Miami-Dade County
111 NW 1st Street
Miami, Florida 33128-1972
(305) 375-2557

2. APPLICANT'S REPRESENTATIVES:

Jack Osterholt, Deputy Mayor/Director
Department of Regulatory and Economic Resources
111 NW 1st Street, 29th Floor
Miami, Florida 33128-1972

By: _____ September 10, 2015

3. DESCRIPTION OF REQUESTED CHANGES¹

- A. Revise the interpretive text of the CDMP Land Use Element to create a new Land Use Plan map category entitled "Special District" and create a new subcategory under the Special District text titled "Ludlam Trail Corridor District" and add new Figure 3.1 to the Land Use Element map series following Figure 3 on page I-50 as follows:

>>Special Districts. Land designated as "Special District" on the CDMP Land Use Plan Map comprises areas with unique characteristics where special land use provisions are warranted. Special Districts may be approved on properties that are located inside the UDB, and contain a minimum of 10 acres. The specific land use provisions for each Special District are defined herein.

Ludlam Trail Corridor District

¹ Words underscored and/or >>double arrowed<< constitute the amendment proposed. Remaining provisions are now in effect and remain unchanged.

RECEIVED
By the Clerk for the record.
NOV 18 2015
Item _____
Exhibit _____
Meeting CDMP

The Ludlam Trail Corridor District (“District”) applies to an approximately 5.8-mile segment of the former Florida East Coast Railway South Little River Branch spur-line that is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street and generally along theoretical NW/SW 69 Avenue (“Corridor”) as depicted on Figure 3.1. Approximately 0.6 miles of the Corridor between SW 8 Street and the Tamiami Canal is located within the boundaries of the City of Miami (“Miami Segment”).

The purpose of the Ludlam Trail Corridor District is to enhance regional mobility, provide opportunities for physical activity, and improve the economic vitality of the area by facilitating the conversion of this former railway corridor into a continuous publicly-accessible primarily pedestrian and bicycle trail while ensuring that development along the Corridor occurs at appropriate locations, and in a manner that is sensitive to and compatible with adjacent uses. Several regional and local studies have identified an opportunity for a regionally significant trail and greenway along the Corridor that will connect to the County’s greenway and trail network, link the surrounding communities, and provide vital neighborhood connections.

The land use provisions of the Ludlam Trail Corridor District shall be implemented through the adoption of land development regulations addressing all portions of the District within unincorporated Miami-Dade County prior to the issuance of the first building permit for vertical construction within the Development Areas, defined below (“LDRs”). ~~The land development regulations~~LDRs shall define the urban form of development within the Corridor including flexible design standards and appropriate transitions to adjacent uses, as well as the configuration and design parameters of the recreational trail. Access to the Development Areas shall be provided in a manner that ~~minimizes~~minimize negative impacts to adjacent residential neighborhoods. In addition, the Downtown Kendall Urban Center District regulations shall be amended to require the continuation of the trail to the M-Path/Underline. All portions of the Corridor shall have received final abandonment approval from the U.S. Surface Transportation Board prior to the issuance of the first building permit for vertical construction within the Development Areas.

Development and trail standards shall be coordinated with ~~the~~Miami-Dade Department of Regulatory and Economic Resources, Miami-Dade County Parks, Recreation and Open Spaces Department and Miami-Dade Transit (or their successor agencies) and shall emphasize convenient pedestrian and bicycle access to public transportation. The trail standards should incorporate Crime Prevention Through Environmental Design (CPTED) principles to enhance trail safety and security. Canal crossings shall conform to the Miami-Dade County Manatee Protection Plan.

Development Areas and Recreational Trail Segments are identified on Figure 3.1 and described below. ~~The~~ The formal boundaries of the Development Areas and Recreational Trail Segments shall be established in the LDRs adopted to

implement this section. Following adoption of the LDRs, the Director of the Department of Regulatory and Economic Resources shall be responsible for interpreting and implementation of the precise boundaries of the Development Areas and Recreational Trail ~~segments~~ Segments. Miami-Dade County shall work cooperatively with the City of Miami to ensure consistent application of development regulations that provide for the seamless continuation of a recreational trail along the length of the Corridor. The specific location, density/intensity, and configuration of development within ~~this portion~~ the Miami Segment of the Corridor shall be governed by the City of Miami.

Recreational Trail Segments. The Recreational Trail ~~segments~~ Segments shall generally include the following portions of the Corridor:

- ~~±~~ ±400 feet north of the centerline of NW 7 Street to NW 7 Street
- ~~±~~ SW 12 Street to ±270 feet north of the centerline of Coral Way
- ~~±~~ ±240 feet south of the centerline of Coral Way to ±248 feet north of the centerline of Bird Road
- ~~±~~ ±2,600 feet south of the centerline of Bird Road to SW 80 Street

Those portions of the Corridor that are designated for Recreational Trail use shall be developed solely with recreational uses, including but not limited to a pedestrian and bicycle trail, parks and associated amenities. Associated amenities may ~~including~~ include but not be limited to above-grade pedestrian crossings, parking, restroom facilities, signage, benches, information and vending kiosks, recreational equipment and bicycle rental stations, and shelters, where appropriate. Recreational Trail Segments and associated amenities shall be designed in a manner sensitive to adjacent uses. Buffering should be considered in the design of the Recreational Trail Segments where adjacent to single-family residential.

Access roads may also be provided within the Recreational Trail ~~segments~~ Segments in the following circumstances: 1) to provide access to public recreational space; or 2) where necessary for access to development areas and where such access does not directly and detrimentally impact residential neighborhoods. Where provided, such access roadway(s) shall be the minimum reasonably necessary to meet the need.

Development Areas. Development Areas in unincorporated Miami-Dade County shall be limited to Blue Lagoon, Tamiami Trail, Coral Way and Bird Road as defined herein.

Development Areas shall be developed in a manner that is compatible with adjacent uses. Open space shall be provided in the form of a minimum 15-foot wide continuous trail within each Development Area. Building features oriented toward the recreational trail shall have a human scale, and design variations at short intervals to create interest for users of the trail. The maximum development allowed ~~within the Ludlam Trail Corridor District~~ is: (i) 582 residential units

and 256,132 square feet of industrial uses, or (ii) a combination of 281 residential units, 256,132 square feet of industrial uses, 103,572 square feet of office uses, and 39,377 square feet of retail uses. If a publicly-accessible trail is developed along the length of the Corridor, or a legally binding instrument is executed by the property owner(s) of the Corridor, demonstrating to the satisfaction of the County Director of RER when and how the publicly-accessible trail will be accomplished, then development shall be permitted up to the maximum allowable density and/or floor area ratio and building heights specified for each Development Area below. Building height limitations assume a combination of habitable and non-habitable stories. A non-habitable story is defined as a level of the building that dedicates seventy percent (70%) or more of the space on that level to common operational uses (such as trash rooms, maintenance closets), parking areas and trail amenities associated with the establishment and operation of a continuous trail. Habitable stories shall be those levels of structures that are not deemed non-habitable. There shall be no more than two (2) non-habitable stories per building in order to accommodate the design of a Recreational Trail overpass.

Land use provisions for each Development Area are:

Blue Lagoon Development Area: The Blue Lagoon Development Area includes those portions of the Corridor located between NW 7 Street and the Tamiami Canal. Uses permitted in the Blue Lagoon Development Area shall include the full range of sales and service activities. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted. Development shall be limited as follows:

- ~~☐~~ Maximum Density: 125 dwelling units per gross acre
- ~~☐~~ Maximum Floor Area Ratio: 5.0
- ~~☐~~ Maximum Building Height: Twelve (12) or fewer habitable stories

Tamiami Trail Development Area: The Tamiami Trail Development Area includes those portions of the corridor located between SW 8th Street and SW 12th Street. Uses permitted in the Tamiami Trail Development Area shall include the full range of sales and service activities. Light industrial uses are also permitted where compatible with existing residential uses. Residential uses, and mixing of residential use with commercial, office and hotels are also permitted. The ~~land development regulations~~ LDRs shall provide for a notification process to inform prospective purchasers of residential units located in close proximity to an active industrial use that such industrial use may generate significant noise, dust, odor, vibration, or truck traffic. Development shall be limited as follows:

- ~~☐~~ Maximum Density: 125 dwelling units per gross acre
- ~~☐~~ Maximum Floor Area Ratio: 5.0
- ~~☐~~ Maximum Building Height: Twelve (12) or fewer habitable stories

Coral Way Development Area. The Coral Way Development Area includes those portions of the corridor located between 270 feet north of the centerline of

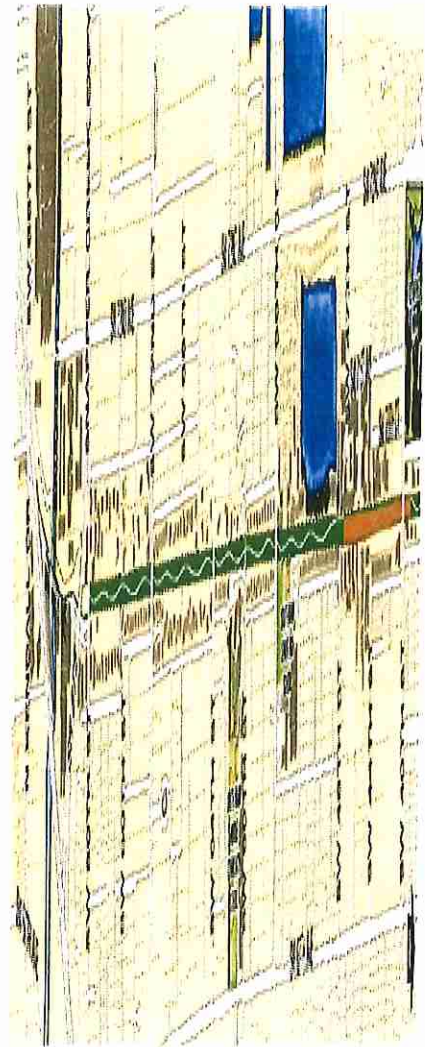
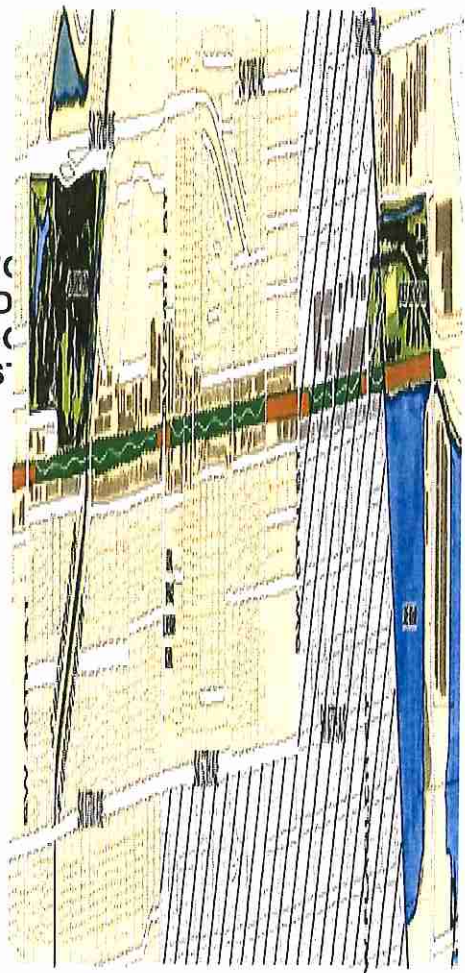
Coral Way and 240 feet south of the centerline of Coral Way. Uses permitted in the Coral Way Development Area shall include the full range of sales and service activities. ~~Residential~~, residential uses, and the mixing of residential use with commercial, office and hotels are also permitted. Development shall be limited as follows:

- ~~☐~~ Maximum Density: 60 dwelling units per gross acre
- ~~☐~~ Maximum Floor Area Ratio: 2.5
- ~~☐~~ Maximum Building Height: Six (6) or fewer habitable stories

Bird Road Development Area. The Bird Road Development Area includes those portions of the corridor located between ±248 feet north of the centerline of Bird Road to ±2,600 feet south of the centerline of Bird Road. Uses permitted in the Bird Road Development Area shall include the full range of sales and service activities. ~~Residential~~, residential uses, and the mixing of residential use with commercial, office and hotels are also permitted. Development shall be limited as follows:

- ~~☐~~ Maximum Density: ~~60~~90 dwelling units per gross acre
- ~~☐~~ Maximum Floor Area Ratio: 2.5
- ~~☐~~ Maximum Building Height: Six (6) or fewer habitable stories <<

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B. Amend the Land Use Element, Future Land Use Plan map to add the new "Special District" land use category and redesignate the ±68 gross acre subject property from "Transportation (ROW, Rail, Metrorail, Etc.)" to Ludlam Trail Corridor District "Special District".

C. Add a new policy to the CDMP Recreation and Open Space Element as follows:

>>ROS-2F. The County will work with developers of residential land uses within the Ludlam Trail Corridor District to encourage the dedication of park land, improvements, maintenance, or some combination thereof that adequately meets the developer's obligation to provide local recreation open space.<<

D. Add a new policy to the CDMP Intergovernmental Coordination Element as follows:

>>ICE-1U.Miami-Dade County shall work cooperatively with the City of Miami to ensure consistent application of the Ludlam Trail Corridor District for those portions of the corridor located within the boundary of the City of Miami.<<

4. REASONS FOR THE REQUESTED AMENDMENT:

The Application proposes to create a new CDMP Land Use category titled "Special District" that can be applied to properties which, similar to the Ludlam Trail Corridor, have unique characteristics that warrant the creation of special land use provisions. To utilize the designation, the property must be located inside of the Urban Development Boundary, and contain a minimum of 10 acres. When properties are designated as "Special District" on the CDMP Land Use Plan map, text will be added to the CDMP Land Use Element outlining land use provisions for the designated property. To this end, the Application proposes to amend the interpretive text in the CDMP Land Use Element to create the "Ludlam Trail Corridor District".

The proposed Ludlam Trail Corridor District seeks to facilitate the conversion of the former Florida East Coast railroad corridor ("Corridor") into a continuous, publicly-accessible pedestrian and bicycle trail while ensuring that development along the corridor occurs at appropriate locations, and in a manner that is sensitive to and compatible with adjacent uses. Several regional and local studies have identified an opportunity for a regionally significant trail and greenway along the Corridor that will link the surrounding communities and provide vital neighborhood connections. The Corridor is currently held in private ownership.

The property owner, Florida East Coast Industries (FEI), filed an application to amend the Comprehensive Development Master Plan (CDMP) in the May 2014 Amendment Cycle, requesting that a new land use category, entitled "Ludlam Trail Corridor," be created for the corridor. The application, as proposed by FEI, envisioned a continuous trail but would have also permitted development to occur throughout the corridor. At the public hearings for the application, residents expressed concerns about development occurring adjacent to existing single-family residences. In addition, the application did not specify a minimum trail width and residents were concerned that the proposed development would leave little room for a trail use in the narrow corridor. Amid opposition from the community, FEI withdrew its application at the December 4, 2014 CDMP hearing, and the Board of County Commissioners ("Board") expressed its desire that the County seek input from the community through a charrette process then file a CDMP amendment application to reflect the results.

The Board directed that two charrettes for the Ludlam Trail Corridor property be conducted in the affected area, with one charrette being conducted in Commission District 6 and one in Commission District 7. Staff from the Miami-Dade County Department of Regulatory and Economic Resources ("Department") conducted public charrettes in the vicinity of the application area on February 28, 2015 and March 9, 2015. The public charrettes presented an opportunity for participants to provide input into the future development of the

corridor. Following the charrettes, the Department conducted design studio sessions in the vicinity of the application site to combine the charrette drawings and comments into a Vision Plan for the corridor. These working sessions were open to the public. On April 21, 2015, the Board adopted Resolution No. 350-15 directing the County administration to file an application in the May 2015 CDMP Amendment Cycle to reflect the results of the Ludlam Trail Corridor charrettes.

The Vision Plan was presented to the community at two subsequent meetings held on April 23, 2015 and April 29, 2015. The results of the charrettes are presented in the Ludlam Trail Corridor Charrette Report. The final Vision Plan reflects key recommendations from the charrettes, most notably that no development, only recreational uses should be located behind single-family homes. As directed by Board Resolution No. 350-15, this application incorporates the results of the Ludlam Trail Corridor Charrette Report. Consistent with the Vision Plan, the application proposes to limit private development to four "Development Areas" comprising a total of ±15 acres. The remaining portions of the Corridor, including all segments that abut single family residential neighborhoods, will be designated for "Recreational Trail Use". The land use provisions of the Ludlam Trail Corridor District will be implemented through the adoption of land development regulations which will define the urban form of development within the Development Areas, as well as the configuration and design parameters of the recreational trail.

5. DESCRIPTION OF THE SUBJECT PROPERTY

The subject property is an approximately 68.2-acre, 5.8-mile segment of the former Florida East Coast Railway South Little River Branch spur-line ("Corridor"). The Corridor is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street and generally along theoretical NW/SW 69 Avenue.

6. DISCLOSURE OF INTEREST:

The ±68.2-acre real property is 100% privately owned by LR 13-18 LLC and Florida East Coast Railway. LR 13-18 LLC is ultimately wholly owned by Florida East Coast Industries, LLC, a Delaware limited liability company. Florida East Coast Industries, LLC, is majority owned by investment funds managed by affiliates of Fortress Investment Group, LLC, a publicly traded entity on the New York Stock Exchange (NYSE:FIG). The property encompasses the folios listed below:

FORM

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304039001440

30400000111

304011000050

304011019090

3040110191100

304011019040

30401000070

30403000090

30305000070

304011000062

3040230000600

304035000110

304030001200

304011018080

30403000190

**LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN**

APPLICANT

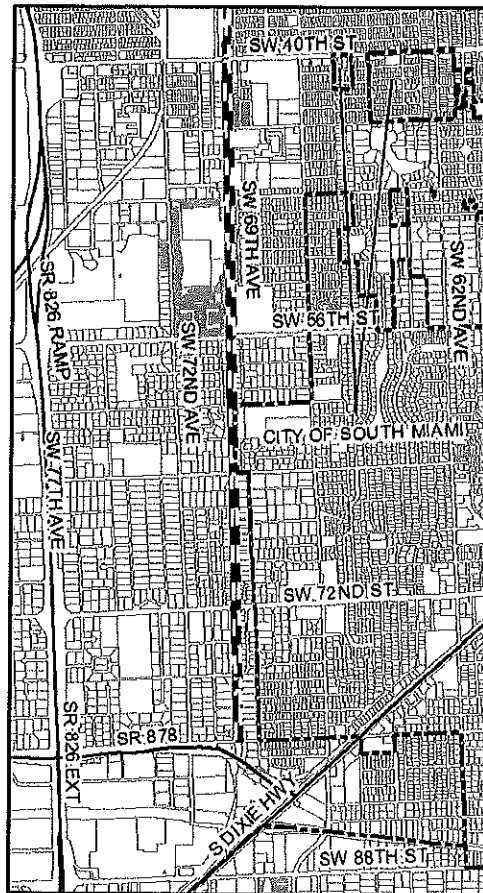
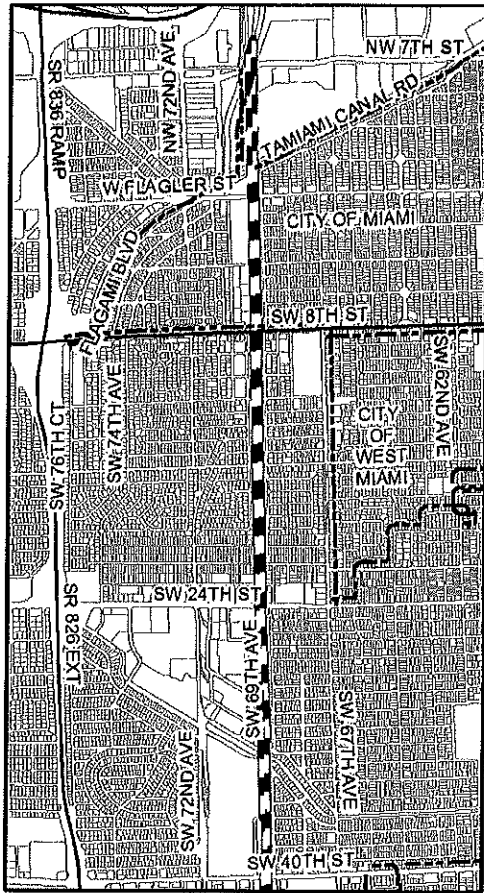
Miami-Dade County

APPLICANT REPRESENTATIVE(S)

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

DESCRIPTION OF SUBJECT AREA

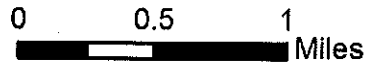
The subject property is an approximately 68.2-acre, 5.8-mile segment of the former Florida East Coast Railway South Little River Branch spur-line ("Corridor"). The Corridor is generally 100 feet wide and extends from SW 80 Street to approximately 400 feet north of NW 7 Street and generally along theoretical NW/SW 69 Avenue. The property is more accurately described as: (See list of folio numbers above).



APPLICATION AREA



MUNICIPAL BOUNDARY



Document comparison by Workshare Compare on Wednesday, November 18, 2015 1:21:28 PM

Input:	
Document 1 ID	interwovenSite://HKDMS/Active/37785750/1
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Document 2 ID	interwovenSite://HKDMS/Active/37785750/4
Description	#37785750v4<Active> - Ludlam Trail County App. Transmittal Version
Rendering set	Standard

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<u>Insertion</u>	
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<u>Moved to</u>	
Style change	
Format change	
Moved deletion	
Inserted cell	
Deleted cell	
Moved cell	
Split/Merged cell	
Padding cell	

Statistics:	
	Count
Insertions	52
Deletions	45
Moved from	0
Moved to	0
Style change	0
Format changed	0
Total changes	97

ADDITIONAL ITEMS
DEPARTMENT OF REGULATORY AND ECONOMIC RESOURCES (DEPARTMENT)
MAY 2015 CYCLE APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN (CDMP)

NOV 18 2015

Item _____
Exhibit _____
Meeting _____

CDMP

ITEM	PAGE
Resolutions of the Planning Advisory Board public hearing held October 19, 2015, and continued November 2, 2015 addressing the May 2015 Cycle Applications.	A-1
Application No. 1	
Aerial Photo of site and surroundings submitted by the applicant at the Planning Advisory Board public hearing held October 19, 2015.	A-15
Application No. 2	
Declaration of Restrictions proffered by the applicant dated October 15, 2015.	A-17
Letter of opposition to Application No. 2 dated September 21, 2015, submitted at the Kendall Community Council (12) public hearing on September 21, 2015.	A-23
Email correspondence submitted by Rafael Yaniz at the Kendall Community Council (12) public hearing on September 21, 2015.	A-25
Application No. 3	
PowerPoint presentation submitted by the applicant at the Planning Advisory Board public hearing held October 19, 2015.	A-29
PowerPoint presentation titled "Horse Country Land Use Change" submitted by Mark Alvarez at the Planning Advisory Board public hearing held October 19, 2015 in opposition of Application No. 3.	A-83
"Horse Country" report prepared by Jessee Sheckner and members of the Bird Kendall Homeowners Association, submitted at the Planning Advisory Board public hearing held October 19, 2015 in opposition to Application No. 3.	A-115
"Letter of Support from Members of the Community," submitted for Application No. 3. Two (2) of 774 standardized petitions is included herein, each signed by a different person.	A-139
Declaration of Restrictions and opinion of title, submitted by Applicant, dated November 9, 2015.	A-141
"Updated Disclosure of Interest Form to Community Council 11" in support of Application No. 3, submitted by Holland and Knight by letter dated September 21, 2015.	A-157
List of private educational facilities within the Horse Country area, submitted by the applicant in support of Application No. 3.	A-167
Letter regarding vacant land in MSA 6.1, submitted by Holland and Knight dated September 24, 2015, with attached Declaration of Restrictions in support of Application No. 3.	A-169
Letter entitled "Horse Country Residents United" dated September 22, 2015, submitted in support of Application No. 3. One of 30 standardized petitions is included herein, each signed by a different person.	A-177
List of pharmacies, grocery stores, and banks located within 20 blocks of application site, submitted September 24, 2015 at the West Kendal Community Council (11) public hearing.	A-179
Overview of commercial real estate in the vicinity of the site for Application No. 3; submitted September 24, 2015 at the West Kendal Community Council (11) public hearing.	A-183
Application No. 4	
Pictures of existing uses surrounding the site submitted by the Applicant on October 19, 2015, at the Planning Advisory Board public hearing.	A-195
Aerial Photo of site and surroundings submitted by applicant for Application No. 4; submitted September 24, 2015 at the West Kendal Community Council (11) public hearing.	A-203
Application No. 5	
Declaration of Restrictions, proffered by Applicant, dated November 9, 2015.	A-205
Application Nos. 7 and 8	
Letter of Opposition by the Everglades Coalition for Application Nos. 7 and 8 submitted at the November 2, 2015 Planning Advisory Board public hearing.	A-221
Emails and letters in support of Application No. 7 submitted by the Applicant at the November 2, 2015 Planning Advisory Board public hearing.	A-223
PowerPoint presentation for Application No. 8 submitted by Applicant at the November 2, 2015, Planning Advisory Board public hearing.	A-273

RESOLUTION NO. 1-15

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 SMALL-SCALE AMENDMENT APPLICATION NOS. 1 THROUGH 6 OF THE MAY 2015 CYCLE APPLICATIONS TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN, AND ADOPTING RECOMMENDATIONS AS TO SUBSEQUENT ACTION

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 (Commission) 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, eight (8) applications to amend the CDMP Adopted 2020-2030 Land Use Plan map were filed by private parties on or before June 1, 2015, and are contained in the document titled "May 2015 Applications to Amend the Comprehensive Development Master Plan," dated June 22, 2015; and

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

WHEREAS, six (6) Land Use Plan map amendments (Application Nos. 1, 2, 3, 4, 5 and 6) filed in the May 2015 CDMP Amendment Cycle requested expedited adoption, if eligible, as small-scale CDMP amendments; and

WHEREAS, Application No. 9 was filed by the Department of Regulatory and Economic Resources (Department) and included in the May 2015 Cycle; and

WHEREAS, the remaining three (3) applications (Application Nos. 7, 8 and 9) are standard amendments filed in the May 2015 CDMP Amendment Cycle are standard CDMP amendment requests; and

WHEREAS, the Department has published its initial recommendations addressing the referenced CDMP amendment applications in the report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan," dated August 2015; 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 the CDMP amendment applications that would directly impact their respective council areas and issued recommendations to the Planning Advisory Board and the Commission; 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 Commission of standard CDMP amendments to the State Land Planning Agency and other state and regional agencies (the reviewing agencies) for review and comment, and to address the subsequent final action on the standard CDMP amendments by the Commission; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, at its October 19, 2015 public hearing made recommendations on small-scale Land Use Plan map amendment Application Nos. 1, 2, 3, 4, 5 and 6, which are addressed herein, and continued the

public hearing to November 2, 2015 to address standard Application Nos. 7, 8 and 9 and are addressed by separate resolution; and

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

This Agency hereby makes the following recommendations to the Commission regarding the adoption of small-scale Land Use Plan map amendment Application Nos. 1, 2, 3, 4, 5 and 6; and recommendations regarding the subsequent actions by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
1	Mayres LLC,/Stanley B. Price, Esq. & Brian S. Adler, Esq. Northeast Corner of the Intersection of NE 109 Street and NE 13 Avenue / (±1.16 Gross; ±8.828 Net) Requested CDMP Amendment 1. Redesignate application site on the Land Use Plan (LUP) map: From: "Medium Density Residential (13 to 25 DU/Ac.)" To: "Business and Office" 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.	Adopt with Acceptance of the Proffered Declaration of Restrictions as a Small-Scale Amendment

The motion to recommend to "Adopt as a Small-Scale amendment with acceptance of the proffered Declaration of Restrictions" was moved by Board Member Robert Ruano. Board Member Aida Bao-Garciga seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Yes
Jose Bared	Yes	Georgina Santiago	Yes
Reginald Clyne	Yes	Alexander Soto	Absent
Peter DiPace	Yes	Richard Tapia	Absent
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, Yes
 William A. Riley, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
2	TEPA Properties, LLC/Jonathan J. Coto, Esq. & Rene J. Garcia Jr., Esq. Southeast corner of the intersection of SW 56 Street/Miller Drive and SW 89 Avenue / (±1.87 Net) <u>Requested CDMP Amendment</u> 1. Redesignate application site on the LUP map: From: "Low Density Residential (2.5 to 6 DU/Ac.)" To: "Business and Office" 2. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board.	Adopt with Acceptance of the Proffered Declaration of Restrictions as a Small-Scale Amendment

The motion to recommend "Adopt as a Small-Scale amendment with acceptance of the proffered Declaration of Restrictions" was moved by Board Member Raymond Marin. Board Member Peter DiPace seconded the motion. The motion passes unanimously as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Yes
Jose Bared	Yes	Georgina Santiago	Yes
Reginald Clyne	Yes	Alexander Soto	Absent
Peter DiPace	Yes	Richard Tapia	Yes
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, Yes
 William A. Riley, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
3	<p>Southeast Investments, Inc./Juan J. Mayol, Esq., Hugo P. Arza, Esq., Richard A. Perez, Esq., Alejandro J. Arias, Esq., and Pedro Gassant, Esq.</p> <p>Southeast corner of the intersection of SW 127 Avenue and SW 56 Street / (±10.0 Gross; ±8.45 Net)</p> <p><u>Requested CDMP Amendment</u></p> <p>Redesignate application site on the LUP map:</p> <ol style="list-style-type: none"> From: "Agriculture" To: "Business and Office" Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board. 	<p>Transmit as a Standard Amendment with the Proffered Declaration of Restrictions</p>

The motion to recommend "Transmit as a Standard Amendment with acceptance of the Proffered Declaration of Restrictions" was moved by Board Member Aida Bao-Garciga. Board Member Georgina Santiago seconded the motion. The motion passed as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	No
Jose Bared	Yes	Georgina Santiago	Yes
Reginald Clyne	No	Alexander Soto	Absent
Peter DiPace	No	Richard Tapia	Yes
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, No

William A. Riley, Chair, No

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
4	<p>TCAG, LLC, a Florida limited liability company/Alberto J. Parlade, Esq. & Parlade J. Corral, Esq.</p> <p>West side of SW 132 Avenue and ±300 feet north of SW 136 Street / (±10.0 Gross; ±9.9 Net)</p> <p><u>Requested CDMP Amendment</u></p> <p>Redesignate application site on the LUP map:</p> <p>From: "Industrial and Office" To: "Office/Residential"</p>	<p>Adopt as a Small-Scale Amendment</p>

The motion to recommend to “Adopt as a Small-Scale Amendment” was moved by Board Member Javier Munoz. Board Member Horacio Huembes seconded the motion. The motion passed as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Absent	Robert Ruano	No
Jose Bared	Yes	Georgina Santiago	Yes
Reginald Clyne	Yes	Alexander Soto	Absent
Peter DiPace	No	Richard Tapia	Yes
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, Yes
 William A. Riley, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
5	Brown Development Group, LLC,/Juan J. Mayol, Jr., Esq., Hugo P. Arza, Esq., Richard A. Perez, Esq., Alejandro J. Arias, Esq. & Pedro Gassant, Esq. Northeast corner of the intersection of SW 184 Street and SW 112 Avenue / (±1.98 Net) <u>Requested CDMP Amendments</u> <ol style="list-style-type: none"> Redesignate application site on the LUP map: From: “Office/Residential” To: “Business and Office” Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board. 	Adopt with acceptance of the Proffered Declaration of Restrictions as a Small Scale Amendment

The motion to recommend to “Adopt as a Small Scale Amendment with acceptance of the Proffered Declaration of Restrictions” was moved by Board Member Joseph James. Board Member Reginald Clyne seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Yes
Jose Bared	Yes	Georgina Santiago	Yes
Reginald Clyne	Yes	Alexander Soto	Absent
Peter DiPace	Yes	Richard Tapia	Yes
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, Yes
 William A. Riley, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	Recommended Action on Small-Scale Amendment
6	Otto E & Barbara J. Kaufmann, Co-Trustees of The Kaufmann Family Trust / Tracy R. Slavens, Esq. Northeast corner of the intersection SW 200 Street and SW 177 Avenue / (±4.08 Gross; ±3.17 Net) <u>Requested CDMP Amendment</u> Redesignate application site on the LUP map: From: "Business and Office" and "Agriculture" To: "Business and Office"	Adopt as a Small-Scale Amendment

The motion to recommend to "Adopt as a Small-Scale Amendment" was moved by Board Member Joseph James. Board Member Aida Bao-Garciga seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Yes
Jose Bared	Yes	Georgina Santiago	Yes
Reginald Clyne	Yes	Alexander Soto	Absent
Peter DiPace	Yes	Richard Tapia	Yes
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, Yes
 William A. Riley, Chair, Yes

The motion was made by Board Member Raymond Marin to continue the PAB hearing to November 2, 2015 at 10:30 a.m. for Application Nos. 7, 8, and 9. Board Member Robert Ruano seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Yes
Jose Bared	Yes	Georgina Santiago	Yes
Reginald Clyne	Yes	Alexander Soto	Absent
Peter DiPace	Yes	Richard Tapia	Absent
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, Yes
 William A. Riley, Chair, Yes

The motion to bifurcate the Planning Advisory Board (PAB) resolution to include votes on Application Nos. 1, 2, 3, 4, 5, and 6 was moved by Board Member Javier Munoz. Board Member Aida Bao-Garciga seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Yes
Jose Bared	Yes	Georgina Santiago	Yes
Reginald Clyne	Yes	Alexander Soto	Absent
Peter DiPace	Yes	Richard Tapia	Yes
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		


Raymond Marin, Vice Chair, Yes
William A. Riley, Chair, Yes

The motion to adopt the foregoing resolution was moved by Board Member Georgina Santiago. Board Member Horacio Huembes seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Yes
Jose Bared	Yes	Georgina Santiago	Yes
Reginald Clyne	Yes	Alexander Soto	Absent
Peter DiPace	Yes	Richard Tapia	Yes
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, Yes
William A. Riley, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on October 19, 2015, 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

RESOLUTION NO. 2-15

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 AND TRANSMITTAL TO THE STATE LAND PLANNING AGENCY OF THE STANDARD MAY 2015 CYCLE APPLICATION NOS. 7, 8 AND 9 TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN, AND ADOPTING RECOMMENDATIONS AS TO SUBSEQUENT ACTION

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 (Commission) 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, eight (8) applications to amend the CDMP Adopted 2020-2030 Land Use Plan map were filed by private parties on or before June 1, 2015, and are contained in the document titled "May 2015 Applications to Amend the Comprehensive Development Master Plan," dated June 22, 2015; and

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

WHEREAS, six (6) Land Use Plan map amendments (Application Nos. 1, 2, 3, 4, 5 and 6) filed in the May 2015 CDMP Amendment Cycle requested expedited adoption, if eligible, as small-scale CDMP amendments; and

WHEREAS, Application No. 9 was filed by the Department of Regulatory and Economic Resources (Department) and included in the May 2015 Cycle; and

WHEREAS, the remaining three (3) applications (Application Nos. 7, 8 and 9) are standard amendments filed in the May 2015 CDMP Amendment Cycle are standard CDMP amendment requests; and

WHEREAS, the Department has published its initial recommendations addressing the referenced CDMP amendment applications in the report titled "Initial Recommendations May 2015 Applications to Amend the Comprehensive Development Master Plan," dated August 2015; 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 the CDMP amendment applications that would directly impact their respective council areas and issued recommendations to the Planning Advisory Board and the Commission; 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 Commission of standard CDMP amendments to the State Land Planning Agency and other state and regional agencies (the reviewing agencies) for review and comment, and to address the subsequent final action on the standard CDMP amendments by the Commission; and

WHEREAS, the Planning Advisory Board, acting as the Local Planning Agency, at its October 19, 2015 public hearing made recommendations on small-scale Land Use Plan map amendment Application Nos. 1, 2, 3, 4, 5 and 6, by separate resolution, and continued the public hearing to November 2, 2015 to address transmittal of standard Application Nos. 7, 8 and 9, which are addressed herein; and

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

This Agency hereby makes the following recommendations to the Commission regarding the transmittal and adoption of standard Application Nos. 7, 8, and 9; and recommendations regarding the subsequent actions by the Commission.

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> • Transmittal Recommendation • Recommendation as to Subsequent Action
7	<p>Wonderly Holdings, Inc.; HL Mills Family LLC; Luis A. Posada; Section 31 Tract 50 Corp.; Ima Yaffer Trs; G.C.A.M. Investment Corp.; Limonar Development Inc.; Section 31 Tract 19 Corp.; Largo Enterprises, LLC/Mario Garcia-Serra Esq., Francisco Pines, Esq.</p> <p>Between SW 64 Street and SW 88 Street (Kendall Drive), and between SW 177 Avenue (Krome Avenue) and SW 167 Avenue (±859 Gross: ±831.4 Net)</p> <p><u>Requested CDMP Amendments</u></p> <ol style="list-style-type: none"> 1. Expand the 2020 Urban Development Boundary (UDB) to include the site; 2. Amend the Land Use Element to create the “Green City Miami” land use category 3. Redesignate ±819 gross acres (±791 net acres) of the application site on the Land Use Plan map from “Agriculture” to “Green City Miami” (excludes wellfield); 4. Amend the Adopted 2020 and 2030 Land Use Plan map to designate new Urban Centers (Metropolitan and Community Urban Centers); 5. Amend Policy LU-8F of the CDMP Land Use Element; 6. Create new Policy LU-8J in the CDMP Land Use Element; and 7. Amend Figure 1 (Planned Year 2025 Roadway Network), Figure 3 (Roadway Functional Classification Year 2025), and Figure 6 (Planned Non-Motorized Network Map) in the Traffic Circulation Subelement of the CDMP to change the designation of certain roadway segments. 	<p>Deny and Do Not Transmit</p>

The motion to recommend to “Deny and Do Not Transmit” was moved by Board Member Javier Munoz. Board Member Robert Ruano seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Yes
Jose Bared	Absent	Georgina Santiago	Absent
Reginald Clyne	Absent	Alexander Soto	Absent
Peter DiPace	Absent	Richard Tapia	Absent
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, Yes
 William A. Riley, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> • Transmittal Recommendation • Recommendation as to Subsequent Action
8	Neighborhood Planning Company, LLC/Joseph G. Goldstein, Esq., Richard A. Perez, Esq. and Hugo P. Arza, Esq. Southeast corner of SW 88 Street (Kendall Drive) and SW 177 Avenue (Krome Avenue) (±61.1 Gross; ±53.4 Net) <u>Requested CDMP Amendments</u> <ol style="list-style-type: none"> 1. Expand the 2020 Urban Development Boundary (UDB) to include the application site; 2. Redesignate Parcel A (±51.1 gross acres) of application site from “Agriculture” to “Industrial and Office”; 3. Redesignate Parcel B (±10.00 gross acres) of application site from “Agriculture” to “Business and Office”; and 4. Add the proffered Declaration of Restrictions in the Restrictions Table in Appendix A of the CDMP Land Use Element, if accepted by the Board. 	Transmit with the Proffered Declaration of Restrictions

The motion to recommend “Transmit with the Proffered Declaration of Restrictions” was moved by Board Member Horacio Huembes. Board Member Javier Munoz seconded the motion. The motion passed as follows:

Carla Ascencio-Savola	No	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	No
Jose Bared	Absent	Georgina Santiago	Absent
Reginald Clyne	Absent	Alexander Soto	Absent
Peter DiPace	Absent	Richard Tapia	Absent
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, No
William A. Riley, Chair, Yes

Application Number	Applicant/Representative Location (Size) Requested Standard Amendment to the CDMP	<ul style="list-style-type: none"> • Transmittal Recommendation • Recommendation as to Subsequent Action
9	<p>Miami-Dade County Department of Regulatory and Economic Resources/Jack Osterholt, Deputy Mayor/Director</p> <p>North of NW 7 Street to approximately SW 80 Street, generally along theoretical NW/SW 69 Avenue (±68.2 Gross; ±66.7 Net)</p> <p><u>Requested CDMP Amendments</u></p> <ol style="list-style-type: none"> 1. Add text within the Land Use Element to create a new CDMP Land Use category titled 'Special District'; 2. Create a subcategory under the Special District text titled "Ludlam Trail Corridor District"; 3. Apply the new "Special District" designation to the former FEC railroad corridor on the CDMP Land Use Plan Map: From: "Transportation (ROW, Rail, Metrorail, Etc.)" To: "Special District" 4. Add a new policy within the Intergovernmental Coordination Element to coordinate with the City of Miami for those portions of the corridor that are located within the municipal boundaries of the City; and 5. Add a new policy within the Recreation and Open Space Element to encourage developers of residential uses within the Ludlam Trail Corridor District to dedicate park land, improvements, and maintenance or some combination that adequately meets the developer's obligation to provide local recreation open space. 	<p>Transmit and Adopt with the conditions recommended by Community Councils 10 and 12</p> <p>Conditions Include:</p> <ul style="list-style-type: none"> • Limiting height of buildings to six stories in Tamiami Trail Development Area; • Provide solution to issue of pedestrian crossings at major intersections; • Ingress/egress from east except for emergency vehicles; • A buffer be erected between the trail and the single-family homes as recommended in the charrette from SW 48 to SW 80 Streets; • No parks be developed between SW 48 and SW 80 Street; • Connectivity of the trail across roadways, 4-lanes or wider; • No east bound egress/ingress except for emergency vehicles at SW 48 Street to Bird Road area; • Tie development of the trail to building within the development areas; and • Limit building height within the Bird Road Development Area to no more than 4 stories.

The motion to recommend "Transmit and Adopt" with the conditions recommended by the Westchester Community Council (10) and the Kendall Community Council (12) was moved by Board Member Ascencio-Savola. Board Member Marin seconded the motion. The motion passed unanimously as follows:

Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Absent
Jose Bared	Absent	Georgina Santiago	Absent
Reginald Clyne	Absent	Alexander Soto	Absent
Peter DiPace	Absent	Richard Tapia	Absent
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		


Raymond Marin, Vice Chair, Yes
William A. Riley, Chair, Yes

The motion to adopt the foregoing resolution was moved by Board Member Santiago. Board Member Huembes seconded the motion. The motion passed unanimously as follows:

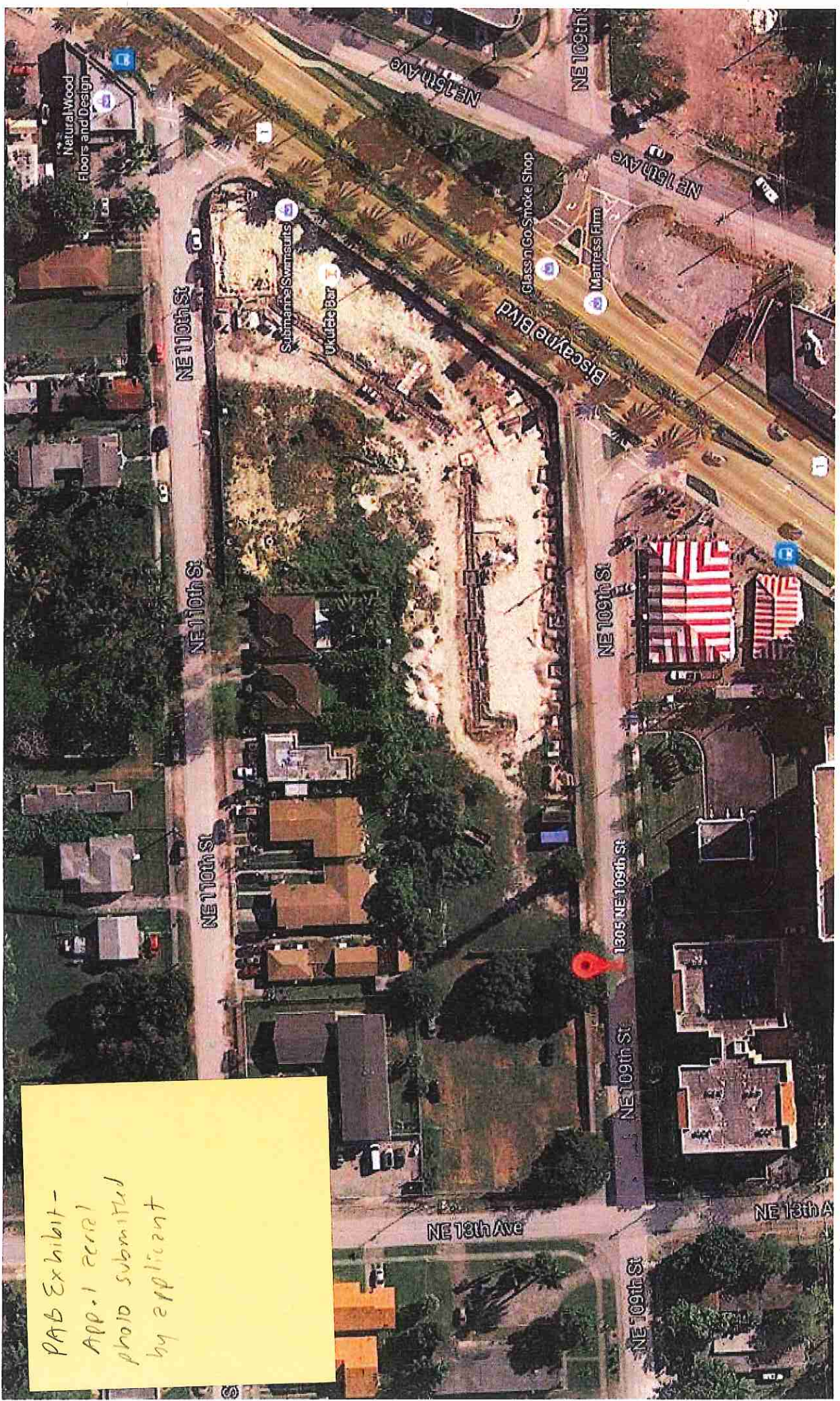
Carla Ascencio-Savola	Yes	Javier Muñoz	Yes
Aida G. Bao-Garciga	Yes	Robert Ruano	Absent
Jose Bared	Absent	Georgina Santiago	Absent
Reginald Clyne	Absent	Alexander Soto	Absent
Peter DiPace	Absent	Richard Tapia	Absent
Horacio Huembes	Yes	Jesus R. Vazquez	Absent
Joseph James	Yes		

Raymond Marin, Vice Chair, Yes
William A. Riley, Chair, Yes

The above actions were taken by the Planning Advisory Board, acting as the Local Planning Agency, at its public hearing on November 2, 2015, 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

PAB Exhibit -
App. 1 aerial
photo submitted
by applicant



This instrument was prepared by:

Jonathan J. Coto, Esq.
Coto Garcia PLLC
5975 Sunset Drive, Suite 604
South Miami, Florida 33134 4

2015 OCT 15 A 10: 26
PLANNING & ZONING
METROPOLITAN PLANNING SECT

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, TEPA PROPERTIES, LLC, a Florida Limited Liability Company, (hereinafter referred to as "Owner") holds fee simple title to the land in Miami-Dade County, Florida, more specifically described in Exhibit "A," attached hereto (hereinafter referred to as "Property");

WHEREAS, the Owner is applying for an amendment to the Miami-Dade County Master Plan "CDMP" during the May 2015 cycle, the Property is the application area of the subject application;

WHEREAS, the Applicant seeks to re-designate the Property from "Low Density Residential (2.5 to 6 dwelling units per acre)" to "Business and Office" on the Miami-Dade County Comprehensive Development Master Plan Future Land Use Plan Map ("LUP");

NOW THEREFORE, in order to assure the Miami-Dade 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. Notwithstanding the re-designation of the Property to "Business and Office" on the LUP, the uses on the Property shall be limited to a Restaurant and accompanying services, markets, catering, demonstrations, deliveries, and other ancillary uses, however, no residential or office development shall be allowed on the Property.
2. The use of the Property as described in Paragraph 1, will at all times be compatible to the surrounding residences.

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

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.

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

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

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

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.

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

further effect.

Acceptance of Declaration. The Owner acknowledges that 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 retains its full power and authority to deny each such application in whole or in part and decline to accept any conveyance.

Owner. The term Owner shall include all heirs, assigns, and successors in interest.

Signature on the following page

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this _____ day of _____, 2015.

TEPA PROPERTIES LLC
A Florida Limited Liability Company

BY: _____
NAME: _____
TITLE _____

WITNESSES:

Signature

Printed Name

Signature

Printed Name

STATE OF FLORIDA

COUNTY OF MIAMI-DADE

The foregoing instrument was acknowledged before me this ____ day of _____, 2015, by _____, who is personally known to me or has produced _____, as identification.

Notary Public

Print Name

My Commission Expires:

Exhibit "A"

Legal Descriptions of the Property

A portion of Tract "B" of HIDDEN VALLEY, according to the plat thereof recorded in the Plat Book 90, at Page 82, of the Public Records of Dade County, Florida, being particularly described as follows:

Commence at the Northeast corner of said Tract "B"; thence Run S89°36'00"W along the North line of said Tract "B" for 140.00 feet to the Point of Beginning of the parcel herein described; thence from the above established Point of Beginning run S00°03'15"W for 150.01 feet; thence S89°36'00"W for 103.56 feet; thence S00°24'00"E for 65.00 Feet; thence S89°36'00"W for 115.00 feet; thence N00 ° 24'00"W for 65.00 feet; thence S89°36'00"W for 275.00 feet to a point of boundary line of said Tract "B"; thence run the following courses and distances along the said boundary line of Tract "B": N00°02'10"E for 125.19 feet to a point of curvature of a circular curve to the right; thence to the right along said curve having for its elements a radius of 25.00 feet and a central angle of 89°33'50" for an arc distance of 39.08 feet to the point of tangency; thence N89°36'00"E for 468.80 feet to the Point of Beginning.

Folio No. 30-4028-023-0020

App #2 May 2015 - Community Council Exhibit

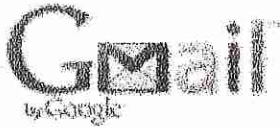
September 21, 2015

Dear Kendall Community Council - Area 12:

I am unable to attend tonight's hearing on CDMP Application No. 2 because I was not given effective or proper notice of this hearing. I am signing this document to signal my OPPOSITION to CDMP Application No. 2 and urge you to vote NO on the proposed application. In the alternative of a NO vote, I ask that you postpone a vote on Application No. 2 and order the County to give notice to all property owners within a one-mile radius of the Application No. 2 property via certified mail that allows at least 30 business days prior to the scheduled meeting.

Sincerely,

NAME	ADDRESS	PHONE
<u>Clyde Thompson</u>	<u>5841 Saginaw</u>	<u>305-271-5110</u>
<u>Aline Thompson</u>	<u>5841 SW 91 Ave</u>	<u>305-271-5110</u>
<u>Leonardo Ruiz</u>	<u>5831 SW 91 Ave</u>	<u>786-271-7050</u>
<u>Ang H Ruiz</u>	<u>5831 SW 91 Ave</u>	<u>786-271-7051</u>
<u>Amaro Pineda</u>	<u>5811 SW 91 Ave</u>	<u>305-951-1491</u>
<u>Mary Dunne</u>	<u>5860 SW 90 Ct.</u>	<u>305-274-3815</u>
<u>Marcelo Stolarczyk</u>	<u>9041 SW 57 Terr</u>	<u>305-962-0756</u>
<u>Linda B Davis</u>	<u>5821 S.W. 91 Ave</u>	<u>305-279-6999</u>
<u>Karen Munns</u>	<u>5811 S.W. 90 Ct.</u>	<u>305-279-4559</u>
<u>Vleibis Sosa</u>	<u>9050 SW 59 St</u>	<u>(305) 877-8526</u>
<u>Orly H</u>	<u>5811 SW 90 Ct</u>	<u>(305) 279-4559</u>



App #2 May 2015 - Community Council Exhibit

Rafael Yaniz <ryaniz07@gmail.com>

Re: Action Required: CDMP Application Hearing Tonight - Issues with Notice - Please Respond by 5:00 pm EST Today

Rafael Yaniz <ryaniz07@gmail.com>

Mon, Sep 21, 2015 at 4:51 PM

To: "Rowe, Garrett A. (RER)" <rowega@miamidade.gov>

Cc: Javi Correoso <jcorreoso@gmail.com>, "Morgan, Rick (DIST8)" <rickm@miamidade.gov>

Thank you, Mr. Rowe.

I have some follow-up questions.

- (1) Why was the notice only sent to property owners within a quarter mile?
- (2) Which specific point within the application property was used to calculate the quarter mile radius?
- (3) How many notices (please give an exact number) were mailed by your office within the quarter mile radius?
- (4) Was the "quarter mile" radius calculated by street distance or "as the crow flies" distance?
- (5) Please describe in substantive and complete detail the exact "technical issue" that prevented your office from sending notices via mail to the quarter mile radius.

Thank you in advance for your time and attention to this matter. **I await your complete and substantive response to these questions before 5:30 pm EST today.** As you know, notice was defective and sent very late in the application process to the affected neighborhoods surrounding the application. Therefore, any delays, whether intentional or accidental, by your office to respond to these questions will be viewed as an act of bad faith on behalf of the County against the neighborhood residents.

I urge you and your office to request a postponement of tonight's hearing concerning Application No. 2 so that the defective notice may be cured and all neighborhood residents within a 1 mile radius of the application property are notified with no less than 30 business days before a rescheduled hearing date. Please respond in writing if you and your office will support my suggested proposal in this paragraph.

Thank you,

Rafael

Rafael A. Yániz
305.562.2155 mobile

[Quoted text hidden]



App. #2 May 2015 - Community Council Exhibit

Rafael Yaniz <ryaniz07@gmail.com>

Re: Action Required: CDMP Application Hearing Tonight - Issues with Notice - Please Respond by 5:00 pm EST Today

Rowe, Garrett A. (RER) <rowega@miamidade.gov>

Mon, Sep 21, 2015 at 4:13 PM

To: Rafael Yaniz <ryaniz07@gmail.com>

Cc: Javi Correoso <jcorreoso@gmail.com>, "Morgan, Rick (DIST8)" <rickm@miamidade.gov>

Hi Mr. Yaniz, the answers to each of your questions are below. Please let me know if you have any further questions or need additional information.

Regards.

From: Rafael Yaniz [mailto:ryaniz07@gmail.com]

Sent: Monday, September 21, 2015 1:58 PM

To: Rowe, Garrett A. (RER) <rowega@miamidade.gov>

Cc: Javi Correoso <jcorreoso@gmail.com>

Subject: Re: Action Required: CDMP Application Hearing Tonight - Issues with Notice - Please Respond by 5:00 pm EST Today

Dear Mr. Rowe:

I hope that this message finds you well. I am writing in regards to the CDMP Application No. 2 set for hearing before the Kendall Community Council - Area 12 tonight at 6:30 pm.

My family did not receive notice about this hearing. Many of my neighbors have not received notice about this hearing. The few neighbors who did receive notice cards in the mail only received them on Friday, September 18th and Saturday, September 19th.

Please answer the following questions in writing before 5:00 pm EST today.

(1) What are the notice boundaries for this hearing? Please be as specific as possible. Courtesy mail notices were sent to owners of property within quarter mile of the application site

(2) Why did the County send notices so late in the process? There was a technical issue we had to work through before sending the notices

(3) What statutory authority, if any, does the County rely on for sending notices so late? Per Section 2-116.1(3)(e) of the County Code, Community Council hearings addressing Comprehensive Development Master Plan (CDMP) applications are required to be advertised in a newspaper of general circulation at least 7 calendar days prior to the date of the hearing. The hearing was advertised in the Miami Herald on Monday, September 14, 2015 (see attached esheet). The mailers are not required but are courtesy notices sent to property owners near the application site.

As you know, even the appearance of impropriety and special treatment is enough to engender mistrust within our community towards the County Government.

(4) What proof of deliveries do you, your office, anyone who works for you or your office, or any relevant County office or agent have in your possession? Please describe the exact type of proof of delivery used for this particular hearing. See advertisement Esheet (proof of advertisement from the herald) and copy of mailer attached.

(5) Please send a copy of your proof of deliveries as an attachment to your reply message in PDF or .JPEG format. See advertisement Esheet (proof of advertisement from the herald) and copy of mailer attached.

Seeing that the County and requesting party for the Application waited until mere days before the hearing in order to submit some paltry notices, any delays or ignoring of emails concerning this request will be used as evidence for a bad faith claim and action against your office and the County.

I appreciate your prompt attention to this matter.

Rafael

Rafael A. Yániz

ryaniz07@gmail.com

Sent from my iPhone

2 attachments

Esheet - Sept. 21 Hearing - CC12 - Kendall - Apps & 9.pdf

**Miami-Dade County Planning Advisory Board
Hearing**

**May 2015 CDMP Amendment Cycle
October 19, 2015**

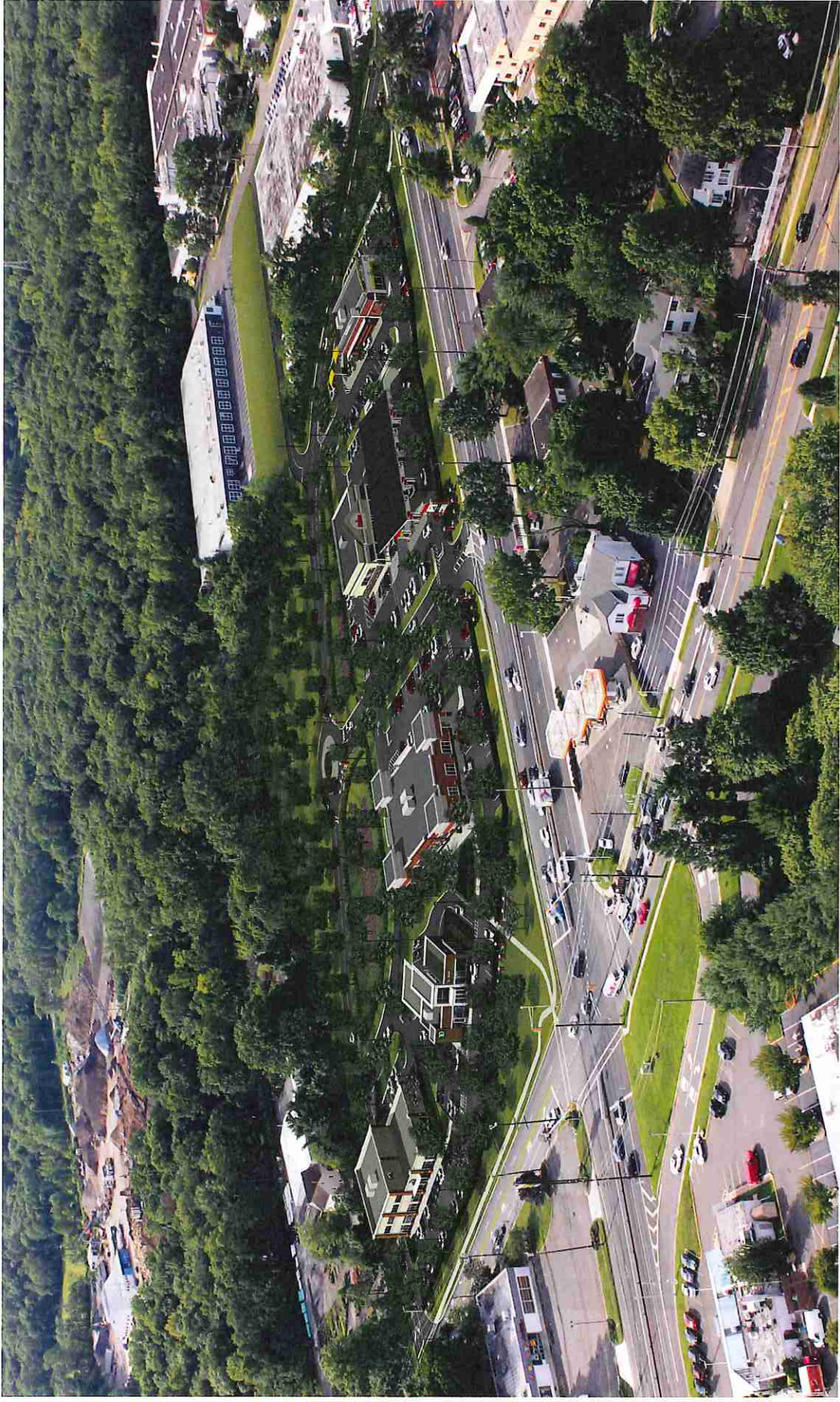
**Southeast Investments, Inc.
Application No. 3**

Holland & Knight

*PAB Exhibit submitted
by Applicant*



Ferber Companies - Experience



**APPLICATION NO. 3
AERIAL PHOTO**



POLICY LU-8E

Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

Reference: Land Use Element, Miami-Dade County 2020 - 2030 CDMP, Page I-9

#37340172_V1

Comprehensive Development Master Plan (CDMP) Objectives

GOAL

PROVIDE THE BEST POSSIBLE DISTRIBUTION OF LAND USE AND SERVICES TO MEET THE PHYSICAL, SOCIAL, CULTURAL AND ECONOMIC NEEDS OF THE PRESENT AND FUTURE POPULATIONS IN A TIMELY AND EFFICIENT MANNER THAT WILL MAINTAIN OR IMPROVE THE QUALITY OF THE NATURAL AND MAN-MADE ENVIRONMENT AND AMENITIES, AND PRESERVE MIAMI-DADE COUNTY'S UNIQUE AGRICULTURAL LANDS.

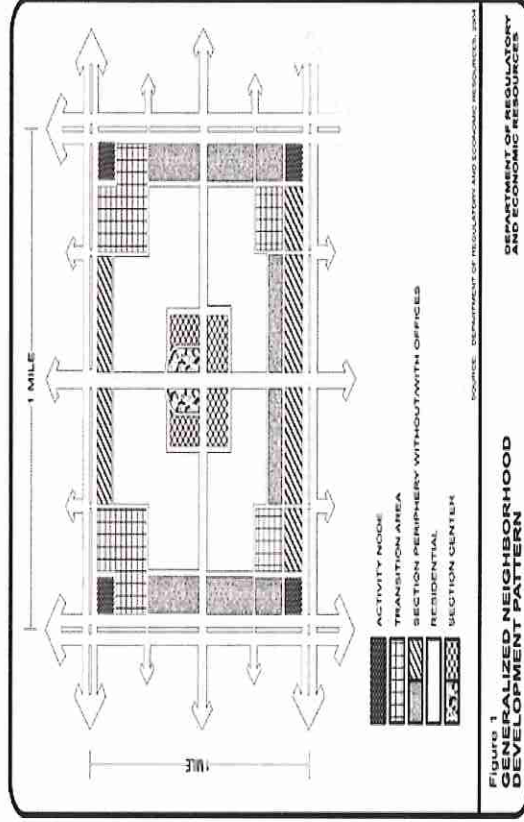
Objective LU-1

The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

LU-1C. Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

GUIDELINES FOR URBAN FORM

Guidelines that establish a generalized pattern for location of different uses, their intensity and density, and the interconnecting network of vehicular and pedestrian movement. The general pattern promoted by these guidelines is schematically illustrated in Figure 1.



Reference: Land Use Element, Miami-Dade County 2020 - 2030 CDMP, Page I-25

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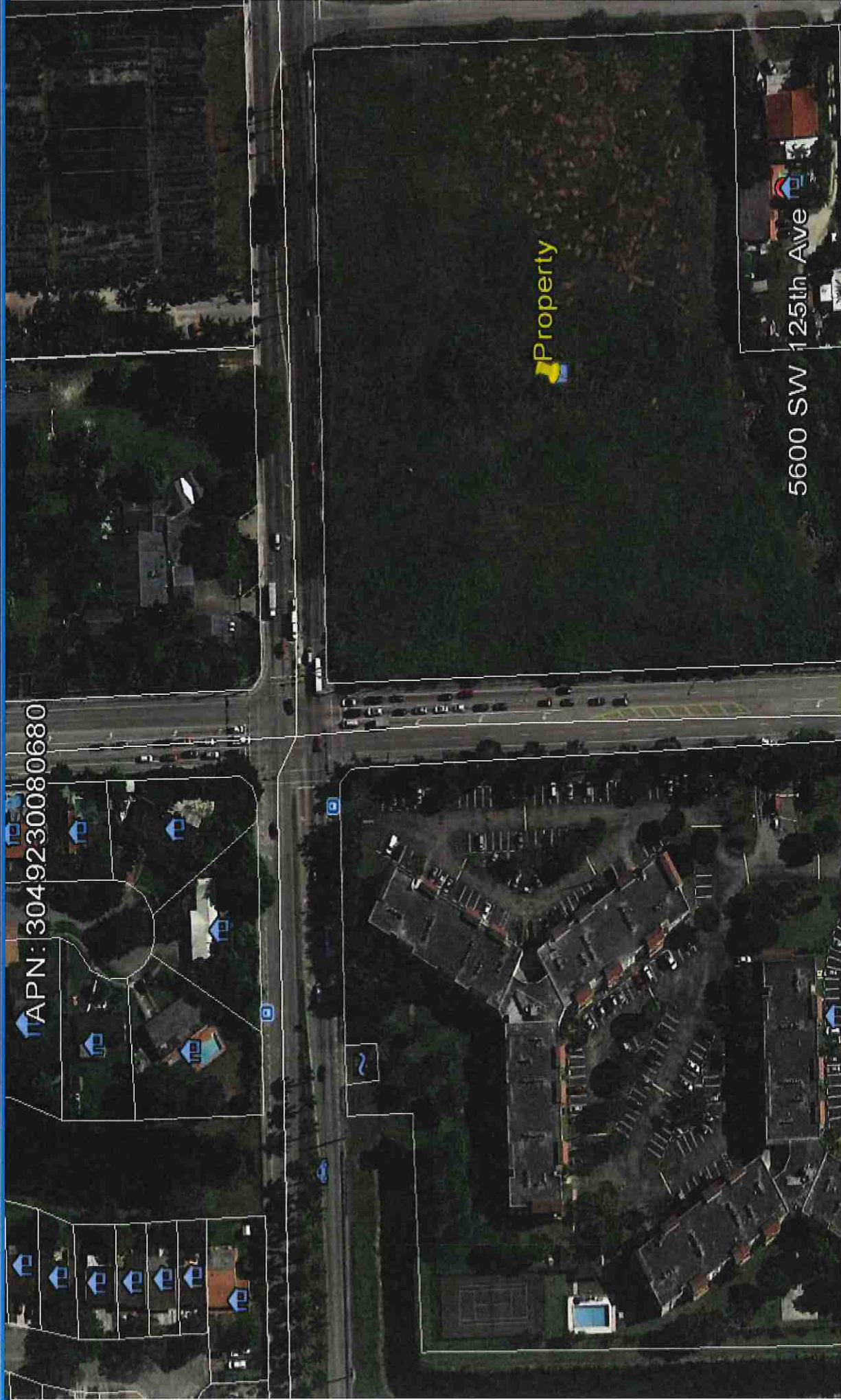
GUIDELINE FOR URBAN FORM #4

4. Intersections of section line roads shall serve as focal points of activity, hereafter referred to as activity nodes. Activity nodes shall be occupied by any nonresidential components of the neighborhood including public and semi-public uses. When commercial uses are warranted, they should be located within these activity nodes. In addition, of the various residential densities which may be approved in a section through density averaging or on an individual site basis, the higher density residential uses should be located at or near the activity nodes.

Reference: Land Use Element, Miami-Dade County 2020 - 2030 CDMP, Page 1-25

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The Intersection of Two Section line roads



Horse Country Study - 1975

BIRD - KENDALL ranch area



An Overview

Page 29

METROPOLITAN DADE COUNTY PLANNING DEPARTMENT

Holland & Knight

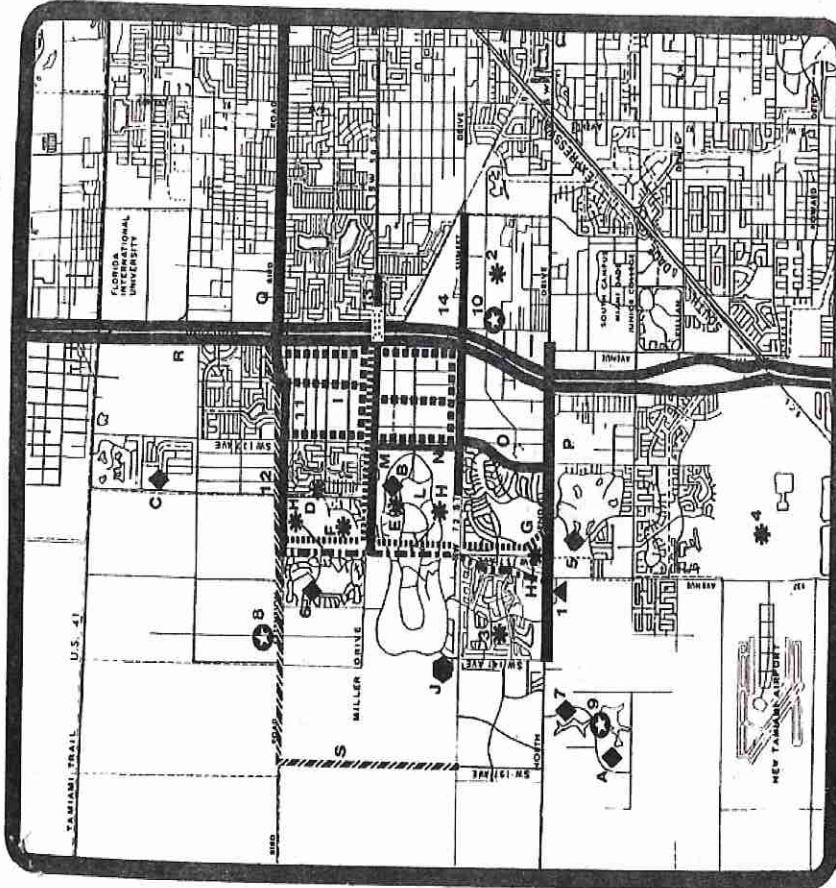
A-3

10

H.A. JAMES

JAN 1975

Horse Country Vision



WEST DADE-RANCH STUDY AREA

PROPOSED CAPITAL IMPROVEMENTS

- Expressway
 - Roadway - 6 Lane
 - Roadway - 4 Lane
 - Roadway - 2 Lane
 - Bridge
 - Bikeway
 - Horse Path
 - Water Main
 - Fire Station
 - Park & Recreation
 - Library Facility
 - School Facility
 - Trash Transfer Station
- Numbers 1-14 : Programmed Improvements
 Letters A-S : Additional Improvements
- Page 53

Ranch Area Study Recommendation:

“Preliminary engineering plans for the Miller Drive bridge have been scheduled for 1983-84, with construction beginning in 1984-85, but it is recommended that construction be deferred. If Miller Drive bridge is constructed, increased traffic will flow through the heart of the ranch area. This traffic will conflict with the rural atmosphere and horse riding activities.”

Source: “Approved” West Dade – Ranch Area Study : Part Two
Future Conditions : Spring 1981, page 7.

Ranch Area Study Recommendation

In conjunction with the demarcation of horse paths, it is also recommended that horse crossing traffic controls be installed at Miller Drive and SW 118 Avenue, Miller Drive and SW 122 Avenue, Sunset Drive and SW 118 Avenue, and Sunset Drive and SW 123 Avenue. The County should periodically mow the grass within the rights-of-way where informal horsepaths have been established, particularly along SW 127 Avenue.

Source: "Approved" West Dade - Ranch Area Study : Part Two Future Conditions : Spring 1981, page 10.

1975 - Perspective



Richard Nixon was President

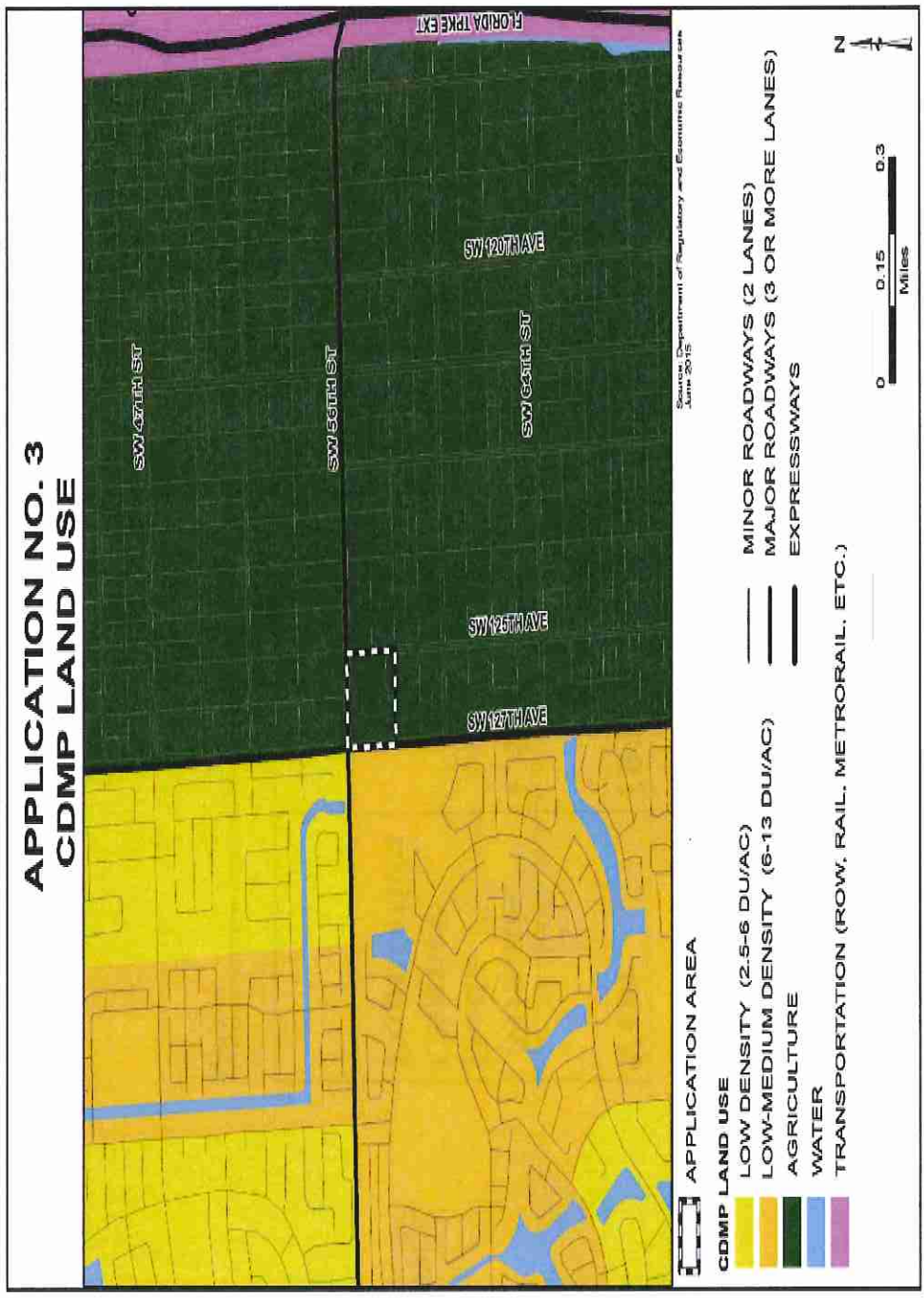
The Vietnam War Ended



Population Differences – Now and Then

Year	1975	2015	2030
Miami-Dade County Population	1,462,000	2,724,623	3,206,287

Source: Miami-Dade County, Department of Planning & Zoning, Planning Research Section, April 2009



May 2015 Cycle 3-8 Application No. 3

APPLICATION NO. 3 EXISTING LAND USE



Source: Miami-Dade County
Department of Regulatory and Economic Resources
June 2015

APPLICATION AREA

- | | | | |
|--|--------------------------------------|--|--------------------------------------|
| | EXISTING LAND USE | | PARKS, PRESERVES, CONSERVATION AREAS |
| | SINGLE-FAMILY | | VACANT PRIVATELY OWNED, UNPROTECTED |
| | TWO-FAMILY DUPLEXES | | INLAND WATERS |
| | TOWNHOUSES | | |
| | LOW-DENSITY MULTI-FAMILY | | |
| | INSTITUTIONAL | | |
| | COMMUNICATIONS, UTILITIES, TERMINALS | | |
| | STREETS, ROADS, EXPRESSWAYS, RAMPS | | |
| | STREETS, EXPRESSWAY | | |
| | AGRICULTURE | | |



May 2015 Cycle

3-7

Application No. 3

Existing Land Use, cont'd



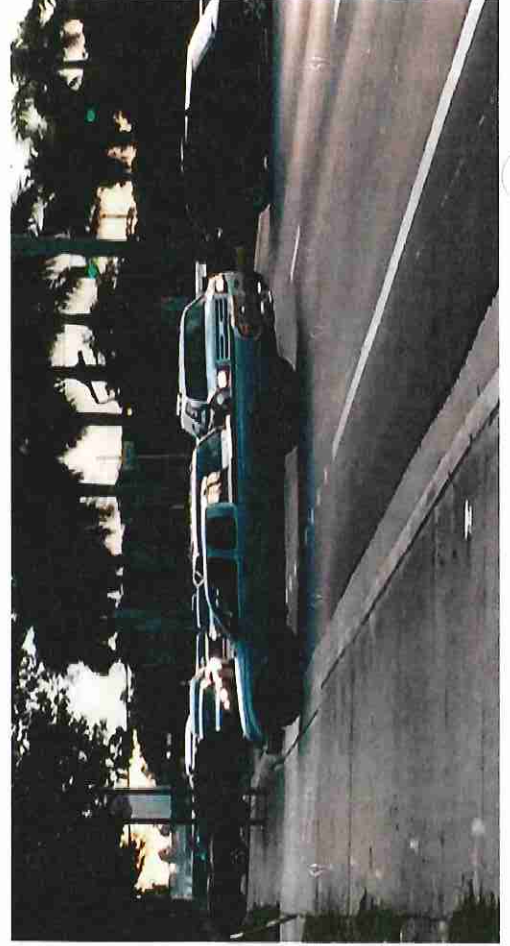
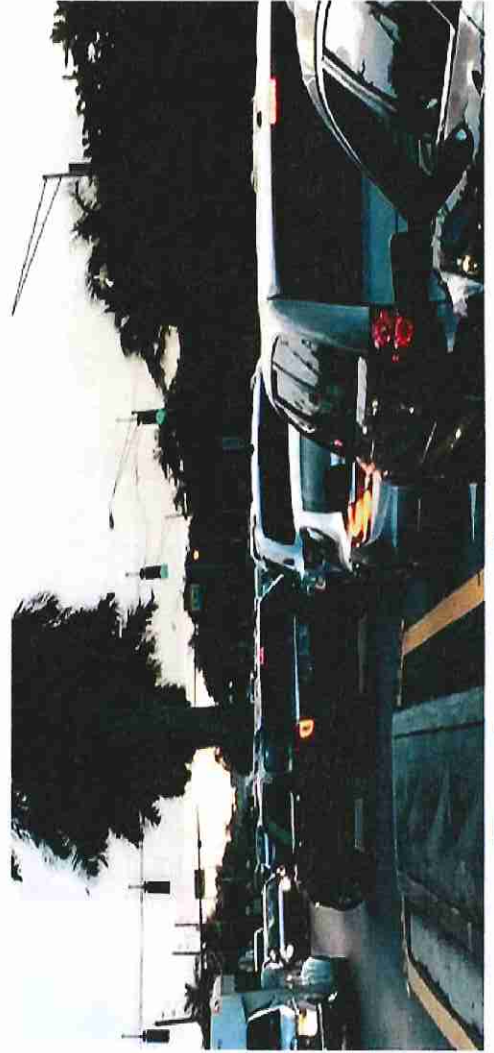
Horse Country Today – Urban Corridors

NE CORNER OF SW 127TH AVENUE & MILLER DRIVE



Horse Country Today - Urban Corridors

SW 72nd Street and 125th Avenue



Number of Children

Village Green/Bridge Point Academy 4707 SW 127 Avenue	229
Iglesia Evangelica 5400 SW 122 Avenue	81
Early Start Daycare & Pre-School 11895 SW 56 Street	200
Sunset Preparatory 11925 Sunset Drive	280
Westwood Christian 5801 SW 120 Avenue	1,177
Smart Starts/Bridge Point 12001 SW 72 Street	325
Iglesia Jesucristo 12200 SW 56 Street	40
Calusa Preparatory 12601 SW 72 Street	250
Ambassador Baptist Church 6565 SW 127 Avenue	73
Archimedean Schools 12425 Sunset Drive	1,300
Holy Protection Monastery 7135 SW 125 Avenue	30
TOTAL	3,985

INSTITUTIONAL & COMMERCIAL USES ON THE NORTH SIDE OF MILLER



EARLY START LEARNING CENTER
11895 SW 56TH STREET



ELIM MISSIONARY ASSEMBLY
11989 SW 56TH STREET



GERMAN AMERICAN SOCIAL CLUB
11919 SW 56TH STREET



CIMAGO'S NURSERY & STATUARY
12475 SW 56TH STREET

INSTITUTIONAL & COMMERCIAL USES ON THE SOUTH SIDE OF MILLER



WESTWOOD CHRISTIAN
5801 SW 120TH AVENUE



LIGHTHOUSE GARDEN CENTER
12000 SW 56TH STREET



CENTRO DE ESPIRITUALIDAD IGNACIANA
12190 SW 56TH STREET



VILLAGE GREEN MISSIONARY
BAPTIST CHURCH
12200 SW 56TH STREET

TRAFFIC CALMING DEVICES



TRAFFIC CIRCLE LOCATED AT
SW 122ND AVENUE AND SW 47TH STREET



TRAFFIC CIRCLE LOCATED AT
SW 122ND AVENUE AND SW 47TH STREET



SPEED HUMP LOCATED ON SW 43RD ST
BETWEEN SW 118TH AVE AND SW 122ND AVE



SPEED HUMP LOCATED ON SW 122ND AVE
BETWEEN SW 64TH ST AND SW 72ND ST

Horse Country - Equestrian Uses



Horse Country- Agriculture is Not a Significant Portion of Employment in Horse County

TABLE 11.
Establishments in "Horse Country" Neighborhood
Miami-Dade County

Economic Sector	NAIS C 3- Digit	Industry Description	Establishments Number	Employees Number	Average Number of Employees	Percent of Area Employment
Agriculture	111	Crop Production	1	3	3	0.2%
	112	Dairy cattle & milk production	2	5	3	0.3%
Construction	236	Construction of buildings	4	20	5	1.1%
	237	Heavy and Civil Engineering Construction	1	1	1	0.1%
Wholesale trade	238	Specialty Trade Contractors	6	35	6	2.0%
Manufacturing	311	Food Manufacturing	1	4	4	0.2%
	315	Apparel Manufacturing	1	2	2	0.1%
	332	Fabricated Metal Product Manufacturing	2	11	6	0.6%
	333	Machinery Manufacturing	1	3	3	0.2%
Wholesale Trade	423	Merchant Wholesalers, Durable Goods	3	5	2	0.3%
	441	Motor vehicle & parts dealers	1	1	1	0.1%
	442	Furniture & home furnishings stores	1	2	2	0.1%
	443	Electronics and Appliance Stores	1	1	1	0.1%
Retail Trade	444	Building Material and Garden Equipment and Supplies Dealers	15	59	4	3.3%
	446	Health & personal care stores	2	13	7	0.7%
	448	Clothing & clothing accessories stores	8	121	15	6.8%
	451	Sporting Goods, Hobby, Book, and Music Stores	3	105	35	5.9%
	452	General merchandise stores	1	28	28	1.6%
	453	Miscellaneous store retailers	5	16	3	0.9%
Information	512	Motion Picture and Sound Recording Industries	1	30	30	1.7%
	517	Telecommunications	2	137	69	7.7%
Finance and Insurance	522	Credit intermediation & related activities	3	28	9	1.6%
	524	Insurance Carriers and Related Activities	3	15	5	0.8%
Real Estate and Rental and Leasing Professional, Scientific, and Technical Services	531	Real estate	8	79	10	4.4%
	541	Professional, scientific, & technical services	15	64	4	3.6%

No Matter How You Slice It—Agriculture is Not a Significant Portion of Employment in Horse County, Cont'd

Industry	% of Workforce
Education	43%
Civil/Social/Religious	20%
Agricultural	18%
Construction/Manufacturing	11%
Retail	6%
Other Professional	2%

Source: Internal Analysis based on email from Manuel Armada, Chief, Planning, Research and Economic Analysis Section, October 8, 2015 regarding InfoUSA Data referenced in Recommendation of CDMP Application No. 3.

POLICY LU-8E

Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

Reference: Land Use Element, Miami-Dade County 2020 - 2030 CDMP, Page I-9

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Commercial Land Deficiency MSA. 6.1

Projected Absorption of Land for Commercial Uses
Indicated Year of Depletion and Related Data

Analysis Area	Vacant Commercial Land 2015 (Acres)	Commercial Use 2015	Annual Absorption Rate 2015-2030 (Acres)	Projected Year of Depletion	Total Commercial Acres Per Thousand Persons in MSA (2020)	Total Commercial Acres Per Thousand Persons in MSA 6.1(2030)	Total Commercial Acres Per Thousand Persons County Wide (2020)	Total Commercial Acres Per Thousand Persons County Wide (2030)
MSA 6.1	33.8	525.10	6.97	2020	2.9	2.7	5.8	5.2

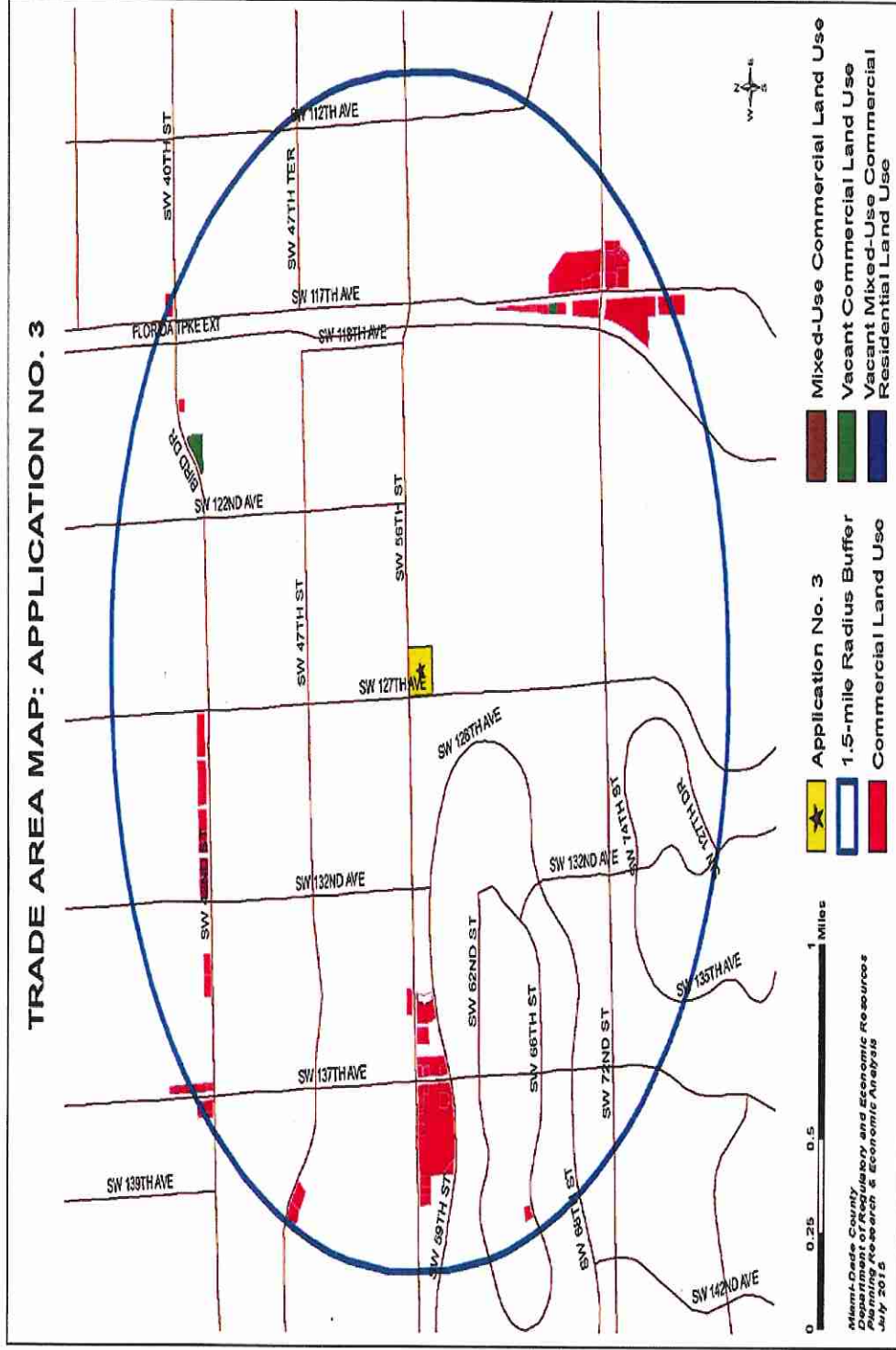
Source: Miami-Dade County, Regulatory and Economic Resources Department, Planning Division, Planning Research and Economic Analysis Section, July 2015

POPULATION PROJECTIONS FOR MSA 6.1

YEAR	POPULATION PROJECTIONS
2000	156,644
2010	186,579
2015	190,008
2020	194,688
2025	199,218
2030	203,218

Reference: E-mail message from Mr. Manuel Armada, Planning Research Division, Miami-Dade County.

TRADE AREA MAP: APPLICATION NO. 3



0 0.25 0.5 1 Miles

Application No. 3
 1.5-mile Radius Buffer
 Commercial Land Use
 Mixed-Use Commercial Land Use
 Vacant Commercial Land Use
 Vacant Mixed-Use Commercial Land Use

Miami-Dade County
 Department of Regulatory and Economic Resources
 Planning Research & Economic Analysis
 July 2015

May 2015 Cycle

3-17

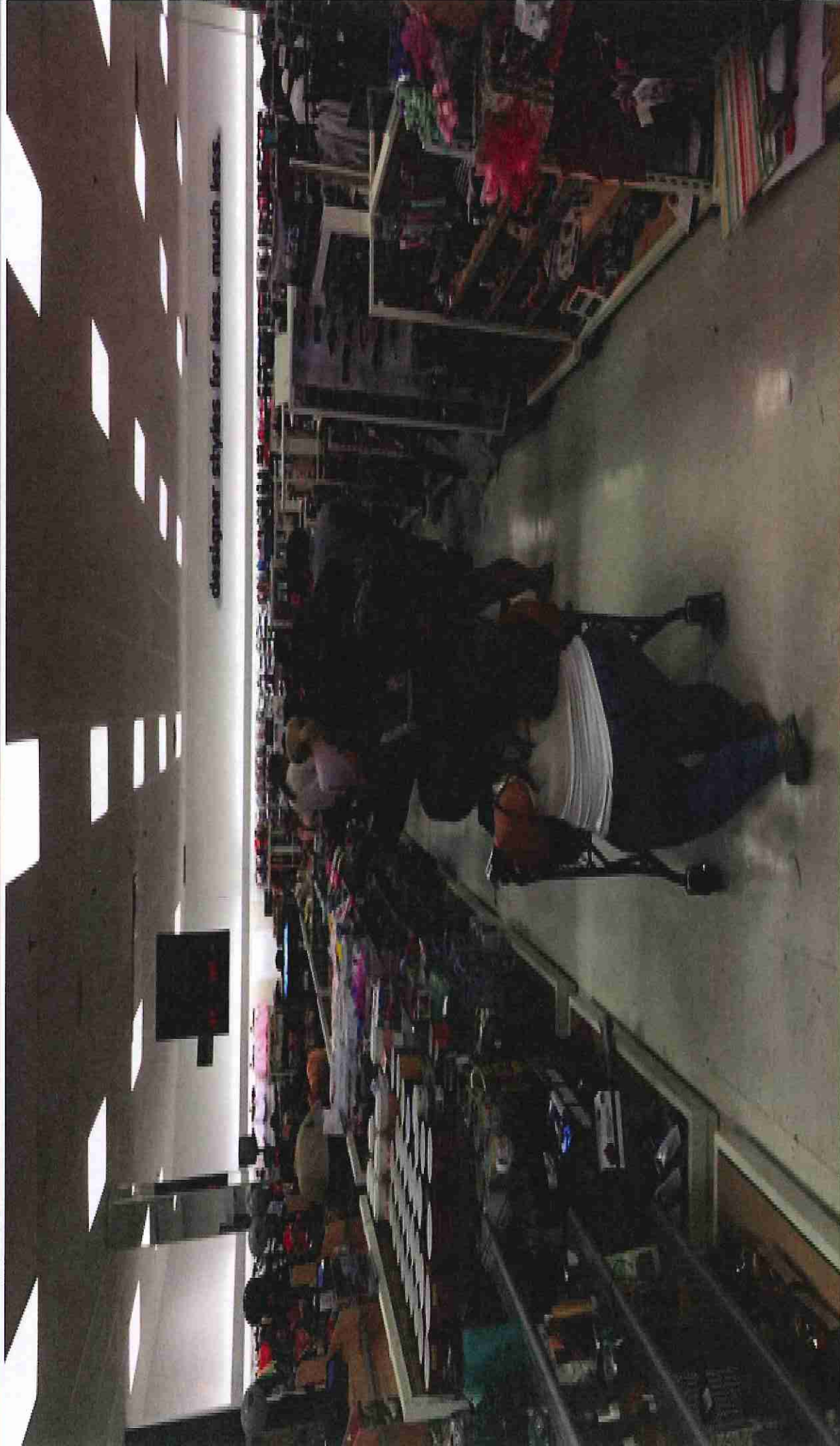
Application No. 3

Symptoms of Deficiency

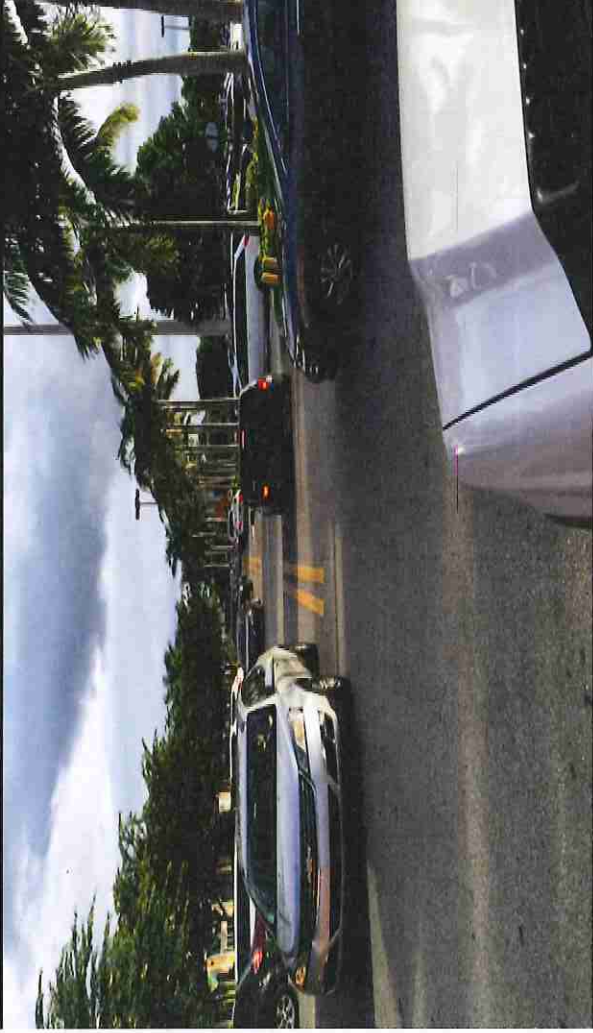
COMMERCIAL VACANCY RATES WITHIN 1.5 MILES OF THE APPLICATION

Commercial Center	Vacancy Rate
Miller Square Shopping Center (13780 SW 56 th Street)	3%
Kendall Value Center (6801 – 7109 SW 117 th Avenue)	1.5%
Concord Shopping Plaza (11381 SW 40 th Street)	.009%
West Bird Plaza (11495 SW 40 th Street)	.05%

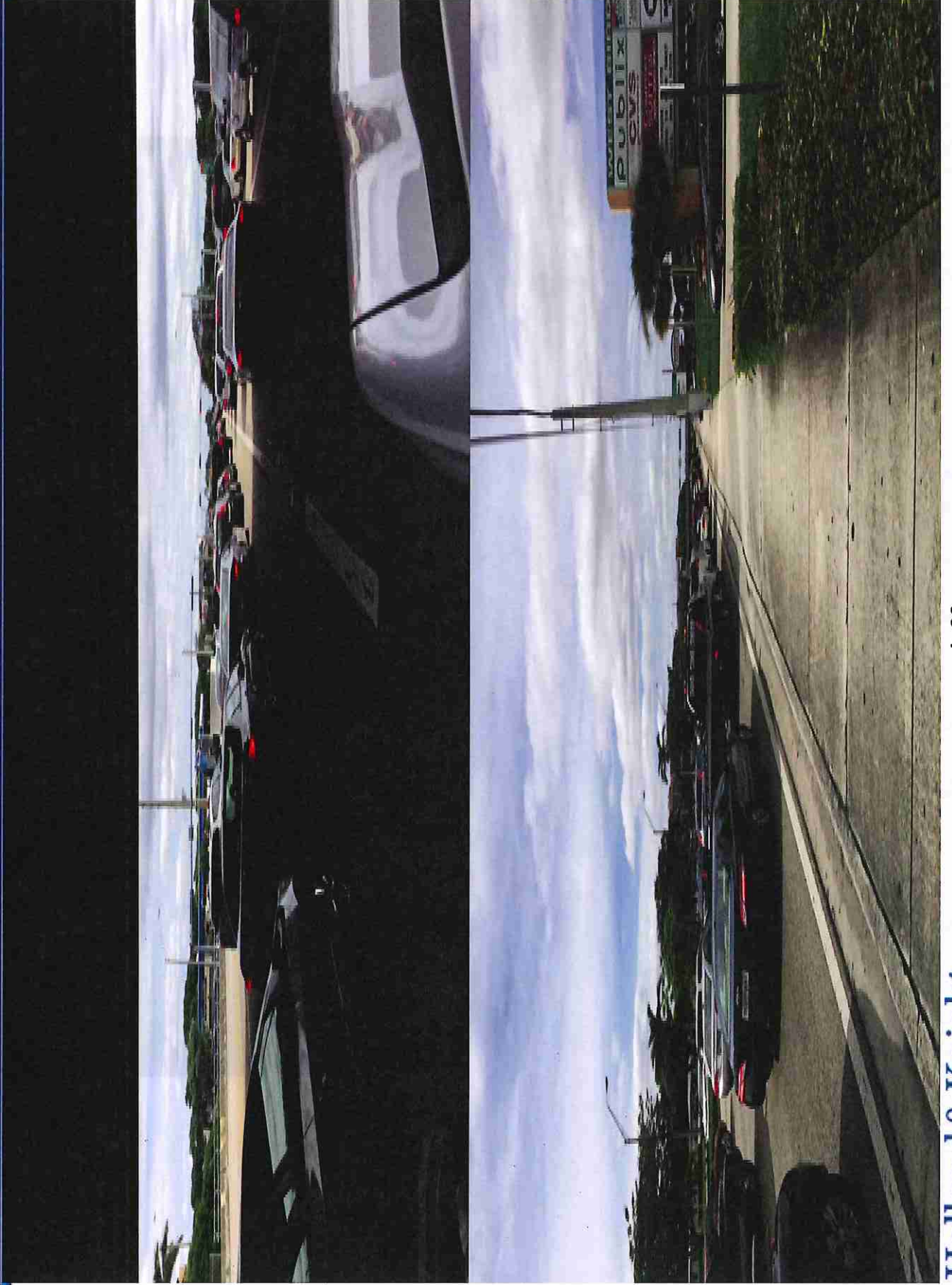
CONSEQUENCES OF DEFICIENCY - LONG LINES



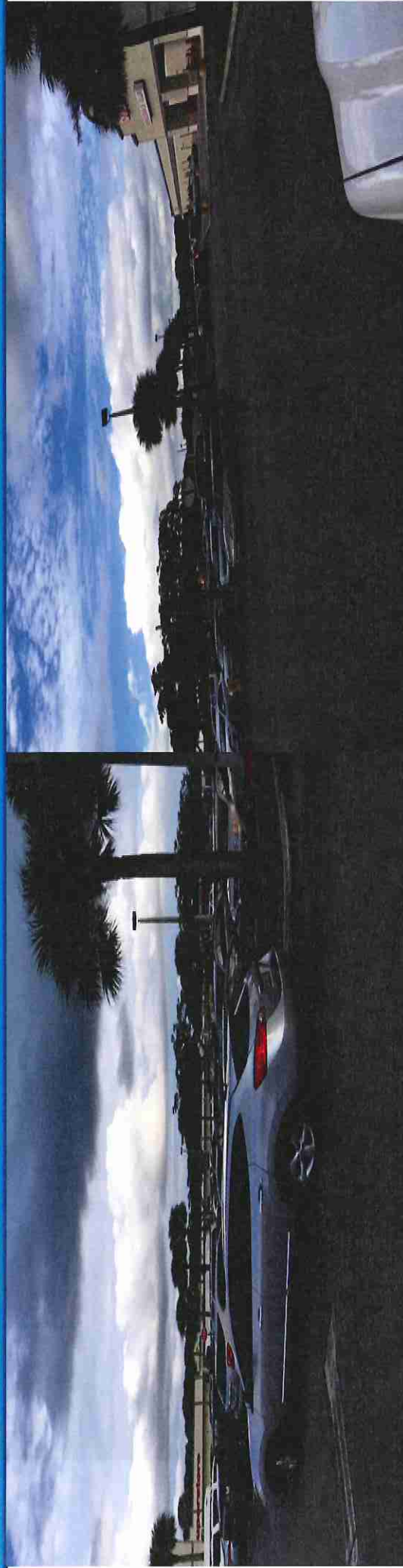
CONSEQUENCES OF DEFICIENCY - CONGESTION IN RETAIL CENTERS



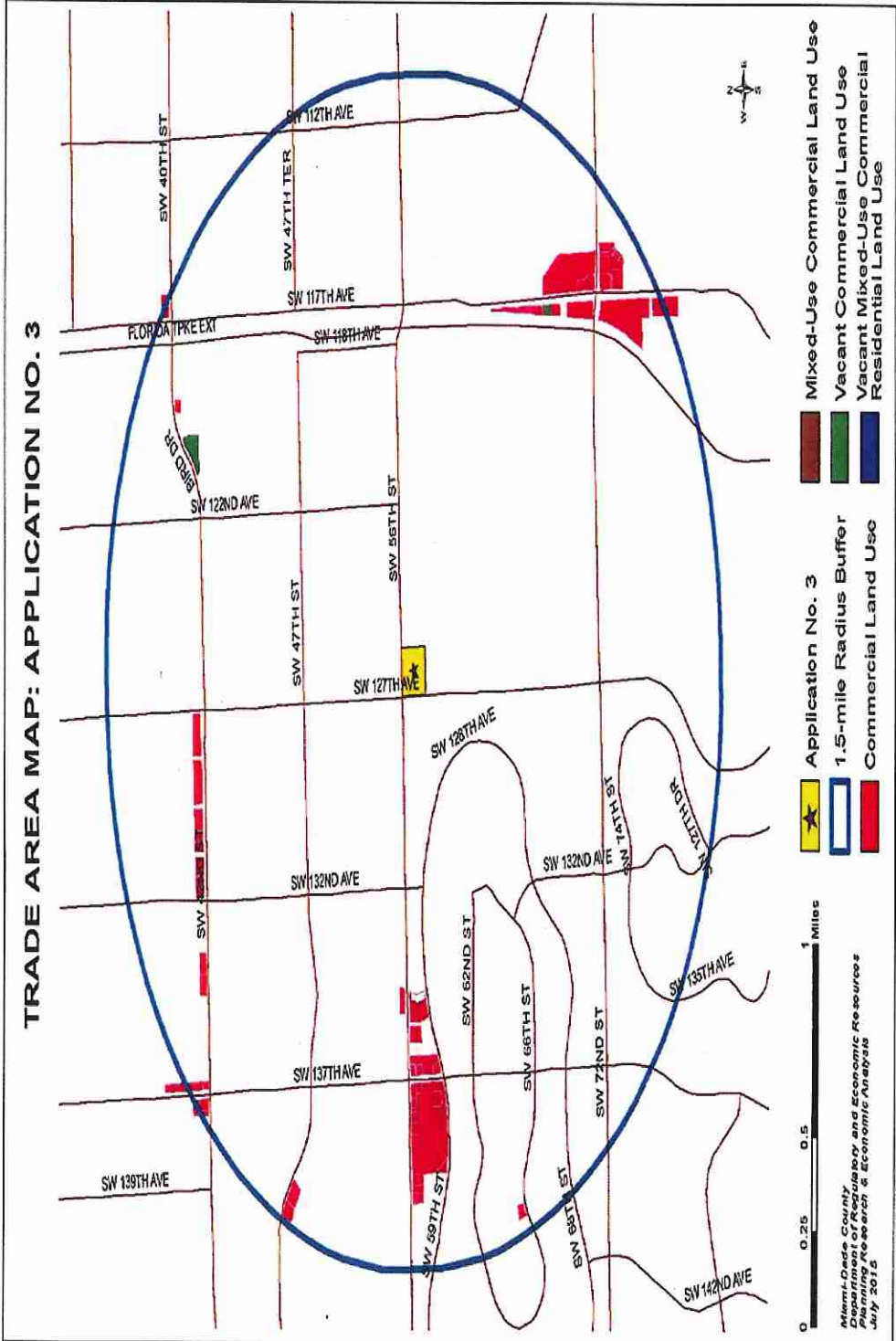
CONSEQUENCES OF DEFICIENCY - INCREASED TRAFFIC CONGESTION



CONSEQUENCES OF DEFICIENCY - NO AVAILABLE PARKING SPACES



TRADE AREA MAP: APPLICATION NO. 3



- Application No. 3
- 1.5-mile Radius Buffer
- Commercial Land Use
- Mixed-Use Commercial Land Use
- Vacant Commercial Land Use
- Vacant Mixed-Use Commercial Residential Land Use

Miami-Dade County
Department of Regulatory and Economic Resources
Planning, Research & Economic Analysis
July 2015

Application No. 3

3-17

May 2015 Cycle

POLICY LU-8E

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- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

Reference: Land Use Element, Miami-Dade County 2020 - 2030 CDMP, Page I-9

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DEPARTMENTAL REVIEW

DERM	No adverse environmental conditions.
MDWASD	Water & sewer services available or can be made available at applicant's expense.
Solid Waste	No objections.
Parks	No objections / No impacts.
Fire / Rescue	No objections.
Public Schools	No impacts (However, would benefit from tax revenues).
Traffic	Impacts can be accommodated in the affected roadways (287 PM Peak Hour Trips).
Aviation	No objections.
Transit	Service is directly available.
	No adverse fiscal impacts.

#37340211_v1



Site

Daily Trips in the Study Area

> XX,000 T/D

Source: Cathy Sweepple & Associates

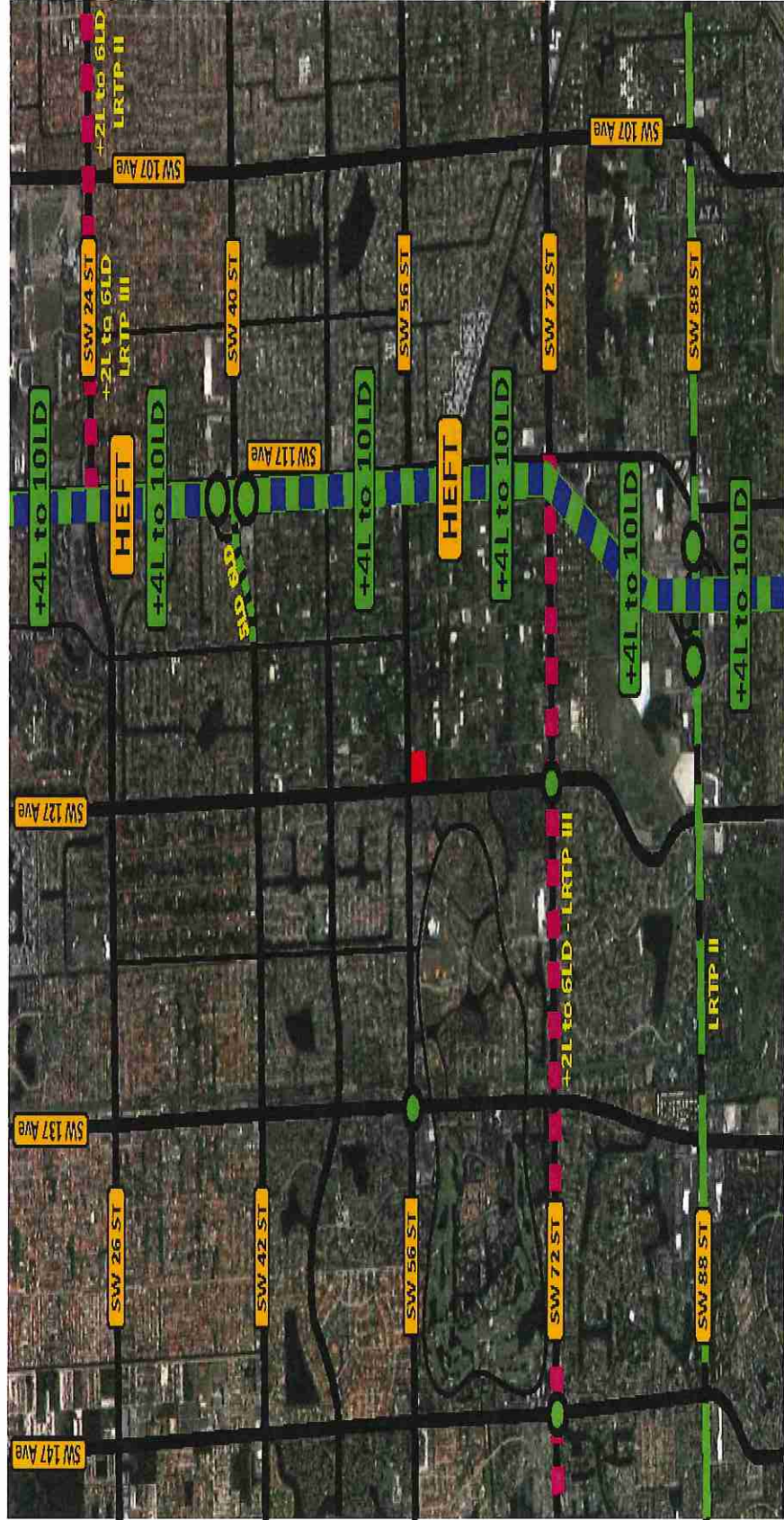


Figure 2A
 Planned and Programmed Improvements
 May 2015 CDMP Amendment Application No. 3
 Source: Cathy Sweetapple & Associates

DEPARTMENTAL REVIEW

DERM	No adverse environmental conditions.
MDWASD	Water & sewer services available or can be made available at applicant's expense.
Solid Waste	No objections.
Parks	No objections / No impacts.
Fire / Rescue	No objections.
Public Schools	No impacts (However, would benefit from tax revenues).
Traffic	Impacts can be accommodated in the affected roadways (287 PM Peak Hour Trips).
Aviation	No objections.
Transit	Service is directly available.
No adverse fiscal impacts.	

#373-40211_v1

POLICY LU-SE

Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

Reference: Land Use Element, Miami-Dade County 2020 - 2030 CDMP, Page I-9

#373401 72_V1

DEPARTMENTAL REVIEW

DERM	No adverse environmental conditions.
MDWASD	Water & sewer services available or can be made available at applicant's expense.
Solid Waste	No objections.
Parks	No objections / No impacts.
Fire / Rescue	No objections.
Public Schools	No impacts (However, would benefit from tax revenues).
Traffic	Impacts can be accommodated in the affected roadways (287 PM Peak Hour Trips).
Aviation	No objections.
Transit	Service is directly available.
	No adverse fiscal impacts.

#373-10211_V1

POLICY LU-8E

Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated for consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods;
- iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and
- v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

Reference: Land Use Element, Miami-Dade County 2020 - 2030 CDMP, Page I-9

#37340172_v1

**APPLICATION NO. 3
AERIAL PHOTO**

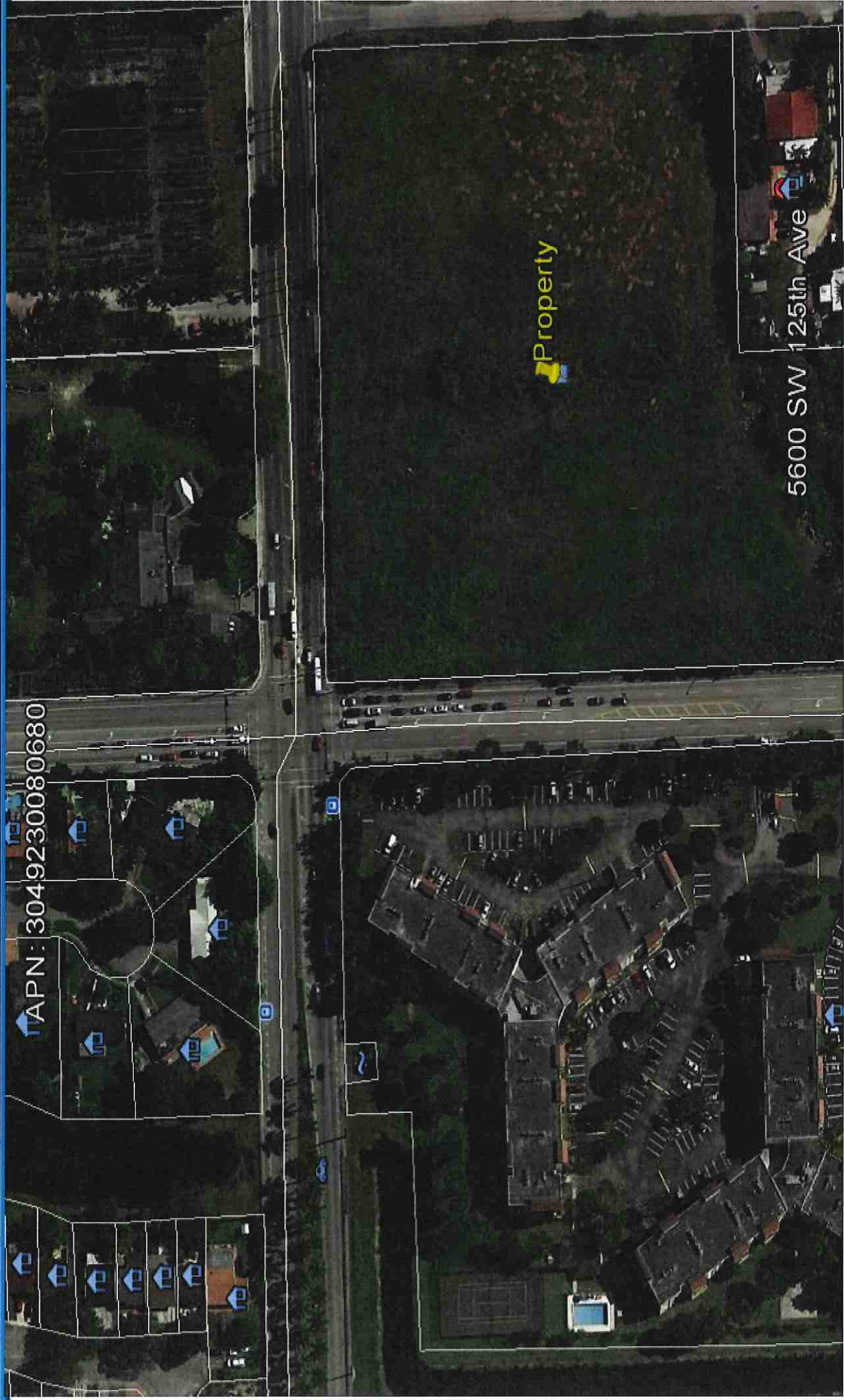


May 2015 Cycle

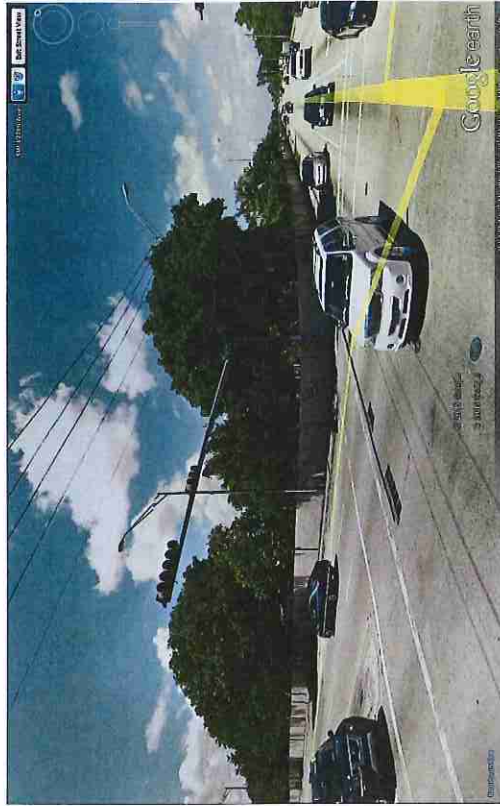
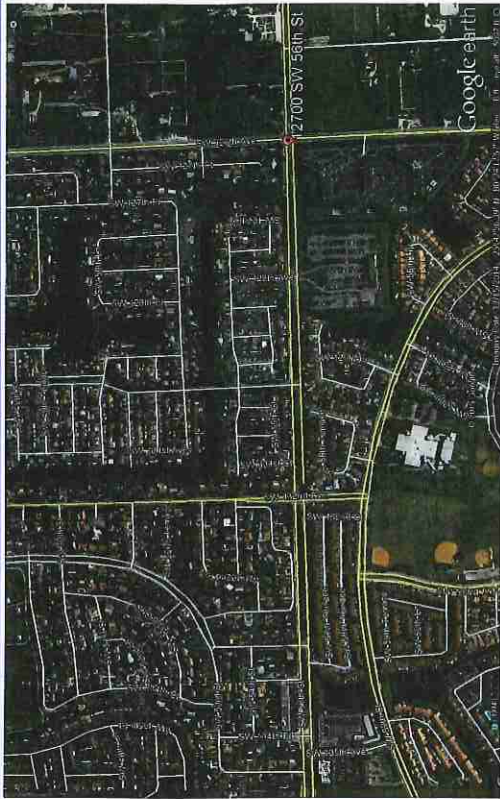
3-5

Application No. 3

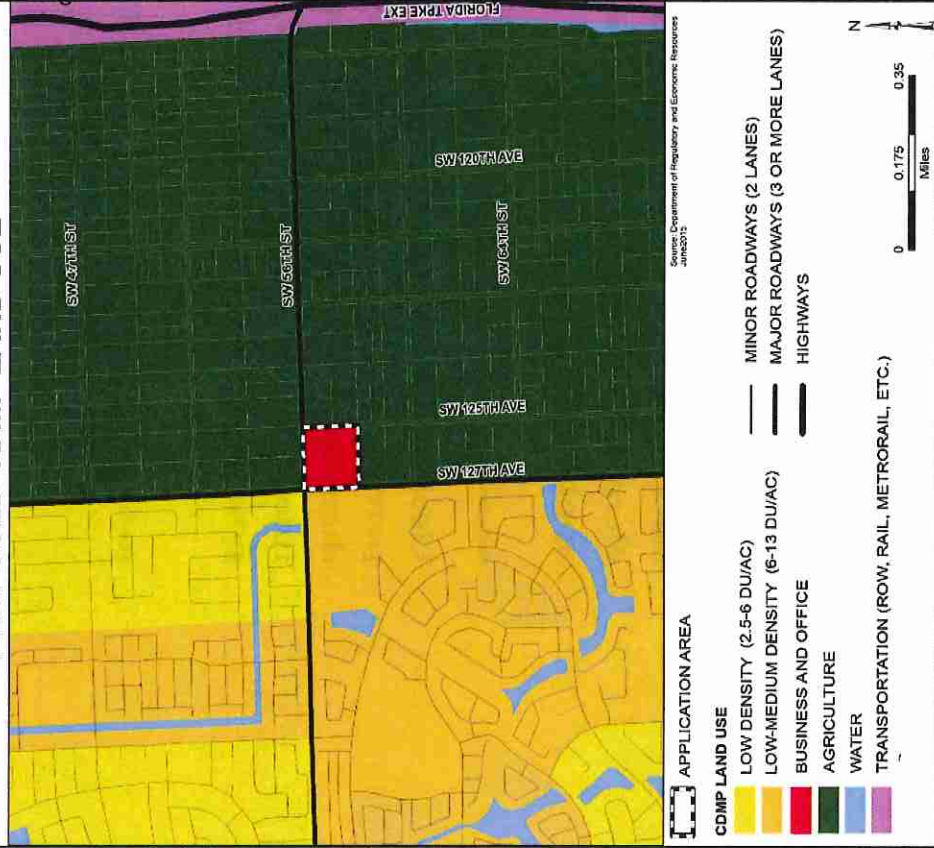
The Intersection of Two Section line roads



SURROUNDING USES IN THE VICINITY OF SUBJECT PROPERTY



**APPLICATION NO. 3
PROPOSED CDMP LAND USE**



May 2015 Cycle

3-9

Application No. 3

**APPLICATION NO. 6
CDMP LAND USE**



May 2015 Cycle

6-7

Application No. 6

POLICY LU-4A

When evaluating compatibility among proximate land uses, the County shall consider such factors as noise, lighting, shadows, glare, vibration, odor, runoff, access, traffic, parking, height, bulk, scale of architectural elements, landscaping, hours of operation, buffering, and safety, as applicable.

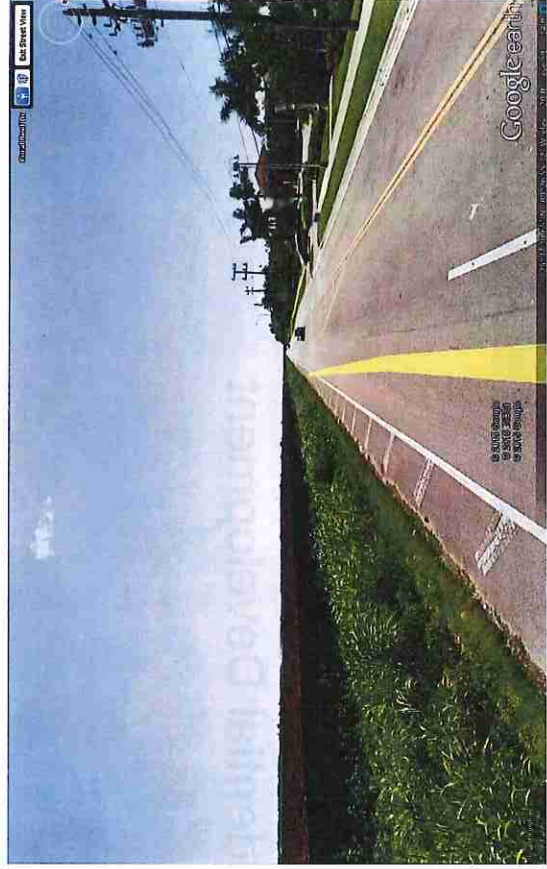
POLICY LU-4D

Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements.

Reference: Land Use Element, Miami-Dade County 2020 - 2030 CDMMP, Page I-9

#37339626_v1

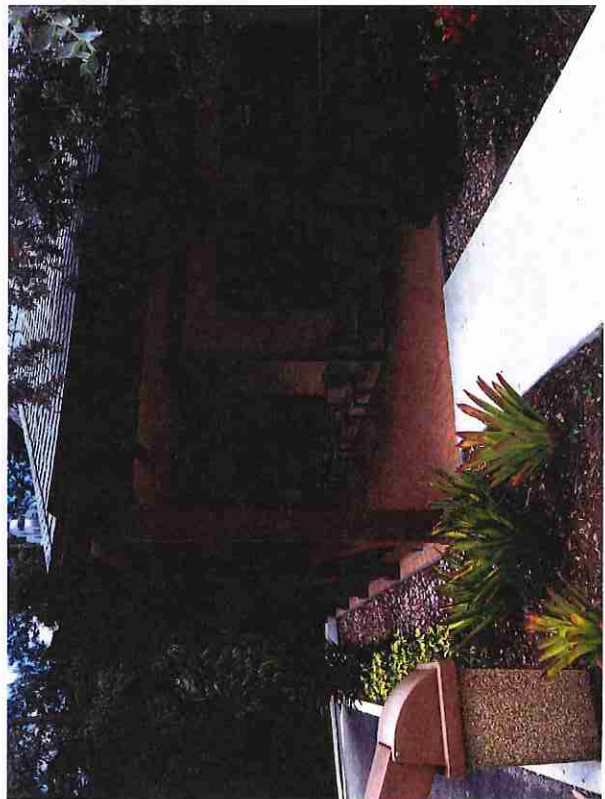
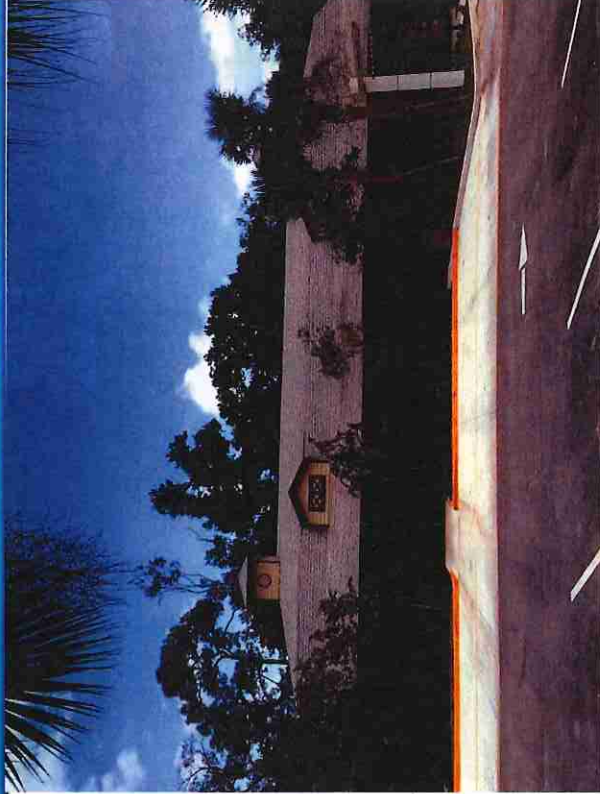
CORSICA SQUARE SHOPPING CENTER 15719 SW 152ND ST



Amended Declaration of Restrictions

- » Permitted Uses; Prohibition on Residential Development
- » Prohibited Commercial Uses
- » Minimum Setbacks
- » Point of Sale Signs
- » Architectural Design/Site Plan Approval

PHOTOGRAPHS OF EXISTING CENTER IN NORTH PALM BEACH





Horse Country Land Use Change

Presentation

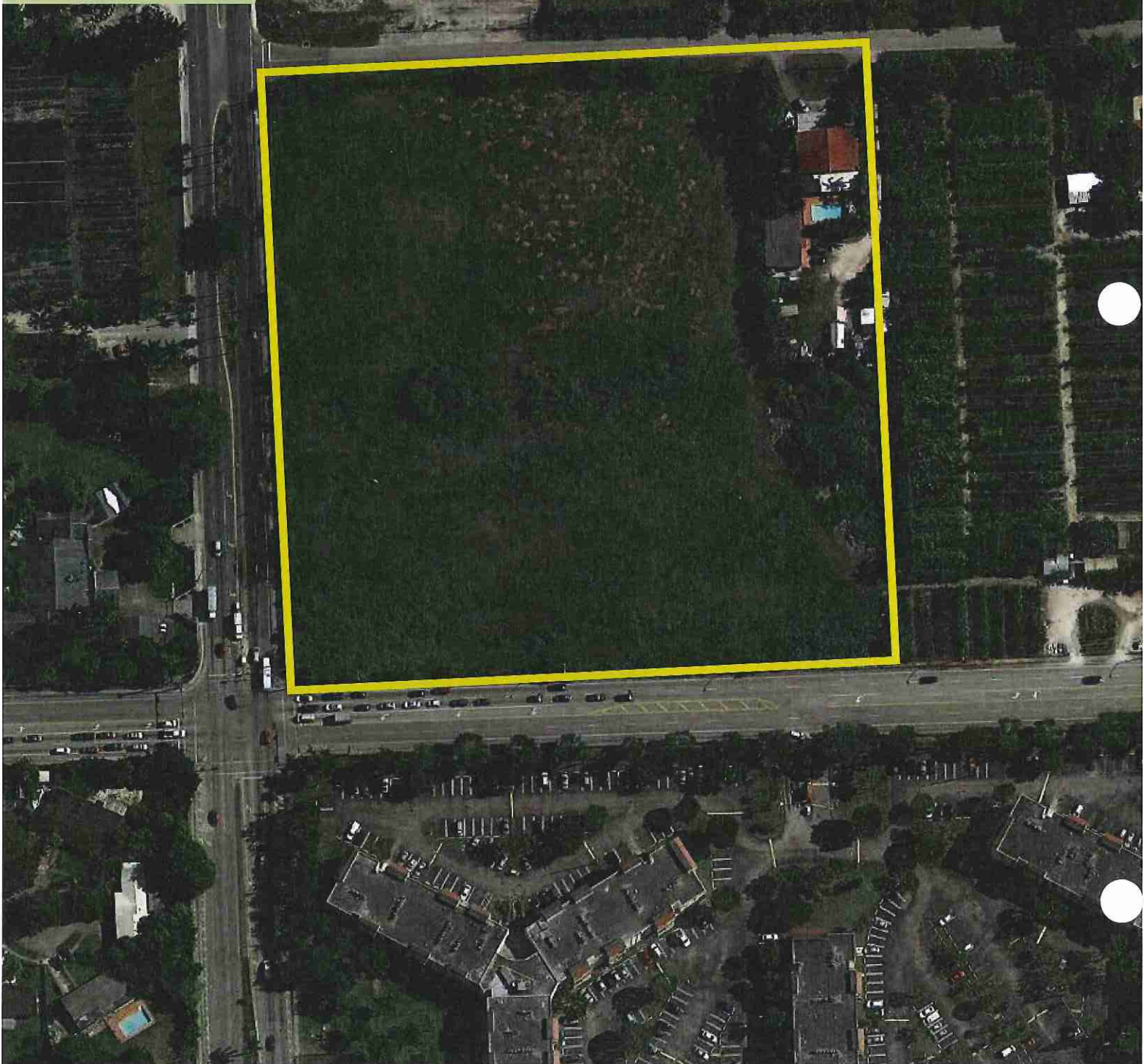
for

Bird Kendall Homeowner Association

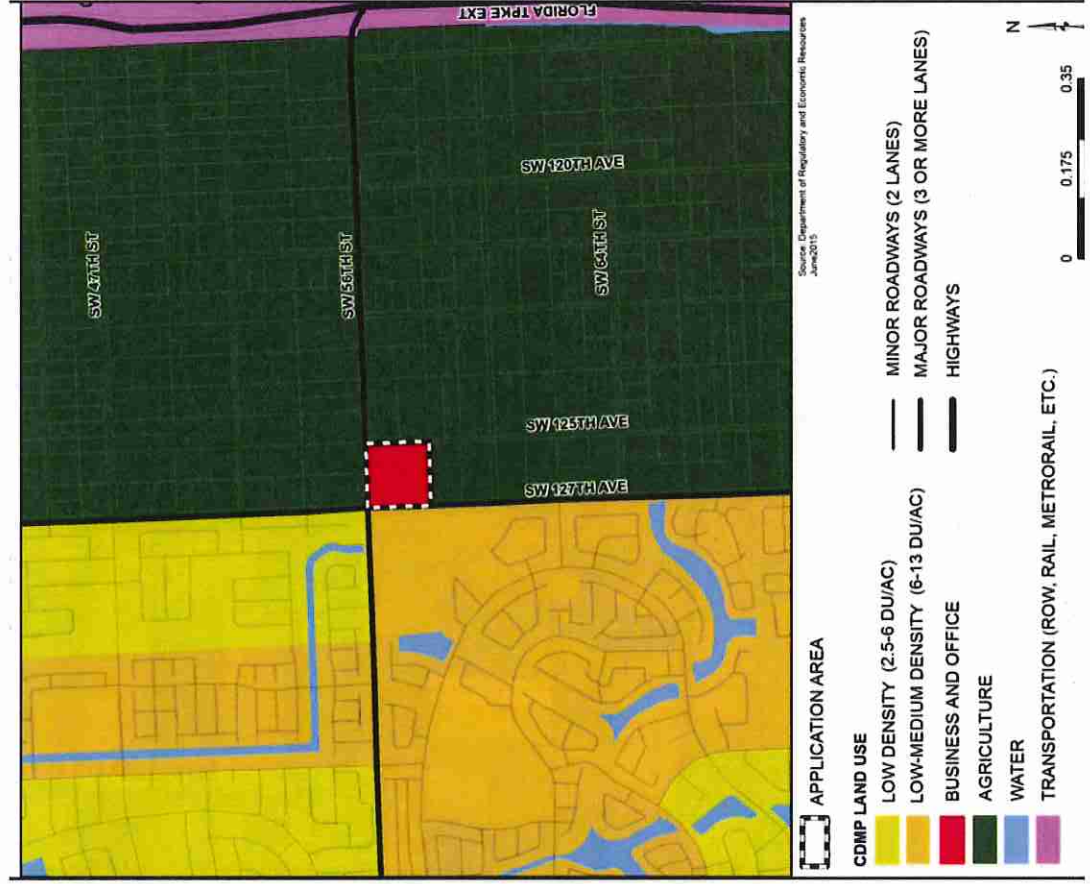
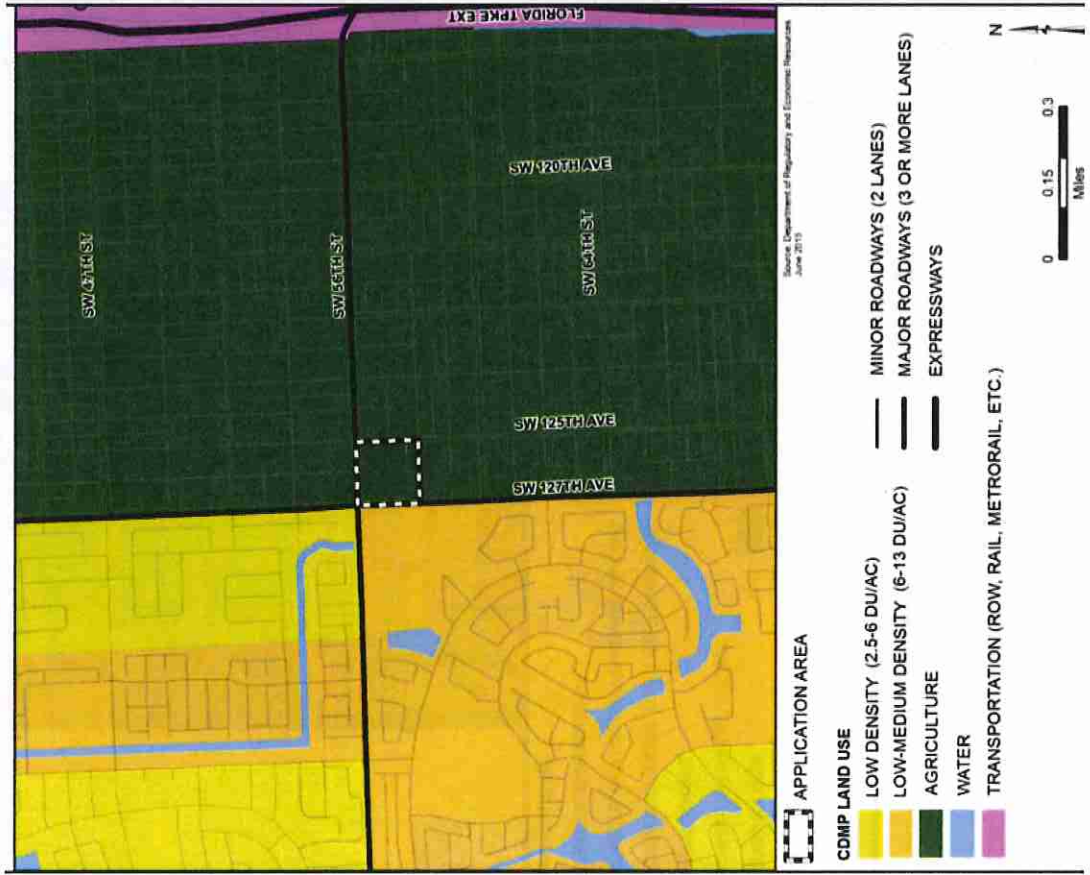
By Mark Alvarez

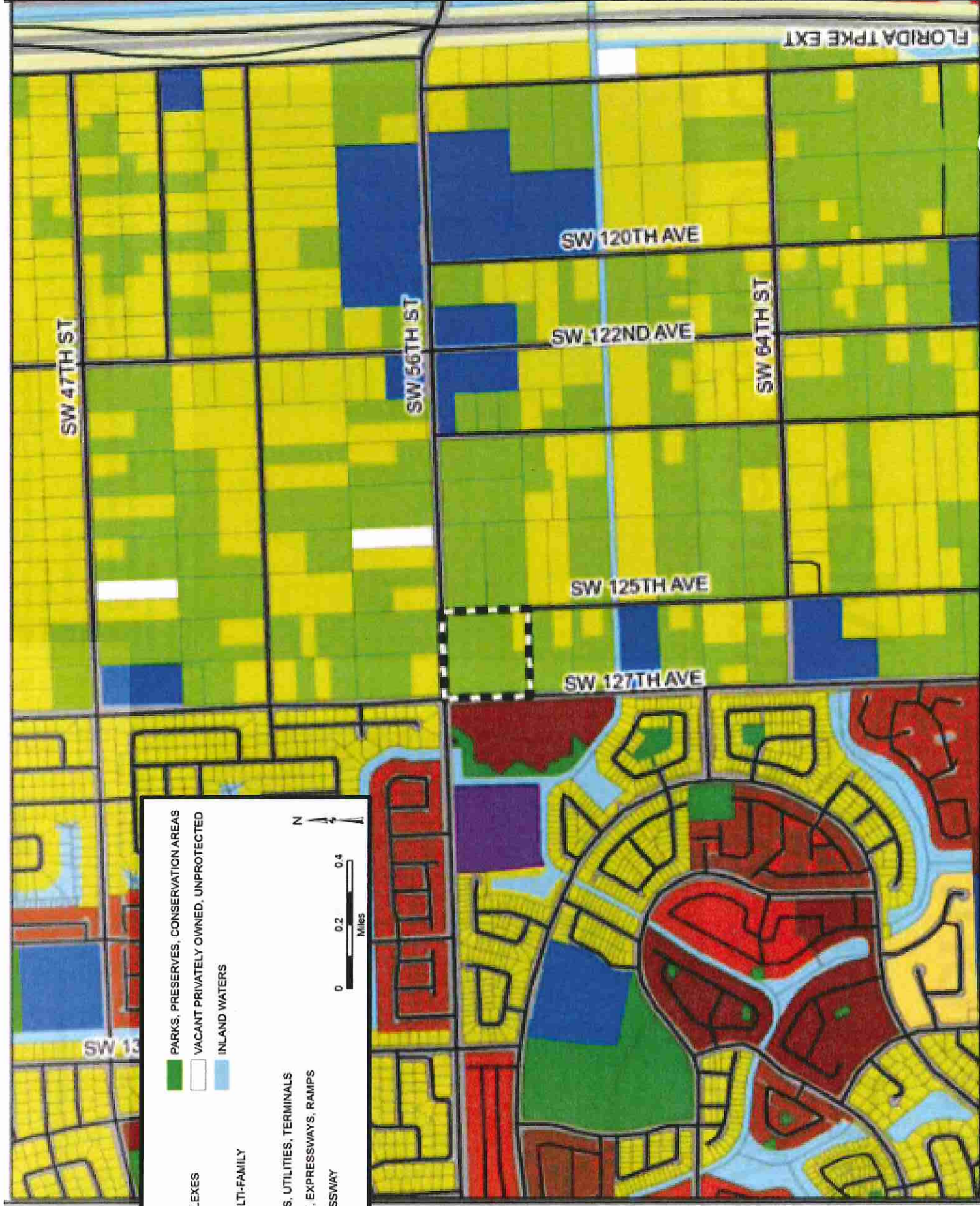
PAB Exhibit -
APP. 3, May 2015
Submitted by Mark
Alvarez in opposition
of the application





Application: Amend Land Use Map from Agriculture to Business and Office



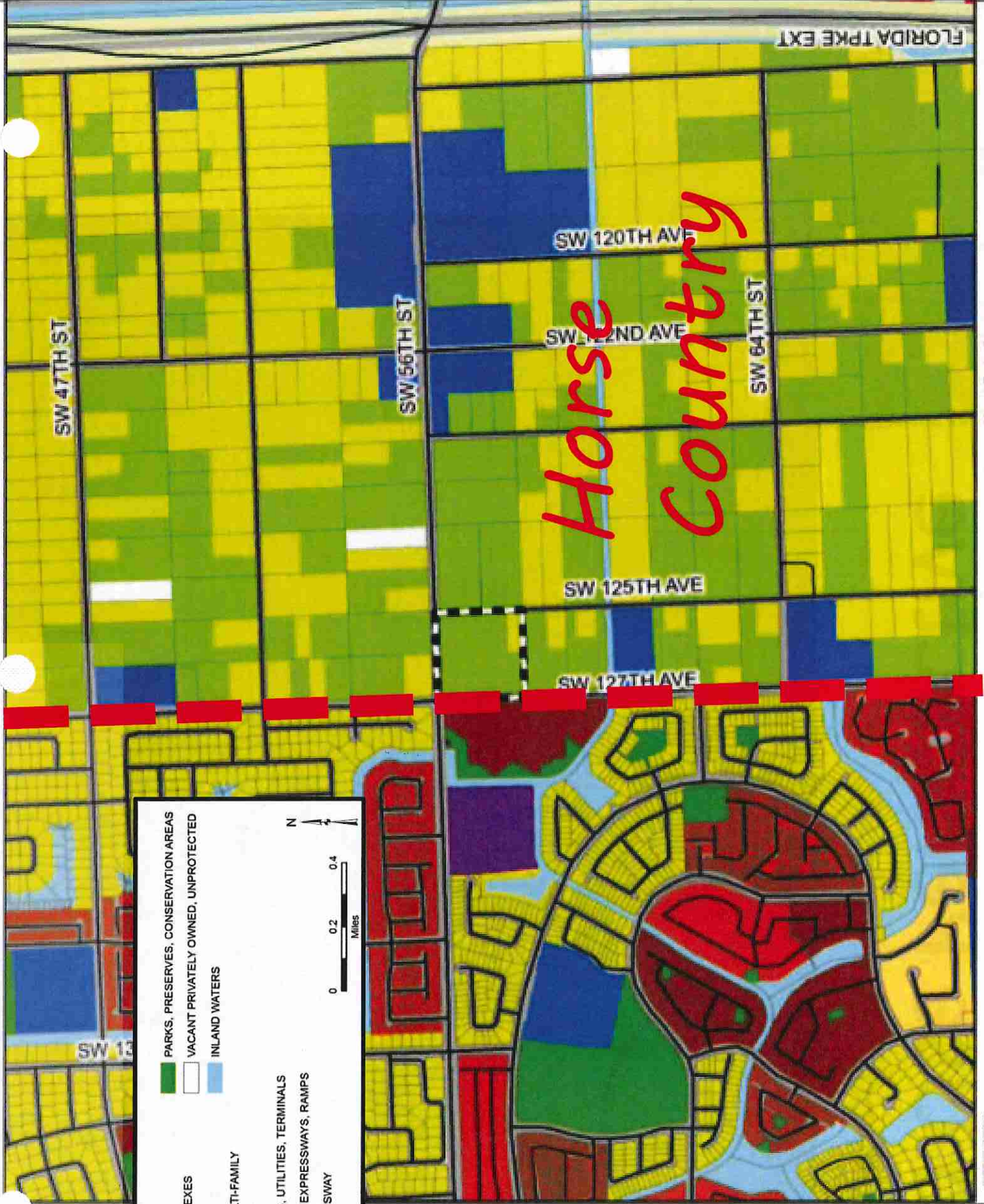


EXISTING LAND USE

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- INSTITUTIONAL
- COMMUNICATIONS, UTILITIES, TERMINALS
- STREETS, ROADS, EXPRESSWAYS, RAMPS
- STREETS, EXPRESSWAY
- AGRICULTURE
- PARKS, PRESERVES, CONSERVATION AREAS
- VACANT PRIVATELY OWNED, UNPROTECTED
- INLAND WATERS

N

0 0.2 0.4
Miles



EXISTING LAND USE

- SINGLE-FAMILY
- TWO-FAMILY DUPLEXES
- TOWNHOUSES
- LOW-DENSITY MULTI-FAMILY
- INSTITUTIONAL
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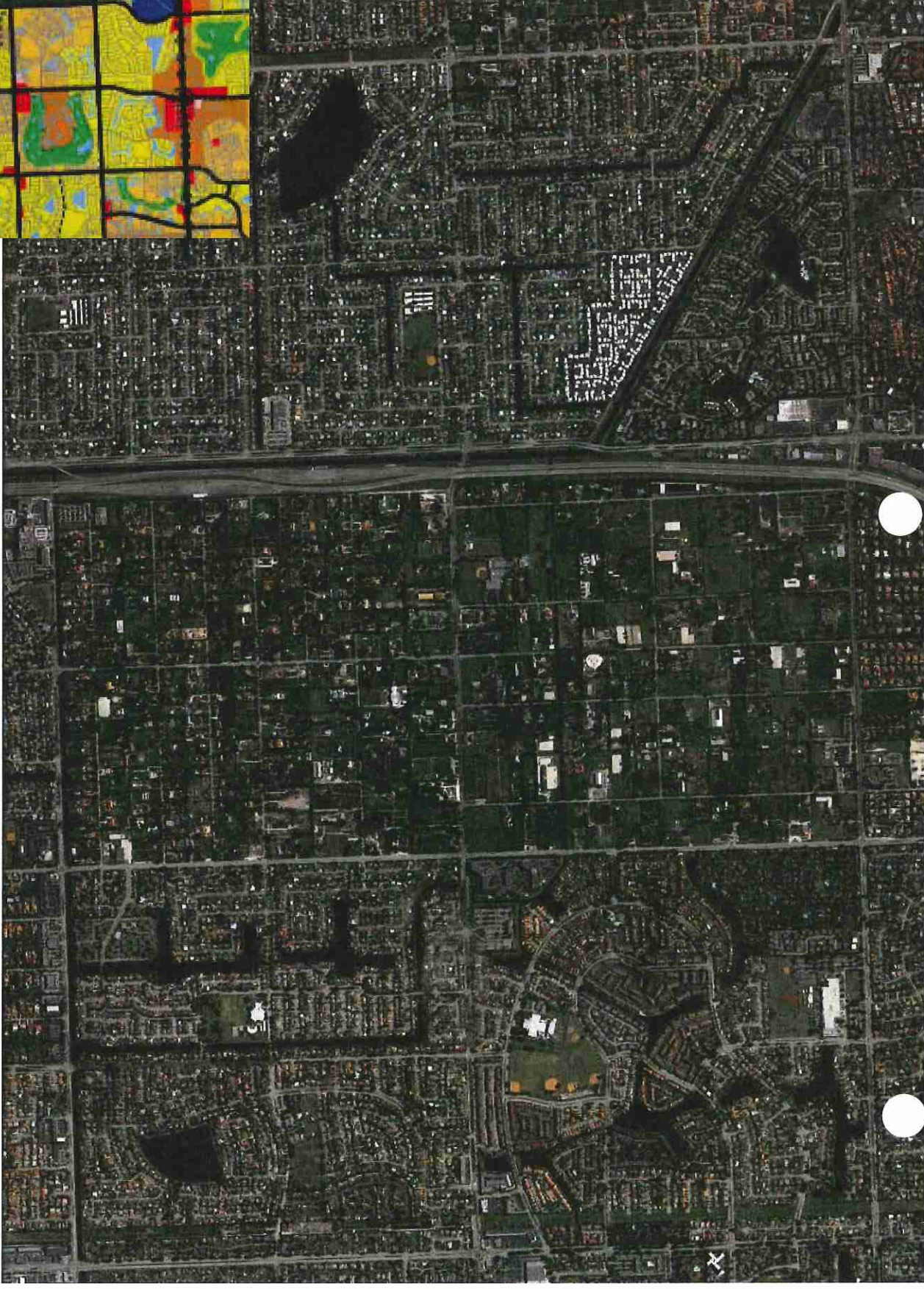
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Miles

Horse Country

Land Use Perspective

an obviously preserved area



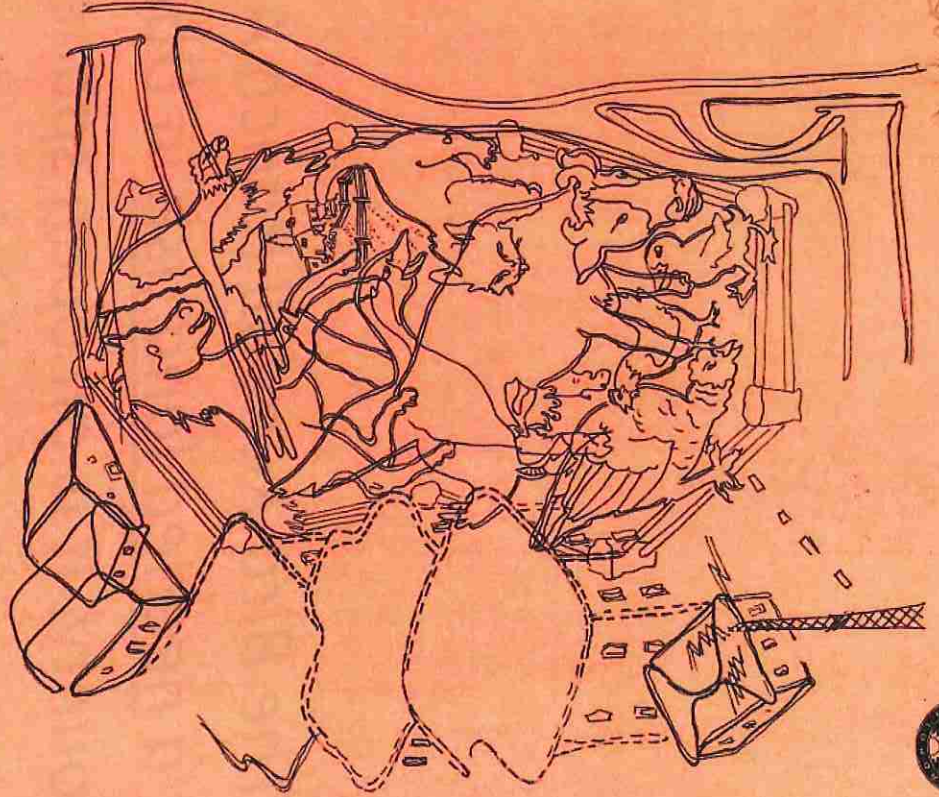
Land Use Perspective

an obviously preserved area





BIRD-KENDALL ranch area



H.A. GIBBS

An Overview

METROPOLITAN PLANNING COMMISSION

Study - 1975

Update- 1979

Approved - 1981

Study - 1987

Charrette - 2015



II EXISTING CONDITIONS

Physical Characteristics

According to the "Generalized Topography and Hydrography" Map of Metropolitan Dade County (1971), the ground elevation of this area ranges from 5 - 10 feet above mean sea level. The "Soil Association Map" of Dade County (1965, identifies the area soils as . . . "poorly drained" rockland with some moderately drained deep marls in the north and east portion, and some moderately well drained shallow soils in the northeast and southeast. . . ."

The Snapper Creek Canal at the northeast at S.W. 117 Avenue and the Bird Drive Extension Canal at the north boundary provide drainage for the area.

Land Ownership Patterns

"The Bird-Kendall Ranch Area is a needed land use in Dade County. It is an open space oasis in the midst of a disjointed urban-suburban sprawl. Possibly one of the reasons for the bypassing of urban development in this area is wide variety of single ownerships that exist ranging from 60+ acres south of Sunset Drive in pasture land to the 1 1/4 acre residential parcels at the northern end which are zoned EU-1 (one acre estates). The 60 acre parcel is currently receiving the special agricultural exemption. The following data which identifies the number and size of the parcels under separate ownership is as follows:

1. More than 10 acres	13
2. 10 - 5 acres	26
3. Less than 5 but larger than 2.5	121
4. 2.5 - 1	271
5. Less than 1 acre	26
Totals Parcels	457

Existing Land Use (Figure 1)

Ranch-style and large estate uses predominate in the area. Several institutional uses are interspersed in the area consisting of two churches with related nursery and school uses, one private preparatory school (15+ acres) on Sunset Drive, a Florida Power and Light substation, and parking facilities for American Hospital at the northeast corner (5 acres+).

“Encourage and protect
agriculture as a viable
economic use of Dade
County’s land.”

“Control increases of density
where the character of the
immediate area would be
adversely affected.”

This plan which was approved in 1965 designates this area as low-density residential, (2.0 to 12.9 dwelling units per net residential acre). Major arterials indicated are: Bird Road to the north and 137 Avenue to the west and North Kendall Drive to the south. The Homestead Extension of Florida Turnpike appears as the "West Dade Expressway" to the east.

Recent area studies that include the areas to the east at South Sunset Drive Area Re-Study and South Dade Junior College Area Study which were published in 1973.

Proposed Development Master Plan Part I

The recommendations of this part of the Plan which relate to the study area are discussed under the following headings and paragraphs:

Development Pattern

- IA. 1. Limit urban expansion to those areas most suitable for new development or redevelopment on the basis of accessibility, cost of energy, extension of services, terrain, and criteria directed toward preserving vital aspects of the County's natural and man-made environment.
- IB. 4. Encourage and protect agriculture as a viable economic use of Dade County's land.
- IC. 2. Control increases of density where the character of the immediate area would be adversely affected.
- ID. 1. Conserve and protect existing sound residential areas. (Page X) *
- 2. Establish creative taxation as a technique to encourage preservation of agriculture, recreational, greenbelt lands, native pinelands, hammocks, and other open spaces within the urban area through the maintenance of private property and the protection of native and unique vegetation thereon. (Page 22) *

Comprehensive Development Master Plan Part III

* Metropolitan Dade County Planning Department, Part I of Comprehensive Development Master Plan for Metropolitan Dade County, May 1974.

What Is Horse Country?

A Viable Land Use to Protect & Extend (infill) 1981

III. RECOMMENDATIONS

Planning Guidelines

The Proposed Comprehensive Development Guide has provided generalized guidelines for the future development of Dade County, there are some additional guidelines that should be followed to help preserve the integrity of the area.

1. Future traffic and transportation improvements should give careful consideration to the existing horse traffic that is generated in the area on existing rights-of-way.
2. Projected road alignments should be re-evaluated to prevent the conflicts that may occur due to horse traffic.
3. Some linkage of various ranch and riding academy facilities should be explored to provide maximum use of this type of recreational activity. A possible means of implementing this proposal may be a "park and recreational district." Bridle paths and horse trails were discussed in the Linnear Park Study. However, due to a conflict with the Bikeways Proposal this idea was dropped. Since the completion of H.E.E.T. to the east it may be appropriate to consider the possibility of using a portion of the swale area inside the fence for future equestrian trails if proper safeguards can be provided for separating the horse and vehicular traffic.

Conclusions

Recommended Land Use (Figure 3)

The existing land use should be preserved and extended to the vacant parcels that are currently overgrown with weeds and various noxious exotic plants such as the Brazilian Pepper and Australian Pine. The only significant changes should occur as indicated in section 36 which provides for a gradation of densities beginning with two per acre at North Kendall Drive and one acre and agricultural uses to Sunset Drive.

Recommended Rezoning (Figure 4)

The changes recommended are being made to implement the Recommended Land Use Plan and are as follows:

What Is Horse Country?

Arterial Frontages

1987

1. That the subject application to amend the West Dade - Ranch Area Study be denied.

If approved, this amendment would lead to the development of neighborhood commercial and office uses on Sunset Drive between SW 123 and 127 Avenues. In addition, a precedent would be established for commercializing the remainder of Sunset Drive, and Miller Drive as well, as this latter roadway is currently being improved to four lanes and provided with a bridge over the Snapper Creek Canal. It should also be noted that there is no need for additional neighborhood commercial and office uses in the vicinity of the West Dade - Ranch Area, as there are at present about 119 acres of existing neighborhood shopping and almost 19 acres of existing office uses within an easy driving distance of the subject application area.

2. That the most appropriate uses for the frontages of Sunset Drive and Miller Drive are those which would maintain the existing primary uses of the "Ranch Area" (agriculture and country estates) as well as appropriate secondary uses (institutional and other activities) that support and maintain the unique character of the area.

Institutional uses, such as schools, churches and temples, do not conflict with the character and intent of the area. Commercial development (including offices), as proposed in the request, would violate the integrity of the "Ranch Area." One reason for this distinction is the amount of open space usually provided with these different types of development. While institutional uses typically provide 50 percent (or more) open space, offices frequently provide only half that much (25% and commercial developments may provide only a quarter as much (12.5%). In addition to the intensity of development, there is also the intensity of signage that is associated with such developments. Institutional uses usually have very few signs, while offices have more and commercial developments have the most. Furthermore, commercial establishments and offices tend to operate more hours/day and days/week than do institutional uses which usually means additional traffic, noise, lights, odors and refuse.

3. That the agricultural and estate character of the "Horse Country" area should be preserved and enhanced.

Of immediate concern is the impact that the widening of Miller Drive and Sunset Drive will have on the area. Land uses and the design of future structures fronting on both of these four-lane roads should be regulated to insure compatibility with the agricultural and estate character of the area. Specifically, it is recommended that a new overlay zoning district be established with appropriate design standards which could be applied to any district upon determination of need by the Board of County Commissioners. This proposed district should be applied initially to the properties fronting both sides of Miller and Sunset Drives in the "Ranch Area".

1. That the subject application to amend the West Dade - Ranch Area Study be denied.

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"agricultural and estate character
of the "Horse Country" area
should be preserved and
enhanced."

What Is Horse Country?

Today

HORSE COUNTRY CHARRETTE



Public Workshop Taller Público

District 10 residents are invited to discuss the future of Horse Country. Los residentes del Distrito 10 están invitados a participar en un taller acerca del futuro del área de Horse Country.

District 10, Commissioner Javier D. Souto
Distrito 10, Comisionado Javier D. Souto

Join us: Acompáñenos:

Saturday, October 17 at 10 a.m.
Sábado, octubre 17 a las 10 a.m.

West Dade Regional Library
9445 Coral Way • Miami, FL 33165

In addition, planning staff will be available to meet with the community Oct. 19 from 12 - 6 p.m. • Oct. 20 from 2 - 8 p.m. • Oct. 21 from 12 - 6 p.m. at West Dade Regional Library: 9445 Coral Way • Miami, FL 33165

Adicionalmente, personal de planificación estará disponible para reunirse con la comunidad Oct. 19 de 12 a 6 p.m. • Oct. 20 de 2 a 8 p.m. • Oct. 21 de 12 a 6 p.m. en West Dade Regional Library: 9445 Coral Way • Miami, FL 33165

For more information, please call: 305-375-2513
Para más información, por favor llamar al: 305-375-2513

Multiple members of individual community councils may be present. These events are free and open to the public. For sign language interpreter services and for materials in accessible format, call Frank Gutierrez at 305-375-1244 five days in advance.

Puede estar presente más de un integrante de los consejos de comunidad (community councils). Estos eventos son gratuitos y están abiertos al público. Para servicios de intérprete en lenguaje de señas y para obtener material en un formato accesible, por favor llamar a Frank Gutierrez al 305-375-1244 con cinco días de anticipación.



DEPARTMENT OF REGULATORY & ECONOMIC RESOURCES

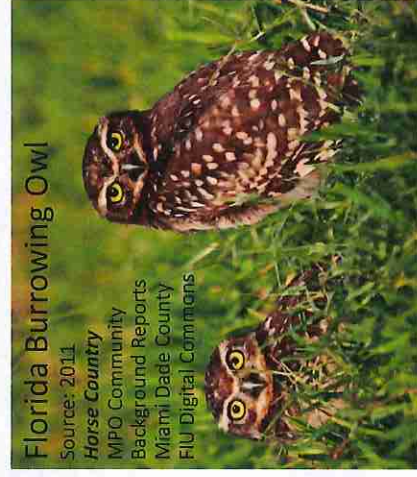
- A place of unique open rural character within urban area
- Equine Industry
- Equestrian recreation and education accessible to the people of Dade County
- Youth education for equestrian, agricultural, and natural ecology



- Other domestic animals
- Canine & Feline rescue, training boarding
- Wildlife Preserve



- Wildlife Habitats



- Aviaries

- Aquaculture



- Horticulture



- USDA Quarantine Facilities

Built in 2009, Horse Country important location to keep livestock close to airport

- Not about Economics
- Not about the Commercial Needs of the area
- Preservation of Special Values that the Larger Community Considers Important
- We preserve, because it is not highest and best economic use



- Assuring compatible uses

- Maintain continuity

- Protect from encroachment

- Bridle Trail safety from traffic

- Appropriate roadways for uses

- Maintain 5 acre minimum

- Maintain rural infrastructure



1. Inconsistent with Agricultural Land Use and detrimental to the unique community character
2. Does not demonstrate proper consideration of the unique character of Horse Country required by Policy LU-8B
3. Inappropriately cites CDMP Guidelines for Urban Form, specifically Guide #4
4. Deficiency of commercial land is not appropriate to area, and no impending need demonstrated
5. Available commercial land within trade area
6. Legitimate and recognized agricultural activities are viable

Application No. 3
Commission District 10 Community Council 11

APPLICATION SUMMARY

Applicant/Representative:

Southeast Investments, Inc./Juan J. Mayol, Esq., Hugo P. Arza, Esq., Richard A. Perez, Esq., Alejandro J. Atlas, Esq., and Pedro Cassant, Esq. Southeast corner of SW 127 Avenue and SW 56 Street/Miller Road

Location:

±10.0 Gross Acres (±8.45 Net Acres)

Total Acreage:
Current Land Use Plan Map Designations:

"Agriculture"
 "Business and Office"

Requested Land Use Plan Map Designation:

Small-Scale

Amendment Type:
Existing Zoning District/Site Condition:

GU (Interm)/Pasture and single-family residence

RECOMMENDATIONS

Staff:

DENY (AS A SMALL-SCALE AMENDMENT)
 (August 25, 2015)

West Kendall Community Council (11):

TO BE DETERMINED (September 24, 2015)

Planning Advisory Board (PAB) Acting as the Local Planning Agency:

TO BE DETERMINED (October 19, 2015)

Final Action of Board of County Commissioners:

TO BE DETERMINED (November 18, 2015)

**It is incompatible with Agricultural Land Use
and the Unique Character of the Area**

Staff reasons 1, 4, 5, 6

It is inconsistent with the CDMP

Staff reasons 2, 3

CDMP Objectives and Policies

Consistency

<p>Objective LU-1</p>	<p>The location and configuration of Miami-Dade County's urban growth through the year 2030 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.</p>	<p>Stated by Applicant: Not Consistent this is not a center of activity</p>
<p>Policy LU-1C</p>	<p>Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand</p>	<p>Stated by Applicant: Not Consistent although surrounded by an urban area it is planned to be not urban</p>
<p>Policy LU-1G</p>	<p>The County should identify sites having good potential to serve as greenbelts, and should recommend retention and enhancement strategies, where warranted. Such greenbelts should be suggested on the basis of their ability to provide aesthetically pleasing urban spaces, recreational opportunities, or wildlife benefits. Considered sites should include canal, road or powerline rights-of-way, or portions thereof, particularly where they could link other parklands, wildlife habitats, or other open spaces</p>	<p>Stated by Applicant: Not Consistent The site is a contiguous greenbelt, and the proposal interrupts its continuity</p>
<p>LU-5</p>	<p>All public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map", as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Development Master Plan.</p>	<p>Not Consistent The existing land use designation is consistent. Response of preserved non-urban lands to urban needs is not balanced with other objectives and policies of the CDMP.</p>
<p>LU-5A</p>	<p>The textual material titled "Interpretation of the Land Use Plan Map" contained in this Element establishes standards for allowable land uses, and densities or intensities of use for each land use category identified on the adopted Land Use Plan (LUP) map, and is declared to be an integral part of these adopted Land Use Policies.</p>	<p>Not Consistent The interpretation of the Land Use Map addresses Agricultural Land Use on p. 1-62. It states that protection of viable agriculture is a priority. To protect the agricultural industry, uses incompatible with agriculture, and uses and facilities that support or encourage urban development are not allowed in this area.</p>
<p>LU-5B</p>	<p>All development orders authorizing a new land use or development, or redevelopment, or significant expansion of an existing use shall be contingent upon an affirmative finding that the development or use conforms to, and is consistent with the goals, objectives and policies of the CDMP including the adopted LUP map and accompanying "Interpretation of the Land Use Plan Map". The Director of the Department of Regulatory and Economic Resources shall be the principal administrative interpreter of the CDMP</p>	

CDMP Objectives and Policies

Consistency

<p>Objective LU-8</p>	<p>Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land Use Plan map accommodates projected countywide growth.</p>	<p>Stated by Applicant: Not Consistent Note Staff Response: Policy LU-B8 provides that the distribution of neighborhood and community serving retail uses and personal and professional offices should reflect population distribution in addition to social, economic, and physical considerations.</p>
<p>Policy LU-8B</p>	<p>Distribution of neighborhood or community-serving retail sales uses and personal and professional offices throughout the urban area shall reflect the spatial distribution of the residential population, among other salient social, economic and physical considerations</p>	<p>Stated by Applicant: Not Relevant Existing land use is compatible. No update is required.</p>
<p>Objective LU-9</p>	<p>Miami-Dade County shall continue to maintain, update and enhance the Code of Miami-Dade County, administrative regulations and procedures, and special area planning program to ensure that future land use and development in Miami-Dade County is consistent with the CDMP, and to promote better planned neighborhoods and communities and well designed buildings.</p>	<p>Stated by Applicant: Procedural So far, proposal is found to be inconsistent by staff, and CZAB 11.</p>
<p>Policy LU-9A</p>	<p>To maintain consistency between Miami-Dade County's development regulations and comprehensive plan, Miami-Dade County's land development regulation commission shall review proposals to amend Miami-Dade County's development regulations and shall report on the consistency between said proposals and the CDMP, as required by Chapter 163, F.S.</p>	<p>Stated by Applicant: Not Consistent The County continues to plan the area through the charrette process. The application is premature to area plan.</p>
<p>Policy LU-9H</p>	<p>Miami-Dade County shall continue its special area planning program with emphasis on the preparation of physical land use and urban design plans for strategic and high growth locations, such as urban centers and certain transportation corridors as defined in the CDMP.</p>	<p>Stated by Applicant: Not Consistent The design guidelines and Guideline #4 is not applicable to the contiguous non-urban character of the Horse Country area. See staff report reason #3</p>
<p>Policy LU-9J</p>	<p>Miami-Dade County shall continue to use the design guidelines established in its urban design manual as additional criteria for use in the review of all applications for new residential, commercial and industrial development in unincorporated Miami-Dade County, and shall consider the inclusion of such guidelines into its land development regulations.</p>	<p>Stated by Applicant: Not Consistent The design guidelines and Guideline #4 is not applicable to the contiguous non-urban character of the Horse Country area. See staff report reason #3</p>

CDMP Objectives and Policies

Consistency

<p>LU-10</p>	<p>Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multimodal transportation systems.</p>	<p>Stated by Applicant: Not Consistent Energy efficiency refers to transportation efficiency. Response of preserved non-urban lands to urban needs is not balanced with objectives and policies of the CDMP that support preservation of the unique character of the area and its agriculture.</p>
<p>LU-10A</p>	<p>Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, moderate to high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation. To facilitate and promote such development Miami-Dade County shall orient its public facilities and infrastructure planning efforts to minimize and reduce deficiencies and establish the service capacities needed to support such development.</p>	<p>Not Consistent: The 2011 <i>Horse Country</i> MPO Community Background Report notes that burrowing owls have been sited as nesting (burrows) in Horse Country. The Florida Burrowing Owl (<i>Athene cunicularia</i>) is listed in the CDMP as a “species of special concern” by the /state and listed in the CDMP due to low population numbers or limited / localized population; impacts resulting from habitat destruction or environmental contamination; or nesting destruction / disturbance / failures. Policy requires mapping of the species’ habitat within the County that may be impacted by the premature land use re-designation and subsequent development. Conservation has not been accounted for.</p>
<p>CON-9</p>	<p>Freshwater fish, wildlife and plants shall be conserved and used in an environmentally sound manner and undeveloped habitat critical to federal, state or County designated endangered, threatened, or rare species or species of special concern shall be preserved.</p>	<p>The County should work with the US Fish and Wildlife Service, the Florida Fish and Wildlife Conservation Commission and other appropriate entities to describe and map wildlife populations, and by 2020, to determine the wildlife habitat values for all remaining freshwater wetlands and environmentally sensitive natural forest communities.</p>
<p>CON-9D</p>	<p>Conservation of upland wildlife habitats shall be taken into consideration during development evaluation and permitting processes.</p>	<p>Conservation of upland wildlife habitats shall be taken into consideration during development evaluation and permitting processes.</p>
<p>CON-9E</p>	<p>Conservation of upland wildlife habitats shall be taken into consideration during development evaluation and permitting processes.</p>	<p>Conservation of upland wildlife habitats shall be taken into consideration during development evaluation and permitting processes.</p>

Appendix 1

Staff principal reasons of recommendation to Deny

Staff Recommendation 1

Deny: Incompatible Use

Staff recommends **DENY** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±10.0 gross-acre application site from "Agriculture" to "Business and Office" based on staff analysis summarized in the "Principal Reasons for Recommendation" below.

Principal Reasons for Recommendation:

1. The application proposes a small-scale Land Use Plan map amendment for a ±10-acre site within the 'Horse Country' community that is inconsistent with the "Agriculture" designation of the area and is detrimental to the unique character of community. A similar application Land Use Plan map was filed for this property in the April 2012 CDMP amendment cycle. That prior application was recommended for denial by staff and by the West Kendall Community Council 11 at its September 2012 public hearing, and was subsequently withdrawn by the Applicant on October 3, 2012.

The Horse Country community is a two square mile area that has historically and intentionally retained its rural character despite its location inside the County's Urban Development Boundary. Horse Country is the only "Agriculture" designated area inside of the Urban Development Boundary and has retained this distinction to protect and preserve the area's rural character in keeping with the recommendations of the Bird Kendall Ranch Area study of 1975 and the West Dade — Ranch Area Study adopted by the Board of County Commissioners in 1981 (see Background on page 3-10). The "Agriculture" land use designation provides for agriculture and agriculture-related uses, therefore, plant nurseries, landscape supply companies, and horse riding and boarding academies exist within this unique community; large lot residential development is also permitted within "Agriculture" designated areas. The requested "Business and Office" designation allows the full range of sales and service activities including urban commercial uses such as auto body shops, department stores and private clubs that are incompatible with agriculture. Urban commercial uses are prohibited in the "Agriculture" designated areas. Approval of the application would set a precedent and be a catalyst for future non-agricultural Land Use Plan map amendments on land within the Horse Country community.

2. The application requests a future land use designation change that does not demonstrate proper consideration of the unique character of the Horse Country area as required by CDMP Land Use Element Policy LU-8B and as provided by the Guidelines for Urban Form. Policy LU-8B provides that the distribution of neighborhood and community serving retail uses and personal and professional offices should reflect population distribution in addition to social, economic and physical considerations. The Guidelines for Urban Form consider exceptions "...to conform the density, intensity, use, building, envelope, traffic generation and demand on services and infrastructure of a proposed new use to such contextual elements and the general pattern of use, intensity and infrastructure which exists in an established neighborhood". Therefore, the impact of a commercial/retail development on the unique character of the Horse Country area and its preservation should be a primary consideration in any land use change within the area.

3. The Applicant inappropriately cites the CDMP Guidelines for Urban Form, specifically the provisions of Guideline No. 4, as a justification for locating urban commercial uses within the rural Horse Country community without giving the required consideration to the unique character of the community. Guideline No. 4 provides that the intersection of section line roads shall serve as focal points of activity or "activity nodes" that shall be occupied by

Staff Recommendation 2

Deny: Unique Character

Staff recommends **DENY** the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±10.0 gross-acre application site from "Agriculture" to "Business and Office" based on staff analysis summarized in the "Principal Reasons for Recommendation" below.

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Staff Recommendation 3 Deny: Inappropriate CDMP Cite

Staff recommends DENY the proposed small-scale amendment to the Comprehensive Development Master Plan (CDMP) Adopted 2020-2030 Land Use Plan (LUP) map to redesignate the ±10.0 gross-acre application site from "Agriculture" to "Business and Office" based on staff analysis summarized in the "Principal Reasons for Recommendation" below.

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2. The application requests a future land use designation change that does not demonstrate proper consideration of the unique character of the Horse Country area as required by CDMP Land Use Element Policy LU-8B and as provided by the Guidelines for Urban Form. Policy LU-8B provides that the distribution of neighborhood and community serving retail uses and personal and professional offices should reflect population distribution in addition to social, economic and physical considerations. The Guidelines for Urban Form consider exceptions "...to conform the density, intensity, use, building, envelope, traffic generation and demand on services and infrastructure of a proposed new use to such contextual elements and the general pattern of use, intensity and infrastructure which exists in an established neighborhood". Therefore, the impact of a commercial/retail development on the unique character of the Horse Country area and its preservation should be a primary consideration in any land use change within the area.

3. The Applicant inappropriately cites the CDMP Guidelines for Urban Form, specifically the provisions of Guideline No. 4, as a justification for locating urban commercial uses within the rural Horse Country community without giving the required consideration to the unique character of the community. Guideline No. 4 provides that the intersection of section line roads shall serve as focal points of activity or "activity nodes" that shall be occupied by

Staff Recommendation 4 Deny: Insufficient Need Shown

non-residential components of the neighborhood, and when commercial uses are warranted they should be located within such activity nodes. The application site is located on the southeast corner of SW 56 Street/Miller Road and SW 127 Avenue, both of which are section line roads. The property in the northeast corner of the intersection is also within Horse Country, is designated "Agriculture" and contains a single-family home and a plant nursery. The properties in the northwest and southwest corners of the intersection are residentially designated and developed with single and multifamily residences (see map series on pages 3-5 through 3-9). Pursuant to the CDMP provisions discussed in Principal Reason No. 2 above, Guideline No. 4 is not applicable given the non-urban character of the Horse Country area. Therefore, the location of commercial uses within the area as proposed in the application is inconsistent with the CDMP.

4. The Applicant cites a deficiency of commercial land within Minor Statistical Area (MSA) 6.1, where the application site is located, as a reason for the application. However, given the unique character of Horse Country, the recommendations of the West Dade - Ranch Area Study to preserve the Horse Country area as adopted by the Board of County Commissioners, and the proximity of existing retail and commercial centers along Kendall Drive and Bird Road, the subject property is not an appropriate location for the requested land use change. The Supply and Demand Analysis conducted for MSA 6.1 indicates that the MSA has 525.10 acres of in-use commercial land and 33.8 acres of additional land designated for commercial use. The analysis also identifies the average annual absorption rate for commercial land as 6.97 acres per year. At this rate of absorption, the MSA would deplete its vacant commercial land by the year 2020. Redesignation of the application site to "Business and Office" could add ±10 acres to the commercial land supply of the wider MSA. However, the urbanization of land within the rural Horse Country community, as proposed in the application, should not be used to address the commercial land deficiency in the urbanized portion of the MSA.

Notwithstanding the projected depletion of commercial land in MSA 6.1, there is no demonstrated need for neighborhood serving commercial development as proposed in the application that justifies the potential deleterious impacts to the rural character of the Horse Country Community. An analysis of the trade area within a 1.5 mile radius of the application site indicates that there are 122.22 acres of existing commercial uses containing over 1 million square feet of commercial development, providing ample shopping opportunities for Horse Country residents. Some of the existing commercial uses within the 1.5-mile radius area include the Miller Square Shopping Center, one-mile west of the site at the intersection of SW 137 Avenue and SW 56 Street, and the T. J. Maxx Plaza at SW 117 Avenue and SW 72 Street. There are also numerous shopping centers along SW 88 Street/Kendall Drive in the general vicinity of the application site, as well as shopping centers along SW 40 Street/Bird Road including the Westbird Shopping Center at SW 117 Avenue. With the depletion of commercial land in the MSA projected for 2020, there is no impending need for additional commercial land in the area that warrants the detrimental impacts to the unique rural character of the Horse Country community as proposed in the application.

5. The Applicant has submitted a Declaration of Restrictions (covenant) prohibiting residential development on the site and limiting the site to 75,000 square feet of development, less than half the 147,240 square feet of development that would be allowed on the site without the covenant. The trade area analysis mentioned above identified that there are 4.24 acres of vacant commercial land within the 1.5-mile radius trade area. Alternative to the proposed development, the vacant 4.24 acres could be developed with

Staff Recommendation 5

Deny: Agricultural Viability *specious argument*

a maximum of 73,877 square feet of commercial development adjacent to the Horse Country community with no significant negative impact to the community. (See Appendix B: Proffered Declaration of Restrictions on Appendices Page 19.)

6. The Applicant has concluded that Horse Country has very little "classic agriculture" and has mostly become an area of plant nurseries, religious and educational uses, and private residences. It must be highlighted that such uses as horse boarding and riding stables, and landscape nurseries are among legitimate and recognized agriculture activities currently within Horse Country. While it is true these are the predominate type of agricultural uses within Horse Country, this phenomenon has taken place since the 1950's, but not in overwhelming numbers and basically along the periphery of the Horse Country area. Currently there are 22 such institutions in the Horse Country area, the breakdown is as follows: 12 churches, 3 church/school combined, and 5 schools including Charter Schools. When further examining these parcels by year built a more nuanced pattern appears. For example: 20% percent were built before 1960; 25% percent between 1960 and 1980; 10% percent between 1980 and 1990; 25% percent between 1990 and 2000; and only 5% percent since the year 2000. In addition, it should be noted that schools and religious institutions are allowed where compatible in the "Agriculture" designated Horse Country area, pursuant to provisions of the CDMP.

Furthermore, on June 30, 2015, the Board of County Commissioners (Board) adopted Resolution No. R-605-15 directing the Mayor or the Mayor's designee to organize a charrette for the Horse Country area, and to place the completed charrette report on the Board's agenda no later than January 2016. The charrette will allow residents and other stakeholders in the community to develop a unified vision for the future development of the entire Horse Country community and express that vision in the charrette report that is to be brought before the Board. Notwithstanding the fact the application is inconsistent with the CDMP as discussed above, it would also be premature to consider the land use change and development proposed in the application without having had the benefit of the community's vision for its development as to be presented in the required charrette report.

Staff Recommendation 6

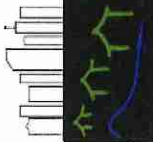
Deny: Good Planning Process

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Appendix 2
Qualifications



Mark Alvarez
Integrated Urban Planning, LLC
3109 Grand Avenue, #331 Miami, Florida 33133

resume
tel. 786.208.6655
mark@integratedurbanplanning.com

Experience

Principal

Integrated Urban Planning, LLC

Provides land use, development, community preservation and transportation planning services to private, community and government clients. Expertise in zoning, community compatibility, land use, and highest and best use analysis. Experience in quasi-judicial settings and negotiating complex settlements among private parties, community groups and governments. Provides detailed regional multimodal transportation impact review for very large scale regional and downtown development. Develops regional transit plans through *Lehman Center for Transportation Research*, local transit circulator plans, "last-mile" transit links, alternative fuel transportation, and car-sharing plans.

Senior Research Associate

June 2003 – December 2006
Tampa, Florida

Center for Urban Transportation Research at USF (CUTR)

As CUTR's Principal Investigator to Miami-Dade Transit and the County's Office of Performance Management, led work on county-wide transit-system optimization, sub-area service improvements, policy analysis, and staffing organizational analysis. Led student, faculty, and sub-consultant teams ranging from 1 to 40 people, including the scoping, management, report writing, presentations, final production and follow-up.

Capital Improvements Administrator

August 1999 – June 2003
Miami Beach, Florida

After establishing an approved GO Bond program, he integrated the programming of the City's \$400-million Capital Improvement Program through coordination with City departments of finance, budgeting, planning, public works, parking, buildings, and media relations. He developed and verified a new database, then institutionalized functions to help establish the City's CIP Department in 2002-2003. (contract position)

Principal

North Meridian, Inc. (*dba Meridian Consulting*)

April 1998 – June 2003
Miami, Florida

Meridian Consulting specialized in strategic advice to redevelopment organizations for developing transportation-related infrastructure and policy improvements to support downtown revitalization programs. Performed analysis for the establishment of community redevelopment areas (CRA). Developed plans for community transit that are still in operation. Developed a successful general obligation (GO) bond program for the City of Miami Beach and led intensive community outreach toward ballot approval.

Senior Planner

November 1993 – April 1998
Miami, Florida

The Corradino Group

Led the company's planning services, managed planning staff in the fields of downtown community redevelopment, designation of community redevelopment areas, regional transit development plans, transportation corridor studies, traffic calming studies, and transit planning for electric bus service implemented in South Beach (1995-2004).

Regional Planner

August 1992 – November 93
Hollywood, Florida

South Florida Regional Planning Council (SFRPC)

Evaluated local comprehensive plan amendments and updated the Transportation Element of the Strategic Regional Policy Plan. Project Manager for the inception of the US Department of Energy sponsored South Florida Clean Cities Coalition to develop policy for, coordinate, and promote the use of alternative fueled vehicles.

Transportation Engineer Intern

January 1992 – August 1992
Columbus, Ohio

Developed demand models and ridership projections for feasibility study of light rail transit to link Ohio State University Campus athletic venues, hospital complex, and City.

Engineering Aide

Science Applications International Corp. (SAIC)

April 1988 – August 1992
Columbus, Ohio

Performed analysis and preparation of NEPA documents, and related field work for environmental remediation work at DOD and DOE sites in the Midwest.

Professional:

Commercial Real Estate, Advanced
Miami Association of Realtors, 2015
Licensed Florida Real Estate Sales
Associate, 2014

Professionalism & Ethics Certification
FIU Metropolitan Center, 2011, 2013
American Institute of Certified Planners,
1996 (# 086841)

Pedestrian & ADA Safety Program
Florida Dept. of Transportation, 1995
Dispute Resolution Program
Florida Conflict Resolution Consortium, 93

Education:

Master of Science, Civil Engineering
Ohio State University, 1992

Master of City & Regional Planning
Ohio State University, 1992

Bachelor of Science, Operations Mgt.
Ohio State University, 1988

Community Service:

Southeast Florida Clean Cities Coalition,
Member, 2014-2015

South Florida SPCA Horse Rescue
Volunteer, 2014-2015

MSPCS School Parent Board
Member, 2009-2012; Chair 2011-2012

Shake-a-Leg Miami
Volunteer Skipper, 2007-2008

City of Miami Upper East Side Council
Boulevard Oversight Committee, 2004

City of Miami Selection Committee
Midtown Trolley Plan, 2004

Miami Beach Transportation & Parking Com.
Commission Appointee, 1999

Miami Beach Traffic Calming Committee
Chair, 1988-1989

Professional Presentations & Papers

*Using Survey Results to Design Regional
Transit Improvements;*

APTA, Minneapolis, Minnesota; 2005

*Intermodal Trends – Changes Over a
Decade and Emerging Trends;*

APTA, Vancouver, British Columbia, 2004

A photograph of a horse farm. In the foreground, a wooden fence runs across the frame. Behind it, two horses are visible: a brown and white horse on the left and a dark horse on the right. A large, leafy tree stands in the center, casting shadows over the scene. The background shows more trees and a building.

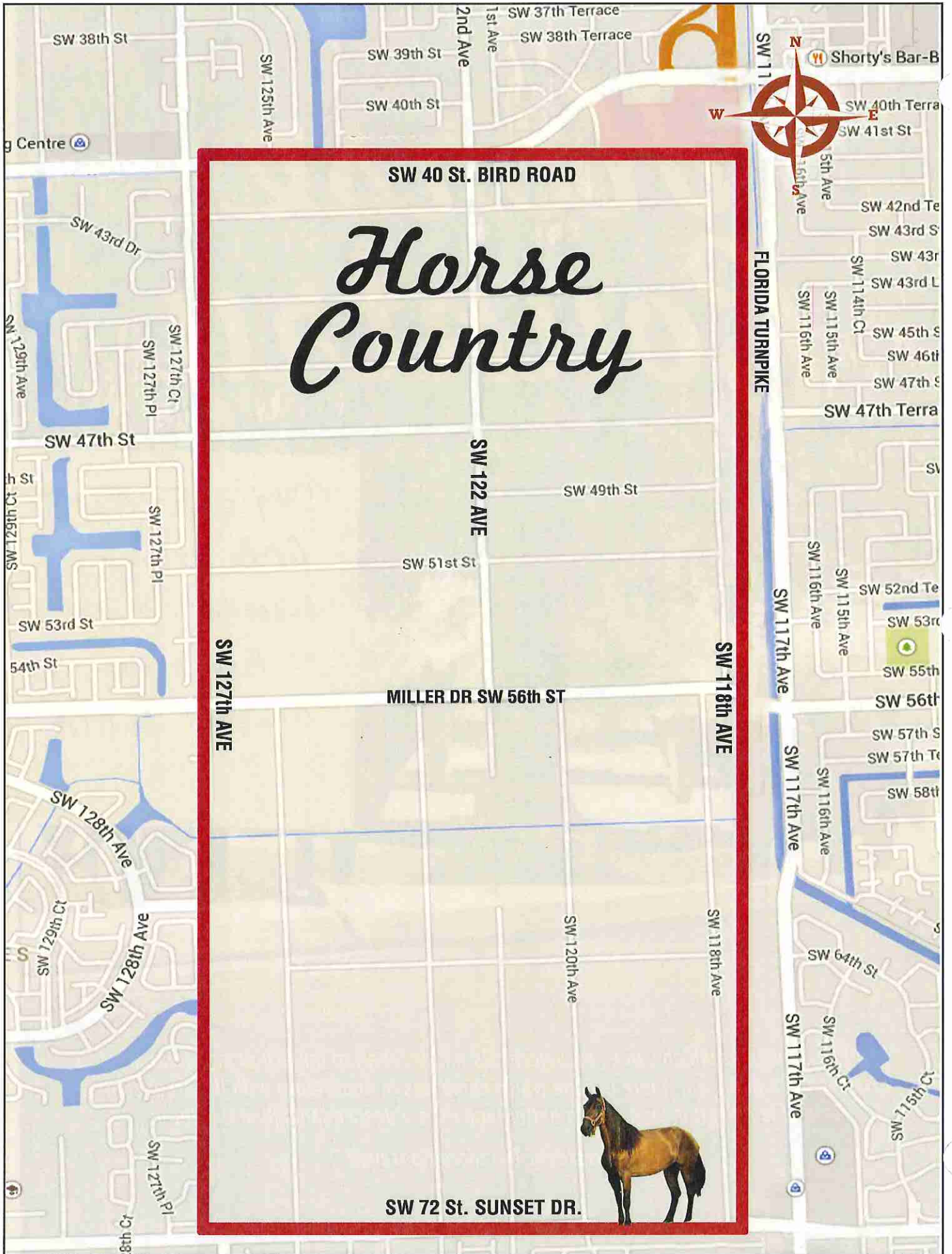
Horse Country

May 2015 - App 3
PAB Exhibit -
Submitted in opposition
to App. 3 by
Michael Miller

"Of all the questions which can come before this nation, short of the actual preservation of its existence in a great war, there is none which compares in importance with the great central task of leaving this land even a better land for our descendants than it is for us."

- President Theodore Roosevelt

Written by Jesse Scheckner and members of the Bird-Kendall Homeowners Association



SW 40 St. BIRD ROAD

Horse Country

SW 122 AVE

FLORIDA TURNPIKE

SW 127th AVE

SW 118th AVE

MILLER DR SW 56th ST

SW 72 St. SUNSET DR.



Miami's Horse Country

A Self-Sustaining Economic Ecosystem and Treasure of the Community

Preamble

The intent of this document is to convey a narrative – one of history, nature, industry and legacy – with the purpose of expressing the importance of preserving the area in West Kendall, known as Horse Country. Horse Country is located between SW 40 Street and SW 72 Street, and from SW 118 Avenue to SW 127 Avenue, bounded by residential communities on all four sides.

Horse Country enthusiasts remind us that “even New York has Central Park” and urge that these surroundings in a suburban setting be protected for posterity, not only for the services its residents provide but to preserve a productive lifestyle that exists nowhere else in Miami-Dade County.



Preservation Through Perseverance

The transition from rural to urban civilization since Miami's official inception 117 years ago appears to have reached an impasse in regards to one of the last remnants of our community's heritage: Miami's Horse Country. Two arguably symbiotic factors – a move towards modernity (both in commerce and technology) and the increasingly widespread reach of commercial development – have once more put this historically-celebrated region in peril, as the area continues to be targeted by external interests, both corporate and otherwise.



Example:

Two years ago, Pan American Companies Inc. sought entry by soliciting assistance of local legislators and a few profit-minded residents to develop a shopping center on the southeast corner of Miller Drive and SW 127 Ave. for business and office use. Pan American claimed the area's agricultural history was largely cosmetic with "very little classic agriculture" (1). Its application to build a shopping center on the western edge of Horse Country was rejected by hundreds of residents protesting the proposal. On September 27, 2012, the West Kendall Community Council voted to recommend to the County Commission that the change be rejected (2). The message was clear: regardless of a company promise to "fit the project in" Horse Country, such commercial development was unneeded and unwanted.

Growth in the vicinity of the area is not inherently negative since progress in commerce is to be expected with outward expansion characteristic of an expanding metropolitan area such as Miami Dade County. It is, however, of the utmost importance that an area remarkably preserving both a historic and traditional way of life is not corrupted by intrusion of non-compatible elements. Once re-designated for business and office use if only by relaxation of restrictions, whether permitting department stores, shopping malls, private clubs, auto shops or similar enterprises, the intrinsic purity of Horse Country would be ruined.

Horse Country, Past

Horses have been part of Miami Dade County's heritage for more than a century, with the equine industry flourishing since early agricultural settlements. In 1939, two cattlemen, J. Pendray and George Larkins, established P&L Ranch and opened a rodeo grounds south of the present-day Galloway Road intersection with Kendall Drive. Even then, this region was beginning to be regarded as an epicenter for equestrian activity, prior to the beginning of World War II, which would temporarily delay such equine-centered development.

During the immediate post-war era, Kendall remained largely rural while renewing a reputation as the region's "Horse Country" upon opening of the South Miami Riding Club in 1945. With ample facilities for horses and a clubhouse, the Club hosted several of the largest horse shows in the State of Florida (3). By that time, Kendall residents who still plied their trade on farmland and ranches began protesting the relentless commercial expansion that had already transformed many neighborhoods seemingly overnight.

In a 1978 interview with *The Miami Herald*, John Frederick, a lifelong Miamian who served as president of the Dade County Agricultural Council (which then oversaw a \$184.4-million industry), pointed to the constantly diminishing land available for cultivation, stating that unless urban sprawl stops taking over farmlands, consumers would have to look elsewhere for fresh agricultural products (4).

Tropical Park Race Track, which held the first legal horse race in Miami Dade County on December 26, 1931, (5) ceased holding horse races in 1972 when the county purchased its 240 acres of park grounds to open seven years later as a county park with an equestrian center without major racing events (6). At that time, Horse Country became the sole haven for equestrian and horse-oriented ranch operations.



Horse Country, Present Day

Although much of the original Horse Country area has disappeared as a result of commercial impingement, the currently-defined region continues not only as one of the most autonomous county areas, but as one of its most unique. According to the 2007 Agricultural Census, only 8.85 percent of land designated for agricultural purposes is reserved for pasture use. Because of the nature of much of Horse Country's equine-related businesses, the territory is all the more valuable in relation to its mod-



est-sized farmlands.

As a legitimate area of agricultural enterprise, of the 2,498 farms in the county (an 11 percent increase from 2002's count of 2,244), approximately 1,750 (70 percent) fall within the one- to nine-acre range.



Listed on the next few pages are just some of the inimitable services Horse Country renders unto Miami Dade County. But for the four USDA quarantine locations, each field is being represented by just a portion of its population in this document. In a few instances, some community members associated with these facilities comment about their concerns regarding the future of the area.





The Equine Industry

Despite its namesake, Horse Country offers far more services than just the equine variety. Along with California and Texas, Florida leads the country in both horse ownership and economic impact (7), and, according to the Florida Department of Agriculture and Consumer Services, the Florida horse industry generates \$5.1 billion (13 percent of the nation's total) towards



the state's economy that includes spending by industry suppliers and employees, producing goods and services valued at \$3 billion, as well as generating more than 38,300 full-time jobs. Suppliers and employees related to direct production generates additional jobs for a total employment effect of 104,700 (8).

Equine-related businesses in Horse Country run the full gamut of services, including breeding, caring for and boarding both personally and professionally-used horses. In addition to breeding horses of quality stature, appearance and disposition, horse breeders are equally-responsible for breeds displaying parasitic resistance, strong heart and lung functions and other similar beneficial characteristics. Horses may be randomly blood tested by veterinarians working with government agencies to control the spread and investigate treatment of equine illnesses including equine herpes virus (EHV) and Coggins (Equine Infections Anemia Virus – EIAV), a service with impact that is often taken for granted as a result of its preventative nature.

Culturally, Horse Country facilities offer numerous invaluable services to the community. Many of its ranches are open to school field trips that allow children to interact with and learn about the horses and the equine industry. In addition, equine-facilitated learning (EFL) programs for children with special needs and disabled veterans, and equine-based summer camps, provide self-reliance and responsibility. Operated as nonprofits, several owners dedicate their lives to improving the lives of others. Many ranches will work with Felix Varela Senior High School's Veterinary Science Magnet Program to offer workforce experience and community services opportunities with the cooperation of local livestock vets who service Horse Country stables and farms.

The following is a sample of the various equestrian-based Horse Country facilities and their unique public services.

• South Florida's hunter/jumper community seeks top-tier equestrian locations, and Horse Country's newest equestrian center is luring back riders who formerly were forced to relocate their activities to other horse-friendly areas, such as Wellington in Palm Beach County. This Horse Country facility provides two custom-built jumping arenas (one is the largest in South Florida) and features amenities such as automated waterers, automatic fly control, feeder doors and an underground drainage system covering both arenas. Visitor-friendly viewing areas allow friends and family members of riders to relax and enjoy watching training sessions in a comfortable setting.



This center is the most advanced in Horse Country, and exemplifies energy efficient forward-thinking principles evidenced by its double-ventilated barn roof, windmills and solar panels.

“You can actually just see what it has done for Wellington as far as bringing people in for the show season. They host the biggest shows in the country, and bringing that amount of people down for that helps the economy,” says the owner/operator about the economic impact of the equestrian industry in Palm Beach County. This statement also suggests that allowing Horse Country to erode would be counter intuitive to the recent county investment in the multi-million dollar renovation of the Ronald Reagan Equestrian Center at Tropical Park. *“If they do away with Horse Country, they’re not really promoting their investment of millions of dollars.”*

• Another first class Horse Country boarding facility established over 50 years ago has an exceptionally experienced staff and focuses on proper veterinary care, spacious grazing and comfortable social groups for the horses when in turn-out areas. Great care is given to providing horses with special needs proper dietary restrictions and supplementation to ensure good equine health.

• The Osceola Florida Panther Fund, a non-profit charity, promotes awareness for the endangered Florida Panther. Owners of its headquartered ranch use partial funds for learning programs for children and adults with special needs and school

field trips, bringing inner-city students to the ranch for firsthand experience with a menagerie that includes horses, goats, ponies, flamingos, chickens, monkeys, birds, deer, Osceola, the captive-bred panther, an alligator, donkey and zebra. All are occasionally taken to special children's events and charity functions. Horseback riding lessons, family enrichment programs and equine-assisted learning are available for personal growth, leadership and teambuilding. County Commissioner Javier Souto presented a proclamation on behalf of Miami Dade County on Friday, April 7, 2006, to commemorate the Osceola Florida Panther Fund on its 30th anniversary.

- A Therapeutic Center, certified by the Professional Association of Therapeutic Horsemanship, offers hippotherapy, a proven benefit for children with special needs and disabled veterans. The Center services between 38 and 43 riders per week, ranging between the ages of five to 70 years old. It's staffed by more than 60 volunteers from local service organizers. The center participates directly with the Veterans Administration Medical Center, the Down Syndrome Association of Miami, Miami Cerebral Palsy Sunset Residence and multiple special education schools and private individuals.





USDA Quarantine Facilities

“Chance favors the prepared mind.”- Louis Pasteur, chemist, discoverer of the principles of vaccination, microbial fermentation and pasteurization.

No greater protection preparation from agricultural catastrophe exists in the United States than its quarantine facilities, the first line of defense in safeguarding horses and livestock from communicable diseases. These centers are critical in protection from foreign illnesses that can cause widespread, national livestock infections. Currently, four USDA quarantine facilities are located within Horse Country. Those who own, operate and are employed in their operations assume added risk to help protect against the severe loss of livestock and economic consequences to local, state, national and international agricultural interests. Included in this group are:

(1) A facility established after razing of a predecessor facility at Miami International Airport works with government agencies in the importation and exportation of horses, cattle and small ruminants. It is a very efficient facility with energy-saving devices and equipped with rubber paved flooring, automatic watering and fly control systems and feeders. A separate center with a custom-built jumping ring, underground drainage system and upscale accommodations provides special facilities for public/private use.

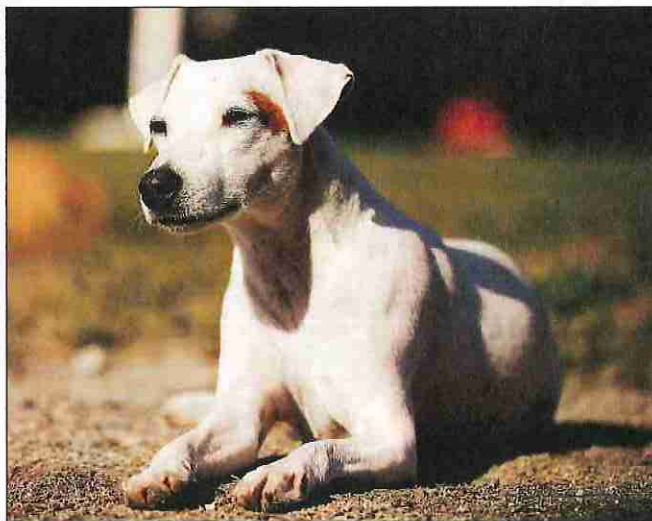
(2) This 74-stall USDA Permanent Export Inspection Facility is equipped with complete horse installations and oversees the import and export of horse, cattle and small ruminants.

(3) Horse Country is also home to a USDA-approved export and isolation facility and is relatively new to the area, having been built in 2009. More than 22,000-square feet of barn, custom stalls, 20-foot ceilings, rubber flooring, automated fly control, filtered water and a combined ventilation, misting and fan system help ensure mid-80 degree temperatures, monitored 24 hours by an experienced staff.

(4) This first-class animal treatment center specializes in the transport of horses, cattle, swine and small ruminants, working with the USDA animal importations and exportations. In addition, the business supplies exotics to a range of companies that include Walt Disney Studios, private zoos and international animal parks. The center also is involved in cross-country breeding, shipping semen to and from worldwide locations.

Kennels, Dog Training, Canine Rescue and Feline Services

A wide variety of services including personal dog training for obedience, protection, service and therapy are provided by Horse Country establishments, with K-9 training for professional use in search and rescue, contraband detection and police services. Partnerships also are established with feline rescue groups for low cost feral cat spay-and-neuter programs, facilitating foster care for rescued cats and feline boarding. Future plans will include offering high school students an opportunity to associate with licensed vets to obtain “hands on” work experience.

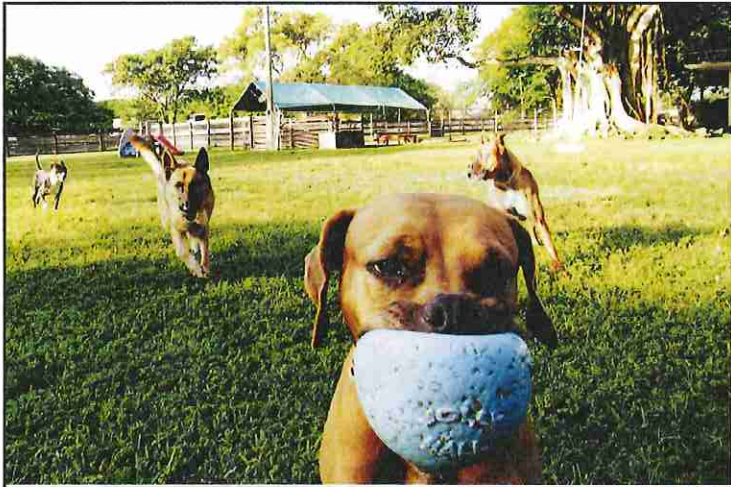


These Horse Country facilities directly contribute to the livelihood of veterinarians and their staff as well as pharmaceutical purveyors, dog and cat food providers, groomers and pet accessory suppliers.

- One family-owned business on 2.5 acres has operated in Horse Country since the early 1980s, providing all forms of behavior training, including personal pet obedience, security and dog-to-dog socialization, and sales from licensed breeders. Boarding, foster care and rehabilitation of rescue dogs for adoption also are offered at this facility.

- This county-designated “Rural Kennel” is truly an agricultural kennel that provides canines with expansive outdoor space to run and play freely with one another in a safe, secure setting, under expert supervision by experienced kennel caregivers. Dog groupings are formed by size and age for activity and social skill development. By prioritizing recycling, all collected waste is used as fertilizer, ensuring a minimal ecological footprint. This full service, cage-free dog daycare and overnight boarding retreat also hosts special programs for physically- and mentally-challenged individuals to experience therapeutic benefits of interacting with dogs.

- Horse Country’s feline boarding facility offers owners a homelike environment for their cat boarding needs, and a staff with over 25 years of experience. Daycare and extended stay/overnight boarding is available.



Aquatic Flora and Fauna

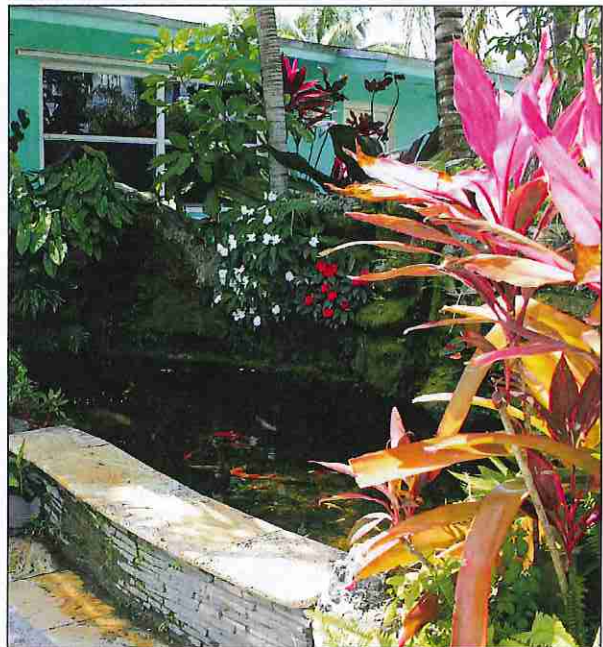
Not all of the animals cared for and cultivated in Miami Horse Country walk on land. This aquatic-oriented business raises fish and aquatic flora for wholesale and consumer sales. It also welcomes local schools field trips to witness rural fish



farming firsthand and the science and technology involved in proper breeding and care. A business such as this directly contributes the incomes of fish breeders, shippers, wholesalers, retailers, employees and industry service purveyors.

One unique establishment, a working fish farm, breeds and sells tropical fish (including Koi) and provides all necessary supplies for fully-functional aquariums, complete with live tank plants and medication. Since 1971, the firm has employed both high school and college students, offering internships for those interested in marine biology careers. A lifelong marine enthusiast, its owner says:

“Maybe people don’t know how nice of an area this is; how much slower-paced everything feels as soon as you get off main roads; how much quieter it is; and how you see the stars at night.”





Horticulture

Horse Country horticulture includes the cultivation of various local fruit, vegetation and flora including mangoes, mamey, bananas, lychees, avocados, aroids, topiaries, bougainvilleas and palms.

Several nurseries also propagate the culture of orchids and are continually developing new hybrids. Local growers regularly participate in area Farmer's Markets, a defining aspect of a self-reliant community. Container nurseries provide a wide variety of plants for landscaping, as well as soils, mulch, creek and lava rock, marble and granite chips, garden statuary and fountains, decorative pots, and large natural and man-made rocks for garden accents.

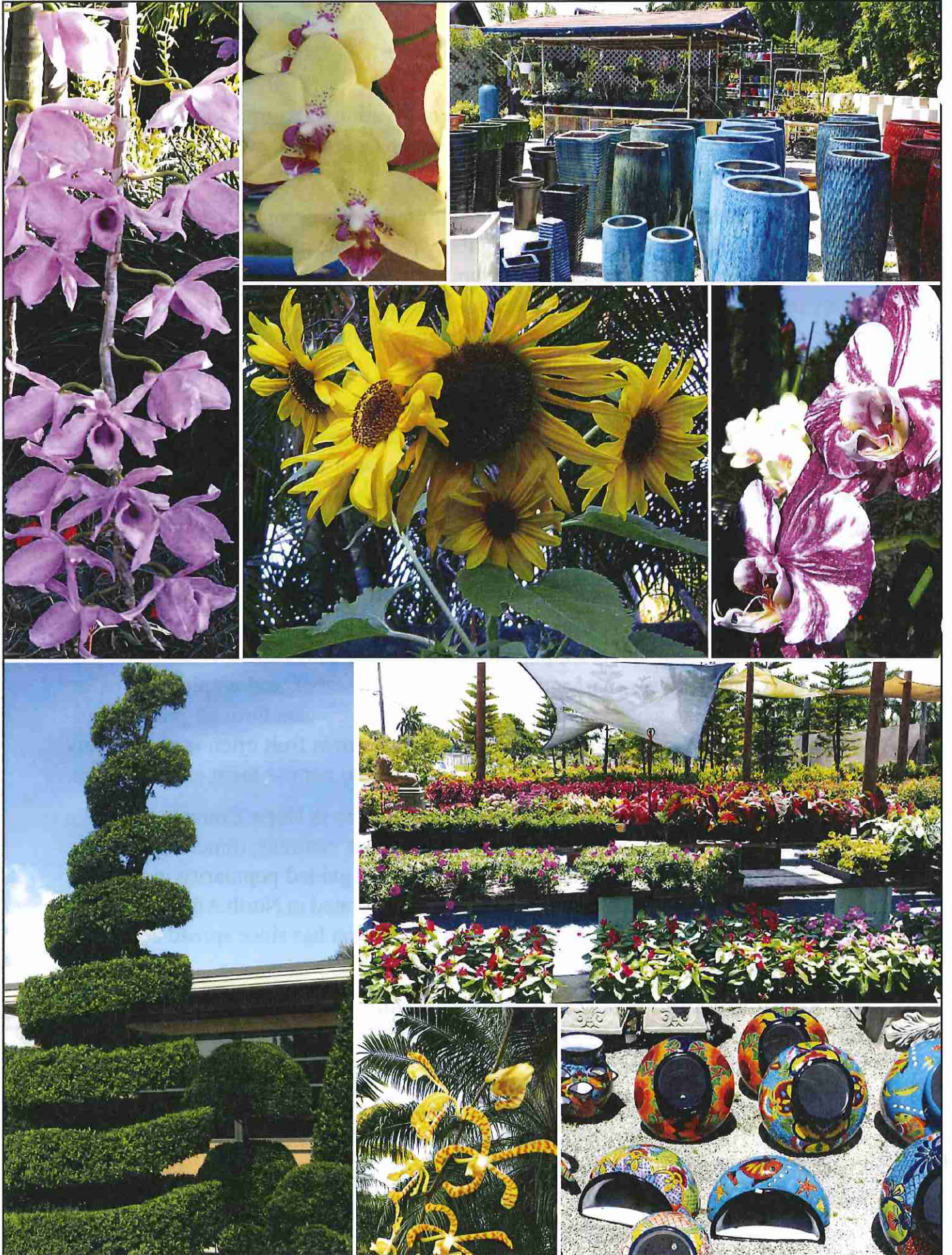
Fruit groves and plant nurseries cooperate with the University of Florida Institute of Food and Agricultural Sciences' (IFAS) Miami-Dade extension to collect data and test potential solutions for diseases and pests posing threat to the state's agricultural industry. In this capacity, Horse Country groves and nurseries offer supplemental protection layers to both local and regional food supplies – a significant assurance for a healthy Miami Dade agricultural economy.

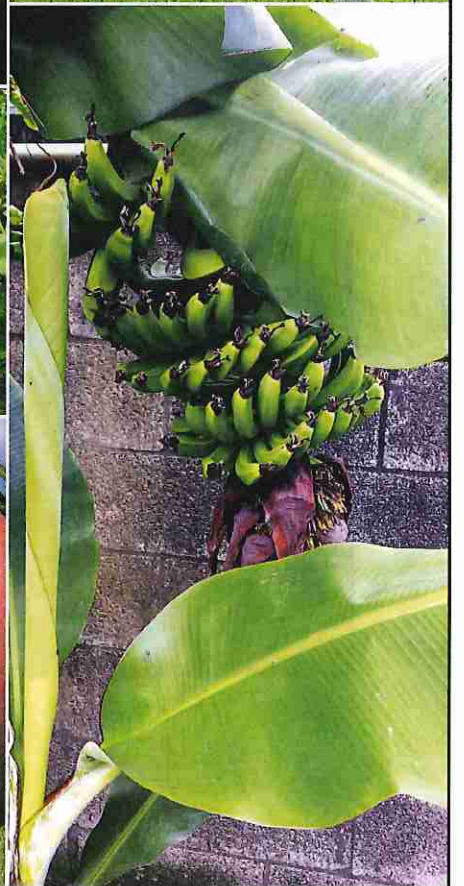
All of these aspects play a direct fiscal role on the income of local growers through use of soils, mulch, rock and fertilizer supplies from wholesalers, haulers and retailers; wholesale and retail plant nursery owners, landscapers, ornamental garden statuary businesses, ornamental plant rental businesses, and employees; cafes, fruit and juice stands whose operations support local growers through product purchases. Aside from unparalleled freshness, locally-grown fruit often is more likely to be pesticide free, as many Horse Country growers do not use them on their crops.

There are two new, health-minded crops popping up in Horse Country. Moringa is the most nutrient dense plant ever tested. It has more vitamins, minerals, proteins, antioxidants and amino acids than any other food. It gained popularity in the U.S. when it was recommended by Dr. Oz. Originally cultivated in North Africa and India for use in both human and bovine diets, plant production has since spread across the world to Central and South America and Southeast Asia.

The Honduran government has promoted Moringa agro-forestry as a potential solution to deforestation with current research indicating potential for additional unique economic opportunities.

Miracle Fruit is a plant with a berry that causes sour foods consumed after it to taste sweet. The berry itself has a low sugar content and a mildly sweet tang. Attempts are being made to create a commercial sweetener from the fruit, with the idea of developing this for patients with diabetes.





Aviaries

Exotic bird breeding is alive and well in Horse Country with Macaws, Cockatoos, Amazons, African Greys, Parakeets and Cockatiels being the most commonly bred birds. Pet stores and consumers rely on these bird breeders to provide locally-raised and completely domesticated baby birds that provide years of companionship.



At least one bird breeding facility works with avian veterinarians to aid in the eradication of diseases, parasites and other bird-borne ailments adversely effecting avian agriculture. Facilities are readily available for research and testing procedures for such sicknesses as Rotavirus and Newcastle disease or parasitic infestation (i.e., mites). Exotic bird breeding is directly involved with other breeders, wholesalers, retailers, employees, avian veterinarians, staffs, and bird and feed supply distributors.





A Legacy

*“Here is your country. Cherish these natural wonders, cherish the natural resources, cherish the history and romance as a sacred heritage, for your children and your children’s children. Do not let selfish men or greedy interests skin your country of its beauty, its riches or its romance.” - **President Theodore Roosevelt***



When people discuss hardship, despondency or an inability to find inner peace, more often than not they attribute these feelings to the complexities in their lives, the feeling of inescapability, of being trapped with no possible means to find even the briefest respite. In this modern world, we occasionally forget that simplifying things – stepping away from the noise – is sometimes all we truly need to right ourselves. Finding a place that offers such solace from that noise, however, has become increasingly difficult over the years. The reasons – a lack of peaceful surroundings – should by now be evident.

We have enough malls. We have enough gas stations. Our needs for more supermarkets, chain stores or office buildings are more than fulfilled throughout the Kendall landscape. There is inadequate room for additional church and school expansion by sacrificing productive farmlands, nurseries, animal havens and ranches that significantly contribute to the health of the area’s economy. Too much has already been taken. There is no more to give.

Horse Country is a part of Miami Dade County’s legacy, one of its oldest neighborhoods, cherished not only by its inhabitants but by environmentalists, naturalists and agricultural interests who recognize the distinction of a fundamental purity and natural beauty, uncommon throughout South Florida.

It is only just that the community should seek to preserve one of the last vestiges of a more simple and tranquil era of Dade County’s history without further intrusion that corrupts its landscape.

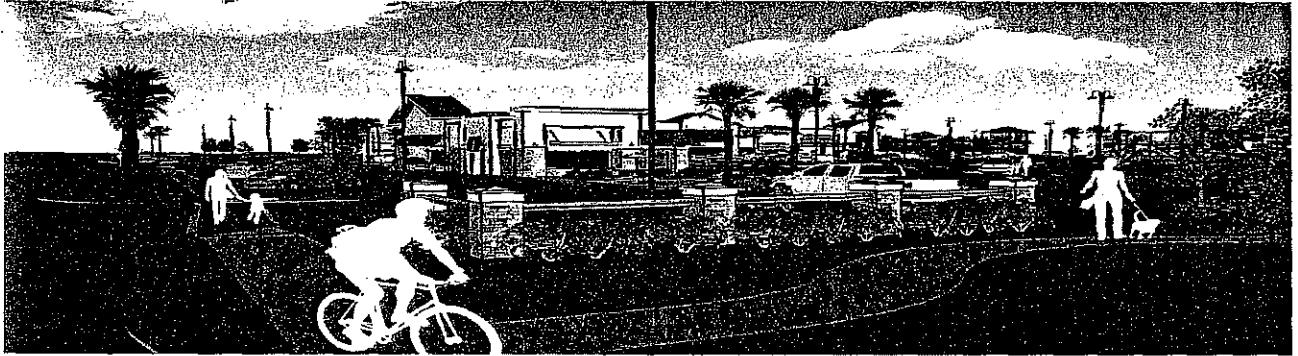
Horse Country is one of a kind and must be protected.

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For additional information, please contact Michael Miller at 305-669-7030 or visit [facebook.com/horsecountryorganizationmiami](https://www.facebook.com/horsecountryorganizationmiami)



conceptual rendering

LETTER OF SUPPORT FROM MEMBERS OF THE COMMUNITY

Chairperson and Members, Board of County Commissioners, Planning Advisory Board, Community Council 11

Re: Propuesta Para Centro Comercial (CDMP Application No. 3---May, 2015 Cycle)

Estimado Presidente y Miembros de la Comisión del Condado:

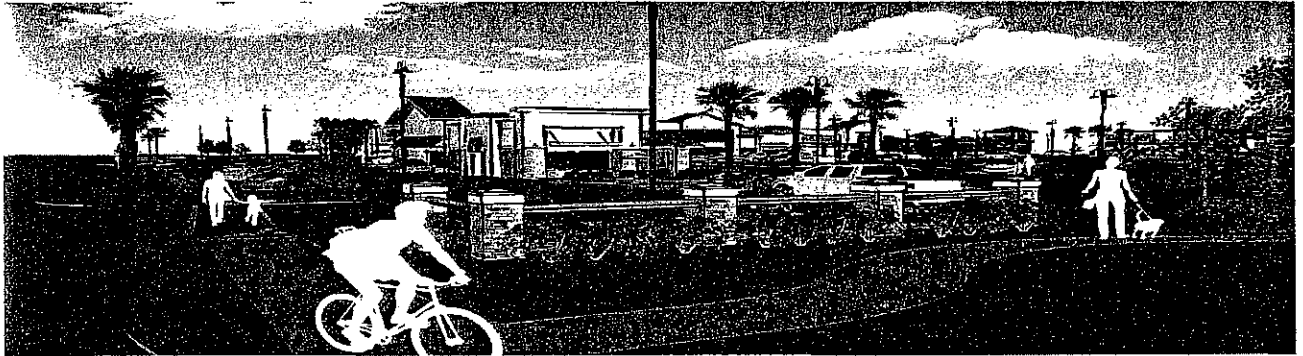
Entiendo que el 18 de Noviembre, la Comisión del Condado considerara la aprobación de un centro comercial en la esquina sureste de la intersección de Miller Drive y la 127 Avenida, muy cerca de mi hogar.

He firmado esta petición para expresar mi apoyo de la solicitud y del centro comercial. La localización de la propiedad, en la intersección de dos vías principales, es muy conveniente para mi familia y mis vecinos. Este centro comercial nos daría la habilidad de hacer nuestras compras en camino a casa. Hoy en día, nos vemos forzados a viajar mayores distancias fuera de nuestro vecindario para hacer nuestras compras o para obtener servicios personales. También sería un gran beneficio tener oportunidades adicionales de empleo cerca de nuestros hogares ya que la transportación pública es muy limitada en esta zona y cada día las carreteras están más congestionadas.

Como residente del área, mi familia y mis vecinos nos beneficiaríamos mucho de la construcción del proyecto comercial.

Respetuosamente le pedimos a la Comisión del Condado que apruebe la designación comercial de esta esquina para permitir la construcción del centro comercial.

IMPRIMA SU NOMBRE Rosa Roldan
FIRMA [Signature]
DIRECCION 13407 SW. 62 St Miami
CORREO ELECTRONICO _____
TELEFONO _____



conceptual rendering

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Respetuosamente le pedimos a la Comisión del Condado que apruebe la designación comercial de esta esquina para permitir la construcción del centro comercial.

IMPRIMA SU NOMBRE

M. GARCIA TORRES

FIRMA

[Handwritten signature]

DIRECCION

13407 SW 62 St #1

Miami Fl. 33183

CORREO ELECTRONICO

TELEFONO

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Pedro Gassant
305-789-7430
pedro.gassant@hklaw.com

2015 NOV -9 P 2: 25
PLANNING DIVISION
METRO PLANNING SECT

By Hand-Delivery and E-mail

November 9, 2015

Mr. Mark Woerner
Chief -Planning Division
111 NW 1st Street, 12th Fl.
Miami, FL 33128

Re: Fully Executed Declaration of Restrictions for CDMP Application No. 3

Dear Mr. Woerner,

Enclosed please find the fully executed version of the Declaration of Restrictions for CDMP Application No. 3.

Should you have any questions or concerns please do not hesitate to call me at my direct line: (305)789-7430 or to email me at pedro.gassant@hklaw.com.

Respectfully Submitted,

Holland & Knight LLP



Pedro Gassant

This instrument was prepared by:

Name: Juan J. Mayol, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, **Miller Country Plaza, Inc.**, a Florida Corporation (the "Owner") holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" to this Declaration;

WHEREAS, **Southeast Investments, Inc.**, a Florida Corporation (the "Applicant"), is the contract purchaser of the Property and is applying for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the May 2015 Cycle (the "Application"); and

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

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

1. **Permitted Uses; Prohibition on Residential Development.** Notwithstanding the re-designation of the Property to "Business and Office" on the County's LUP map, the maximum development of the Property shall not exceed 75,000 square feet of such uses as may be permitted

under the Business and Office land use designation; provided, however, that no residential development shall be allowed on the Property.

2. **Prohibited Commercial Uses.** Notwithstanding the re-designation of the Property to “Business and Office” on the County’s LUP map, the following commercial uses shall not be permitted:

- Allied health care clinical colleges/universities.
- Attended, non-motorized donation collection vehicles as described in Section 33-19.
- Amusement center as defined in Section 33-1(5.1).
- Auditoriums.
- Automobile and light truck, new sales agency or rental agency.
- Automobile storage within a building.
- Billiard rooms and pool rooms.
- Bowling alleys.
- Convention halls.
- Dancing halls or dancing academies.
- Donated goods centers.
- Employment agencies.
- Health and exercise clubs, with a leasable area greater than 5,000 square feet
- Jewelry loan centers.
- Medical observation dormitory as defined in Section 33-1(69.05).
- Mortuaries or funeral homes.
- Motorcycles sales and repair.
- Museum.

- Natatoriums.
- Open-air theaters.
- Private clubs.
- Religious facilities.
- Schools (traditional; public or private).
- Self-service storage facility.
- Skating rinks.
- Theaters for live stage production and motion pictures.
- Bottling of beverages.
- Cabinet working and carpentry shops.
- Cold storage warehouse and pre-cooling plants.
- Contractor's plants and storage yards.
- Dry cleaning and dyeing establishments other than satellite locations, with an off-premise processing plant.
- Auto Body shops
- Glass installation.
- Gun shops.
- Leather goods manufacturing, excluding tanning.
- Lumber yards.
- Pawnbrokers.
- Poultry markets and commercial chicken hatcheries.

- Railroad motor truck and water freight and passenger stations.
- Secondhand stores for the disposal of furniture, fixtures and tools.
- Self-service mini-warehouse storage facility.
- Television and broadcasting stations, including studio, transmitting station and tower, power plants and other incidental and unusual uses permitted to such a station.
- Tire vulcanizing and retreading or sale of used tires.
- Truck storage.
- Upholstery and furniture repairs.
- Wholesale salesroom and storage rooms.

3. **Minimum Setbacks.** No retail building shall be located any closer than forty feet (40') from the southern property line. Prior to the issuance of a building permit for any retail building on the Property, the Owner shall submit for review and approval by the Zoning Division of the Department of Regulatory and Economic Resources a landscape plan for the Property which shall, at a minimum, require the installation of a row of trees (of such native species as may be approved by the Department), which shall be planted at least twenty-feet on center and at a minimum height of sixteen (16) to twenty (20) feet, along the eastern and southern boundaries of the Property, and such other landscaping as may be required by the Department. The Owner shall install all required landscaping prior to the issuance of a certificate of use for any retail building within the Property.

4. **Point of Sale Signs.** To the extent that the Owner desires to install detached, point of sale signs on the Property, any such signs shall be of a monument type and shall be limited to a height of twelve feet (12').

5. **Architectural Design/Site Plan Approval.** In consideration of the Property's location within that certain area of the County known as the West Dade Ranch Area or Horse Country, the improvements shall be designed and maintained with an equestrian design and architectural expressions and features, such as rail fencing, hip roof lines, and horse trail. Moreover, prior to the issuance of a building permit for the construction of any retail building on the Property, the Owner shall submit to the Department for review and approval a site plan in accordance with Section 33- 251.5 of the Code of Miami-Dade County. Said plan shall be accompanied by elevations to ensure that the plan comply with the architectural design requirements of this Paragraph.

6. **Miscellaneous.**

A. **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 undersigned Owners and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

B. **Term.** This Declaration of Restrictions is to run with the land and shall be binding on all parties and all persons claiming under it for a period of thirty (30) years from the date this Declaration of Restrictions is recorded, after which time it shall be extended

automatically for successive periods of ten (10) years each, unless an instrument signed by the, then, owner(s) of the Property has been recorded in the public records agreeing to change the Declaration of Restrictions in whole, or in part, provided that the Declaration of Restrictions has first been modified or released by Miami-Dade County.

C. **Modification, Amendment, Release.** This Declaration of Restrictions may be modified, amended or released as to the land herein described, or any portion thereof, by a written instrument executed by the then owner(s) of the Property, provided that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation 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, Florida or successor regulation governing amendments to the CDMP. In the event that the Property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, Florida, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however,

that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners of Miami-Dade County, Florida in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive officer, by his/her assistant in charge of the office in his/her absence, shall execute a written instrument effectuating and acknowledging such modification, amendment, or release.

D. Enforcement. Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration of Restrictions 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.

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

F. 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.

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

H. County Inspection. As further part of this Declaration of Restrictions, it is hereby understood and agreed that any official inspector of Miami-Dade County, Florida, 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 the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

I. 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.

J. Recordation and Effective Date. This Declaration of Restrictions shall be filed of record in the public records of Miami-Dade County, Florida at the cost of the Owner(s) following the approval of the Application by the Board of County Commissioners of Miami-Dade County, Florida. This Declaration of Restrictions shall become effective immediately upon recordation. Notwithstanding the previous sentence,

if any appeal is filed, and the disposition of such appeal results in the denial of the application, in its entirety, then this Declaration of Restrictions shall be null and void and of no further effect. Upon the disposition of an appeal that results in the denial of the Application, in its entirety, and upon written request, the Director of the Department of Regulatory and Economic Resources or the executive officer of the successor of said department, or in the absence of such director or executive officer by his/her assistant in charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration of Restrictions is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration of Restrictions does not obligate the County in any manner, nor does it entitle the Owner(s) to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to, with respect to the Property, deny each such application in whole or in part and to decline to accept any conveyance.

L. Owners. The term "Owners" shall include the Owners and their successors and assigns.

[signature page follow]

IN WITNESS WHEREOF, we have executed this Declaration of Restrictions as of this 5th day of November, 2015.

WITNESSES:

[Signature]
Signature
Aixa L. Perez
Printed Name

[Signature]
Signature
Alberto J. Parada
Printed Name

Miller Country Plaza, Inc.
a Florida Corporation

By: [Signature]
Name: Raquel Carro
Title: President

STATE OF Florida)
COUNTY OF Miami-Dade) SS

The foregoing instrument was acknowledged before me by Raquel Carro, as President of Miller Country Plaza, Inc., a Florida corporation, and for the purposes stated herein on behalf of the company. He is personally known to me or has produced _____ as identification.

Witness my signature and official seal this 5th day of November, 2015, in the County and State aforesaid.

My Commission Expires:

[Signature]
Notary Public
Aixa L. Perez
Printed Name

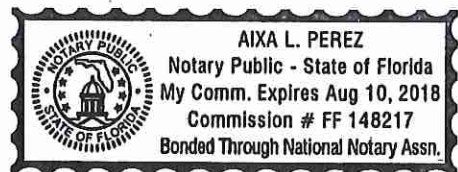


EXHIBIT "A"

LEGAL DESCRIPTION

Folio No. 30-4925-000-0320

NW 1/4 OF THE NW 1/4 OF THE NW 1/4 LESS THE SOUTH 125 FEET OF THE EAST 1/2 AND LESS THE NORTH 50 FEET, THE WEST 35 FEET AND THE EAST 25 FEET IN SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

Folio No. 30-4925-000-0310

THE SOUTH 125 FEET OF THE EAST 1/2, OF THE NORTHWEST 1/4, OF THE NORTHWEST 1/4, OF SECTION 25, TOWNSHIP 54 SOUTH, RANGE 39 EAST, LESS THE EAST 25 FEET FOR ROAD RIGHT OF WAY, LYING AND BEING IN MIAMI-DADE COUNTY, FLORIDA

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Pedro Gassant
305-789-7430
pedro.gassant@hklaw.com

2015 NOV 10 P 2:15

FL DEPARTMENT OF REVENUE
METROPOLITAN PLANNING SECT

By Hand-Delivery and E-mail

November 10, 2015

Mr. Mark Woerner
Chief –Planning Division
111 NW 1st Street, 12th Fl.
Miami, FL 33128

**Re: Opinion of Title for the property that is the Subject of CDMP Application
No. 3**

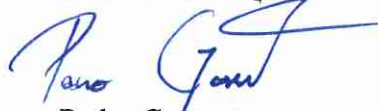
Dear Mr. Woerner,

Enclosed please find the Opinion of Title for the property that is the subject of CDMP Application No. 3.

Should you have any questions or concerns please do not hesitate to call me at my direct line: (305)789-7430 or to email me at pedro.gassant@hklaw.com.

Respectfully Submitted,

Holland & Knight LLP



Pedro Gassant

MIAMI-DADE COUNTY

OPINION OF TITLE

TO: MIAMI-DADE COUNTY, a political subdivision of the State of Florida

With the understanding that this Opinion of Title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for acceptance of a Declaration of Restrictions, it is hereby certified that I have examined a title commitment issued by Chicago Title, Title Insurance Company Commitment No. 5161635 (the "Commitment"), which Commitment covers the period from the BEGINNING through February 9, 2015, at 8:00 a.m.; and an Attorney's Title Insurance Fund computer title update which covers the period of time from the Commitment through November 1, 2015 at 11:00 p.m., inclusive, of the following described real property located and situated in Miami-Dade County, Florida:

PARCEL 1:

The South 125 feet of the East 1/2, of the Northwest 1/4, of the Northwest 1/4, of the Northwest 1/4, of Section 25, Township 54 South, Range 39 East, Less the East 25 feet for road right of way, lying and being in Miami-Dade County, Florida.

PARCEL 2:

NW 1/4 of the NW 1/4 of the NW 1/4 less the South 125 feet of the East 1/2 and less the North 50 feet, the West 35 feet and the East 25 feet in Section 25, Township 54 South, Range 39 East, lying and being in Miami-Dade County, Florida.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described property was vested in:

Miller Country Plaza, Inc., a Florida corporation.

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES:

Mortgage executed by Miller Country Plaza, Inc., a Florida corporation, Mortgagor, in favor of Rene Garcia, Mortgagee, dated May 16, 2007, recorded May 31, 2007 in Official Records Book 25661, Page 2505; as modified in Official Records Book 28124, Page 2072, Official Records Book 28627, Page 2400 and Official Records Book 29678, Page 1001. (**PARCEL 1**)

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

3. GENERAL EXCEPTIONS:

- (a) All taxes for the present and subsequent years.
- (b) Rights of persons other than the above owners who are in possession.

- (c) Facts that would be disclosed upon accurate survey.
- (d) Any unrecorded labor, mechanics' or materialmen's liens.
- (e) Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS:

- (a) Agreement And Declaration Of Restrictions by Arvida Corporation, et al, dated March 25, 1960, recorded April 28, 1960 in Official Records Book 2031, Page 682; as affected by Disclaimer by Arvida Corporation, et al, dated December 28, 1960, recorded January 4, 1961 in Official Records Book 2427, Page 291. **(PARCEL 1)**
- (b) Covenant Of Construction Within Right Of Way recorded January 5, 2007 in Official Records Book 25252, Page 4528. **(PARCEL 1)**
- (c) Covenant Running With The Land recorded March 6, 1986 in Official Records Book 12812, Page 1914. **(PARCEL 2)**
- (d) Mortgage executed by Miller Country Plaza, Inc., a Florida corporation, Mortgagor, in favor of Rene Garcia, Mortgagee, dated May 16, 2007, recorded May 31, 2007 in Official Records Book 25661, Page 2505; as modified in Official Records Book 28124, Page 2072, Official Records Book 28627, Page 2400 and Official Records Book 29678, Page 1001. **(PARCEL 1)**

ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 Declaration of Restrictions.

It is my opinion that the following parties must join in the Declaration of Restrictions in order to make the Modification a valid and binding covenant on the lands described herein:

<u>Name</u>	<u>Interest</u>	<u>Special Exception Number</u>
Miller Country Plaza, a Florida Corporation.	Owner	
Rene Garcia Corporation.	Mortgagee	

Raquel Carro, as President of Miller Country Plaza, Inc., a Florida corporation is authorized to sign on behalf of the corporation.

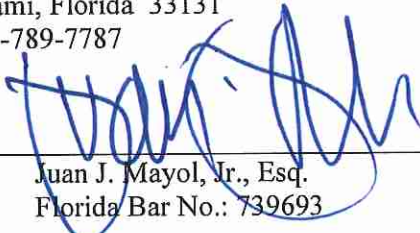
I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable Declaration of Restrictions.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and I am a member in good standing of The Florida Bar.

Respectfully submitted this 10th day of Nov., 2015.

Very truly yours,

HOLLAND & KNIGHT LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131
305-789-7787


By: 

Juan J. Mayol, Jr., Esq.
Florida Bar No.: 739693

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10th day Nov., 2015, by Juan J. Mayol, Jr., Esq., who is personally known to me.





Notary Public, State of Florida
My Name, Commission No. & Expiration:

#37730376_v1

App. 3 May 2015 cycle - CC Exhibit
Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Pedro Gassant
305-789-7430
pedro.gassant@hklaw.com

September 21, 2015

By Hand-Delivery and E-mail

Mr. Mark Woerner
Chief—Planning Division
111 NW 1st Street, 12th Fl.
Miami, FL 33128

Mr. Garrett Rowe
Supervisor—CDMP Administration
111 NW 1st Street, 12th Fl.
Miami, FL 33128

2015 SEP 21 P 3:59
PLANNING & ZONING
METROPOLITAN PLANNING SECT

**Re: Updated Disclosure of Interest Form to Community Council 11 in support of
CDMP Application No. 3**

Dear Messrs. Woerner and Rowe,

Enclosed you will find the updated Disclosure of Interest form in support of CDMP application No. 3.

Should you have any questions or concerns please do not hesitate to call me at my direct line: (305)789-7430 or to email me at pedro.gassant@hklaw.com.

Respectfully Submitted,
HOLLAND & KNIGHT LLP



Pedro Gassant

#37320838

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Southeast Investments, Inc., a Florida Corporation, 151 Sawgrass Corner Drive, Suite 202, Ponte Vedra Beach, FL 32082

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A.	Southeast Investments, Inc. (Contract Purchaser & Applicant)	30-4925-000-0320	(net acres: 7.57)
		30-4925-000-0310	(net acres: .88)

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER	(Attach Explanation)
A. Southeast Investments, Inc. (Contract Purchaser & Applicant)					
Miller Country Plaza, Inc. (Owner)					

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

a. If the applicant is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

b. If the applicant is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders, consist of another corporation (s), trustee(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: Southeast Investments, Inc., a Florida Corporation

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>

c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES
NAME: _____

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (s) trust (s) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF INTEREST

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Southeast Investments, Inc., a Florida Corporation	
See Exhibit A	

Date of Contract: 3/13/2015

If any contingency clause or contract terms involve additional parties, list all individuals or officers if a corporation, partnership, or trust.

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.

CORPORATION NAME: Miller Country Plaza, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
Raquel Carro, PST	100%
C/O Alberto J. Parlade, Esq.	
7050 SW 86 th Avenue, Miami, FL 33143	

- c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME:

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME:

NAME AND ADDRESS OF PARTNERS

PERCENTAGE OF OWNERSHIP

e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

Raquel Carro, PST

100%

C/O Alberto J. Parlade, Esq.

7050 SW 86th Avenue, Miami, FL 33143

Date of Contract: 3/13/2015

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and behalf.

Applicant's Signatures and Printed Names

PAUL S. FERBER

P. SHIELDS FERBER, JR.

Sworn to and subscribed before me

this 21st day of SEPTEMBER, 2015

Apryl D. Price
Notary Public, State of Florida at Large (SEAL)



My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

DISCLOSURE OF INTEREST

Exhibit "A"

The contract purchaser, Southeast Investment, Inc., has entered into an agreement with Mr. Ray Gonzalez. Under the terms of the agreement, Southeast Investment, Inc. will assign the contract to 2015 Miller Road Associates, LLC, a single purpose limited liability company. The interest in 2015 Miller Road Associates, LLC is held as follows:

<u>Members</u>	<u>Membership Interest and Sharing Ratio</u>
The Ferber Company, Inc., a Florida Corporation, Member	67%
Ray Gonzalez, Member	33%
<u>The Ownership Interest in the Ferber Company</u>	
Paul S. Ferber, Manager	50%
P. Shields Ferber, Jr., Manager	50%

May 2015 - App. 3 CC Exhibit

	Number of Children
Village Green/Bridge Point Academy 4707 SW 127 Avenue	229
Iglesia Evangelica 5400 SW 122 Avenue	81
Early Start Daycare & Pre-School 11895 SW 56 Street	200
Sunset Preparatory 11925 Sunset Drive	280
Westwood Christian 5801 SW 120 Avenue	1,177
Smart Starts/Bridge Point 12001 SW 72 Street	325
Iglesia Jesuscristo 12200 SW 56 Street	40
Calusa Preparatory 12601 SW 72 Street	250
Ambassador Baptist Church 6565 SW 127 Avenue	73
Archimedean Schools 12425 Sunset Drive	1,300
Holy Protection Monastery 7135 SW 125 Avenue	30
TOTAL	3,985

— May 2015 - App. 3 CC Exhibit
copy

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Pedro Gassant
305-789-7430
pedro.gassant@hklaw.com

By Hand-Delivery and E-mail

September 24, 2015

Mr. Mark Woerner
Chief—Planning Division
111 NW 1st Street, 12th Fl.
Miami, FL 33128

Mr. Garrett Rowe
Supervisor—CDMP Administration
111 NW 1st Street, 12th Fl.
Miami, FL 33128

PLANNING & ZONING
DIVISION
METROPLANNING SECT
2015 SEP 24 A 11: 10

Re: Vacant commercial land in MSA 6.1 and a copy of the report from InfoUSA

Dear Messrs. Woerner and Rowe,

We are requesting that County staff calculate a new depletion year for Minor Statistical Area 6.1. In staff's recommendation concerning CDMP Application No. 3, staff notes that the 9 acre parcel was recently approved for a "skilled nursing" facility, and that the parcel would be removed from the vacant commercial land calculation. See pg I-14, Staff Recommendation of CDMP Application No.3. Specifically, the parcel is identified by the Property Appraiser's Folio No. 30-4920-0001-0460.

Furthermore, we are requesting that staff remove the .12 acres of right-of-way from the vacant commercial land calculation because those areas cannot be used to developed commercial land.

In addition, we are requesting staff to remove the parcel identified by the Property Appraiser's Folio No. 30-4913-0250-0010 from the vacant commercial land calculation. Enclosed with this letter is a Declaration of Restriction and the corresponding Plat covering the property, which restrict the development on the parcel to only residential uses. In sum, we are requesting that the County remove Folios. 30-4920-0001-0460, 30-4913-0250-0010 and the .12 acres of right-of-way from the vacant commercial land calculation and to calculate a new depletion year for MSA 6.1.

Finally, we are requesting a copy of the InfoUSA report that is referenced on page 3-14 of the recommendation.

Should you have any questions or concerns please do not hesitate to call me at my direct line: (305)789-7430 or to email me at pedro.gassant@hklaw.com.

Respectfully Submitted,

Holland & Knight LLP

A handwritten signature in blue ink, appearing to read "Pedro Gassant". The signature is stylized, with the first name "Pedro" written in a cursive script and the last name "Gassant" written in a more blocky, cursive style.

Pedro Gassant

cc: Manuel Armada

DECLARATION OF RESTRICTION COVERING THE SECOND ADDITION TO SOUTHERN ESTATES, A SUBDIVISION OF DADE COUNTY, FLORIDA, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 73, AT PAGE 15, OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

DEFINITIONS:

1. SUBDIVIDER and GRANTOR means P & R HOME BUILDING CORP., a Florida corporation.
2. GRANTEE means the person, firm or corporation (one or more) to whom the subdivider first conveys the land herein described or any part thereof, and the Grantee's heirs, executors, administrators, successors, assigns, and all persons, firms or corporations claiming by, through or under such Grantee. Wherever in this document the masculine is used, it shall include the feminine or neuter, as the context may require.
3. SUBDIVISION means the land subdivided as shown on the Plat of the Second Addition to Southern Estates, recorded in Plat Book , Page , of the Public Records of Dade County, Florida.

RESTRICTIONS THAT APPLY TO SECOND ADDITION TO SOUTHERN ESTATES, A SUBDIVISION OF DADE COUNTY, FLORIDA, AS RECORDED IN PLAT BOOK , PAGE , OF THE PUBLIC RECORDS OF DADE COUNTY, FLORIDA.

1. Land use, building type and Architectural Control:

No lot shall be used except for residential purposes. No building shall be erected, altered, placed, or permitted to remain on any lot other than one detached single-family dwelling not to exceed two and one-half stories in height and a private garage for not more than two cars.

2. Architectural Control Committee - Membership:

An Architectural Control Committee shall approve plans for all residential buildings, and said committee shall be composed of Gene S. Fisher, Arnold P. Rosen, and Leonard Miller, all of Miami, Florida. A majority of the committee may designate a representative to act for it. In the event of the death or resignation of any member of the Committee, the remaining members shall have full authority to designate a successor. Neither the members of the committee nor its designated representative shall be entitled to any compensation for services performed pursuant to this covenant. At any time, the then record owners of a majority of the lots shall have the power, through a duly recorded instrument, to change the membership of the Committee, to withdraw from the Committee, any of its powers and/or duties they may deem proper, or to restore or enlarge upon any of the powers and/or duties of the Committee.

3. Dwelling costs, Quality and Size:

No dwelling shall be permitted on any lot at a cost of less than \$7.00 per square foot, exclusive of porches, nor less than a total value of \$10,000.00 per house, based upon cost levels prevailing on the day these presents are recorded, it being the intention and purpose of this Covenant to assure that all dwellings shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date on which these covenants are recorded at the minimum cost stated herein for the maximum permitted dwelling size. The ground floor area of the main structure exclusive of one-story open porches and garages shall not be less than 800 square feet for a one-story building.

4. Building Location:

No building shall be located on any lot nearer than 25 feet to the front lot line or nearer than 15 feet to any side street line. No building shall be located nearer than 7.5 feet to an interior side lot line. No dwelling shall be located on any lot nearer than 25 feet to the rear lot line. For the purpose of this covenant, steps, wing walls and eaves shall not be considered as part of the building, provided, however, that this shall not be construed to permit any portion of a building on a lot to encroach upon another lot. Screened swimming pool enclosures may come within 12 feet of the rear lot line.

5. Lot Area and Width:

No dwelling shall be erected or placed on any lot having a width of less than 75 feet at the minimum building setback line, nor shall any dwelling be erected or placed on any lot having an area of less than 7500 square feet. No lot shall be divided or resubdivided unless both portions of said lot be used to increase the size of the adjacent lots as platted.

6. Easements:

Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the recorded plat and over the rear five feet of each lot. Within these easements, no structure, planting or other material shall be placed or permitted to remain which may damage or interfere with the installation and maintenance of utilities, or which may change the direction of flow of drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

7. Wells and Septic Tanks:

No individual wells will be permitted on any lot within this subdivision except for irrigation, swimming pools and air conditioning, and no individual septic tanks will be permitted on any lot within this subdivision. This restriction shall be enforceable as long as the water services and sewage disposal are in operation, satisfactorily servicing each lot on which a completed building is located in said subdivision, in accordance with the standard requirements as provided for by the Veterans Administration, and the State Board of Health Regulations, and the charge for said services, as set forth in the Rate Schedule

in the Third Party Beneficiary Agreement placed of record covering said utilities, is not in excess of the amounts provided for therein or as modified and changed in accordance with legal procedure in the future.

8. Nuisances:

No noxious or offensive activity shall be carried on upon any lot, nor shall anything be done thereon which may be or may become an annoyance or nuisance to the neighborhood.

9. Temporary Structures and Use:

No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other building shall be moved to, erected on, or used on any lot at any time for a residence, workshop, office, storage room, either permanently or temporarily. No canvas, pipe or other type of carport shall be placed between the sidewalk and the front building line on any lot. Except during the delivery to homes, no commercial vehicles shall be parked in areas zoned for residential uses, including the streets adjacent to residential lots. No business, service repair, or maintenance for the general public shall be allowed on any lot at any time. No professional signs shall be erected in and about each of the homes to be erected in this Subdivision no gas tank, gas container or gas cylinder shall be permitted to be placed on or about the outside of any of the houses built in this Subdivision or any ancillary building, and all gas tanks, gas containers and gas cylinders shall be installed underground in every instance where gas is used. In the alternative, gas containers may be placed above ground if enclosed on all sides by a decorative wall approved by the Architectural Control Committee.

10. Oil and Mining Operations:

No oil drilling, oil development operations, oil refining, quarrying or mining operations of any kind shall be permitted upon or in any lot, nor shall oil wells, tanks, tunnels, mineral excavations or shafts be permitted upon or in any lot. No derrick or other structure designed for use in boring for oil or natural gas shall be erected, maintained or permitted on any lot.

11. Livestock and Poultry:

No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot except that dogs, cats or other household pets may be kept provided that they are not kept, bred or maintained for any commercial purposes.

12. Fences:

No fence, wall hedge or shrub planting which obstructs sight lines at elevations between two and six feet above the roadway shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight-line limitation shall apply on any lot within

10 feet from the intersection of a street property line with the edge of a driveway or alley pavement. No tree shall be permitted to remain within such distance of such intersections unless the foliage line is maintained at sufficient heights to prevent obstruction at such sight lines. No fences or walls under 4 feet in height shall be permitted between the front lot line and the front building setback line as defined in paragraph 4 above.

13. Restrictions Uniform:

These restrictions are to run with the land and are hereby incorporated by reference, in all deeds or other instruments of conveyance which the Subdivider may execute and deliver, conveying land in this subdivision whether or not specific mention of the restrictions is made in any such deeds or other instruments of conveyance. The owner or occupant of each and every lot or parcel of land in the subdivision, by acceptance of title thereto or by taking of land in the subdivision, thereby covenants and agrees for himself, his heirs, executors, administrators, successors and assigns, that he will comply with and abide by each of the restrictions contained in this Declaration of Restrictions, and that he will exert his best efforts to keep and maintain the land in this subdivision as an area of high standards.

14. Remedies for Violations:

In the event of a violation or breach of any of these restrictions, by any person or concern claiming by through or under the subdivider, or by virtue of any judicial proceedings, the Subdivider and the lot owners or any of them, jointly or severally, shall have the right to proceed at law or in equity to compel a compliance with the terms hereof or to prevent the violation or breach of any of them. In addition to the foregoing rights, whenever there shall have been built on any lot any structure which is in violation of these restrictions, the Subdivider or any of the lot owners, severally or jointly, shall have the right to enter upon the property where such violation exists, and summarily abate or remove same at the expense of the owner, and such entry and abatement or removal shall not be deemed a trespass. The failure to enforce any right, reservation, restriction or condition contained in this Declaration of Restrictions, however long continued, shall not be deemed a waiver of the right to do so thereafter as to the same breach or as to a breach occurring prior or subsequent thereto, and shall not bar or affect its enforcement. The invalidation by any Court of any one of the restrictions in this Declaration of Restrictions contained, shall in no way affect any of the other restrictions, but they shall remain in full force and effect.

15. Term:

These covenants are to run with the land and shall be binding upon the undersigned and all parties and all persons claiming under them for a period of thirty (30) years from the date these covenants are recorded, after which time said covenants shall be automatically extended for successive periods of ten (10) years unless an instrument signed by a majority of the then owners of the lots has been recorded, agreeing to change said covenants in whole or in part.

IN WITNESS WHEREOF, F & R HOME BUILDING CORP., A Florida corporation, has, by its duly authorized officers, executed this Declaration of Restrictions covering SECOND ADDITION TO SOUTHERN ESTATES, a Subdivision of Dade County, Florida, according to the Plat thereof, as recorded in Plat Book 11, Page 15, of the Public Records of Dade County, Florida, this 4th day of August 1961.

F & R HOME BUILDING CORP. (SEAL)

Gene S. Fisher
President

ATTEST:

Leonard Miller
Secretary

STATE OF FLORIDA)
COUNTY OF DADE)

I, an officer authorized to take acknowledgements of deeds, according to the Laws of the State of Florida, duly qualified and acting, HEREBY CERTIFY THAT

GENE S. FISHER AND LEONARD MILLER, President and Secretary, respectively, of F & R HOME BUILDING CORP., a Florida corporation, to me personally known, this day acknowledge the foregoing Declaration of Restrictions for the purposes therein contained, freely and voluntarily, and affixed thereto the corporate seal of said corporation, and that said instrument is the act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and seal at Miami, Dade County, Florida, this 4th day of August 1961.

Nathan K. DeLoe
Notary Public, State of Florida

My Commission Expires:
Notary Public, State of Florida at Large
My Commission Expires Feb. 3, 1963

State of Florida, County of Dade.
This instrument was filed for record the 4th day of August 1961 at 11:26 AM, and duly recorded in OFFICIAL RECORDS Book 2763 on Page 15. File #61R-112537

E. B. LEATHERMAN
Clerk Circuit Court
By *[Signature]* D. C.

May 2015 - App. 3 CC Exhibit

HORSE COUNTRY RESIDENTS UNITED

September 22, 2015

Miami-Dade County
Community Council 11

Re: May 2015 Cycle - CDMP Application No. 3 (Horse Country)

To Whom It May Concern:

The undersigned are residents of Horse Country. We are aware that some people have expressed concern about any development in the area, but it is important to note that there is no recognized or established Homeowners Association that speaks for all residents. As such, it is extremely important that the current residents who live and pay taxes in this community have a say in the development of the neighborhood.

The property in question is located at 56th Street (Miller Road) and SW 127 Avenue. This property has been ignored for many years. Unfortunately, the property is full of garbage and overgrown grass and bushes that are not maintained. Regrettably, the residents of the area do not have a commercial shopping center in Horse Country. Consequently, residents are forced to travel outside of the community for our business needs. This causes even more traffic in neighboring areas as Bird Road, Sunset Drive, Kendall, and is also a great inconvenience for taxpayers who wish to walk or drive our cars to a nearby shopping center.

The development of this property will not only increase the tax base for the County - which benefits all taxpayers - but will also generate much-needed jobs in the community. In contrast to previous applications for this property, this Applicant has partnered with residents of Horse Country, and engaged in open dialogue from the beginning with area residents, pledging to keep unique agricultural and equestrian Horse Country ascetics similar to commercial centers in Ocala and other rural areas of the State.

It is important to recognize that other rural or agricultural communities in the County such as the community of Redland contain commercial centers to serve the residents and workers of their community. Horse Country should not be treated differently. We too deserve to have commercial and retail centers in our community. In short, the re-designation of the property achieves the right balance of the interests of the residents and essential nearby services, while preserving the character of the surrounding community.

Respectfully,

Name: Lavis Alexander

Address: 12100 SW 47 St.

HORSE COUNTRY RESIDENTES UNIDOS

Septiembre 22, 2015

Miami-Dade County
Community Council 11

Re: Mayo 2015 Cycle – CDMP Aplicacion No. 3 (Horse Country)

A quien le interese:

Los abajofirmantes somos residentes de Horse Country. Somos consciente que algunas personas han expresado su preocupación acerca de cualquier desarrollo en la zona, pero es importante señalar que no hay una Asociación de Propietarios de Vivienda. Es sumamente importante que los residentes actuales que viven y pagar impuestos en esta comunidad opinan en el desarrola del vecindario.

La propiedad en cuestión se encuentra en la 56 Calle (Miller Road) y la 127 Avenida del SW. Esta propiedad ha sido ignorado por muchos anos. Es lamentablemente que la propiedad esta llena de basura y la hierba y matas no están mantenido. Desafortunadamente, los residentes de la área no tenemos un centro comercial en Horse Country para hacer compras. Consecuentemente, los residentes son obligados de manejar fuera de su comunidad para sus necesidades comerciales. Esto causa aún más tráfico en las zonas vecinas como Bird Road, Sunset Drive, y Kendall, y también es una gran inconveniente para los contribuyentes que deseen caminar o conducir su auto a un Centro Comercial cercano.

El desarrollo de esta propiedad no sólo aumentará dinero de impuestos para el Condado – cosa que beneficia a todos los contribuyentes – sino también va a generar puestos de trabajo muy necesarios en la comunidad. En contraste de Aplicaciones anteriores para esta propiedad, este Aplicante se ha asociado con los residentes de Horse Country, y han trabajado desde el principio con los residentes, comprometiéndose a mantener los ascetas agrícolas y ecuestres de Horse Country, al igual que los centros comerciales en Ocala y otras zonas rurales del Estado.

Es importante reconocer que otras comunidades rural o agrícola en el Condado como la comunidad de Redland contiene nodos comerciales para servir a los residentes y trabajadores de la comunidad agrícola. Nuestra comunidad de Horse Country no debe ser tratado de una manera diferente y se merece tener un centro comercial en la comunidad. En pocas palabras, la re-designación de la propiedad logra el equilibrio adecuado de proporcionar los intereses de los residentes con servicios esenciales, preservando al mismo tiempo el carácter de la comunidad circundante.

Respetuosamente,

Nombre:



Direccion:

6500 S.W 125 AVE
MIAMI - FLA 33183

May 2015 - App. 3 CC Exhibit

**PHARMACIES,
GROCERY STORES,
AND
BANKS
WITHIN 20 BLOCKS
OF
HORSE COUNTRY'S
PERIMETER**

Pharmacy's with 20 Blocks From Each Border

BioMax Pharmacy	14285 SW 42nd St
CVS	12650 SW 88th St
CVS	7199 SW 117th Ave
CVS	13896 Southwest 56th Street
CVS Pharmacy	11499 SW 40th St
CVS Pharmacy	2599 SW 147th Ave
CVS Pharmacy	14705 SW 40th St
CVS Pharmacy	13840 SW 88th St
EP Medical Equipment and Pharmacy	6440 SW 117th Ave
Five Star Pharmacy	8428 SW 42nd St
Happy Pharmacy	13379 SW 42nd St
Navarro	10720 SW 72nd St
Navarro Pharmacy	11865 SW 26th St
Nela Pharmacy	2640 SW 137th Ave
Presidente Pharmacy	10845 SW 40th St
Publix Pharmacy	8250 Mills Dr
St. Jesus Pharmacy	7556 SW 117th Ave
Tudela Pharmacy	10961 SW 40th St
Universal Pharmacy Discount	13427 SW 56th St
Walgreens	13680 SW 88th St
Walgreens	11190 SW 88th St
Walgreens	11690 SW 72nd St
Walgreens	4010 SW 137th Ave
Walgreens	11760 SW 40th St #107
Walgreens	10609 SW 40th St
Walgreens	14720 N Kendall Dr
Walgreens	14190 SW 26th St
Westwood Discount Pharmacy	5615 SW 107th Ave
Willson Pharmacy	12040 SW 43rd St
Win-Dixie Pharmacy	11241 SW 40th St
Xcellent Pharmacy	11880 SW 40th St # 119
Young Pharmacy	10788 SW 24th St

ery Stores within 20 Blocks From Each Border

BJ's 7007 SW 117th Ave.
Futuro Supermarket 13660 SW 56th St
Miller Food Mart 13449 SW 56th St
Presidente SuperMarket 10855 SW 72nd St
Publix 13890 SW 56th St
Publix 8250 Mills Dr
Publix 9041 SW 107th Ave
Publix 11495 Bird Rd
Publix 14630 SW 26th St
Publix 13820 SW 88th St
Sabor Tropical 8700 SW 137th Ct
Sedanos 13659 SW 26th St
Sedanos 12175 SW 26th St
Sedanos 14655 SW 56th St
Win-Dixie 11241 SW 40th Street
Win-Dixie 14555 SW 42nd St
Win-Dixie 7480 SW 117th Ave

Banks within 20 Blocks From Each Border

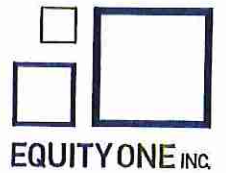
Bank Atlantic 2375 SW 122nd Ave
Bank of America 6901 SW 117th Ave
Bank of America 13935 SW 88th St
Bank of America 8991 SW 107th Ave
Bank United 12905 N Kendall Dr
BB&T 8701 SW 137th Ave #1
BB&T 11400 N Kendall Dr
Chase Bank 12001 SW 26th St
Chase Bank 11399 Bird Rd
Chase Bank 13701 SW 88th St
Chase Bank 11895 Sherri Ln
Citi Bank 13608 N Kendall Dr
City National Bank 13780 SW 88th St
Dade Federal Credit Union 10900 N Kendall Dr
Eastern National Bank 8803 SW 107th Ave
Interamerican Bank 12855 SW 88th St
Merchantil 11631 N Kendall Dr
Ocean Bank 10950 SW 88th St #100
Ocean Bank 14702 SW 56th St
Pan AM Federal Credit 8228 Mills Dr
Power Fianancial Credit 8228 Mills Dr
Regions 2610 SW 137th Ave
Regions 13892 SW 56th Street
Regions Bank 8900 SW 107th Ave
Regions Bank 14770 N Kendall dr
Space Coast Credit Union 7171 SW 117th Ave
Sun Trust 11291 Bird Road
Sun Trust 11700 N Kendall Dr
TD Bank 8405 Mills Dr
US Century Bank 13780 SW 26th St #101
US Century Bank 14651 SW 56th St
Wahcovia 10815 Sunset Dr
Wells Fargo 5620 SW 137th Ave
Wells Fargo 13700 N Kendall Dr
Wells Fargo 11725 Sherry LN
Wells Fargo 10815 Sunset Dr
Wells Fargo 14600 Coral Way

May 2015 - App. 3 - CC Exhibit
1) ACANCY .057%

WEST BIRD PLAZA

11495 SW 40th Street | Miami, FL 33165

Marielle de la Hoz | mdelahoz@equityone.net | 305.947.1664 | www.equityone.net



PROPERTY OVERVIEW

West Bird Plaza is a grocery-anchored neighborhood shopping center. Equity One is a developer, owner and operator of community shopping centers located in strategic metropolitan areas across the United States. Like West Bird, the majority of Equity One's retail spaces are anchored by leading supermarkets, pharmacies, and large retail stores with a focus on necessity-based retailers.

FEATURES

PROPERTY SIZE

99,864 sq. ft.

GPS COORDINATES

Lat. 25.7329 / Long. -80.3821

DAILY TRAFFIC COUNT

54,000 AADT (Bird Road)
133,000 AADT (Florida Tollway)

DAYTIME POPULATION

342,246 (5 miles)

COUNTY

DEMOGRAPHICS

2013 Estimates - Sites USA

POPULATION

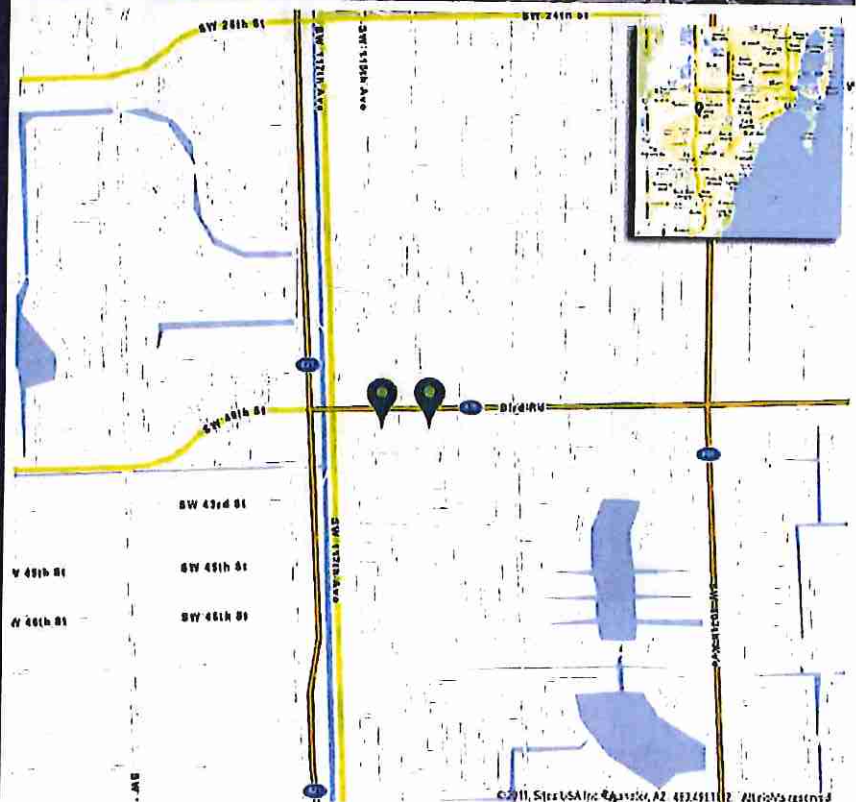
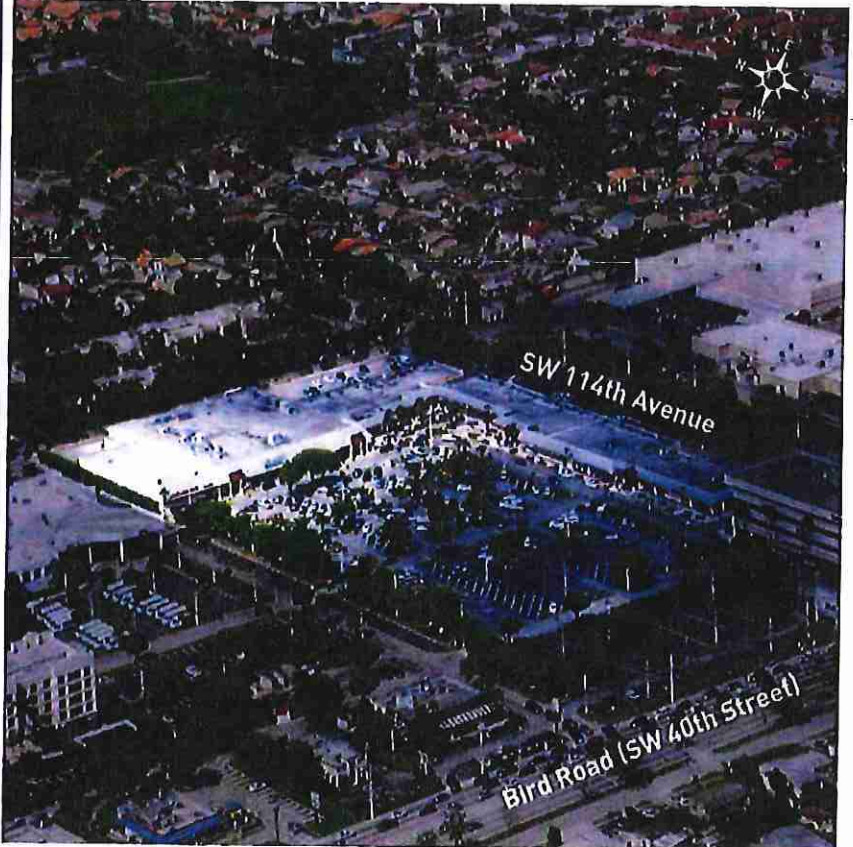
1 mile: 18,940
3 miles: 212,278
5 miles: 489,073

NUMBER OF HOUSEHOLDS

1 mile: 5,545
3 miles: 66,253
5 miles: 160,379

AVG. HOUSEHOLD INCOME

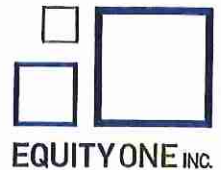
1 mile: \$44,893
3 miles: \$62,368
5 miles: \$67,736



WEST BIRD PLAZA

11495 SW 40th Street | Miami, FL 33165

Marielle de la Hoz | mdelahoz@equityone.net | 305.947.1664 | www.equityone.net



CURRENT TENANTS

Unit #	Current Tenant	Sq. Ft.
010	CVS 3121-01	10,800
020	Publix 204	37,949
050	H&R Block	3,064
070	Quest Diagnostics	3,380
080	Sports Grill	3,325
100	Hershman Medical Center	2,070
110	West Bird Coin Laundry	1,380
120	Hershman Medical Center	625
130	Jeffrey Nullman, DSS, P.A.	1,800
140	Herbal Miami	600
150	Subway 22488	960
160	Dr. Phone Fix	1,440
170	Ho Wah Chinese Restaurant	1,200
180	Superior Cutters	1,200
190	The UPS Store	1,500
200	Miami Children's Hospital	5,880
230	KISS Orthodontic	2,320
250	USA Wireless	900
260	Westbird Animal Hospital	2,252
280	Westbird Liquor	2,068
290	Nunzio's Restaurant	2,100
300	J&J Nails	960
320	Dryclean USA	1,440
330	Doctors of Vision	2,400
340	Chicken Kitchen	2,800

SPACE AVAILABLE

Unit #	Sq. Ft.
040	3,451
240	2,000

SPACE AVAILABLE



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change without notice and at the owner's discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended for use as a reference only.

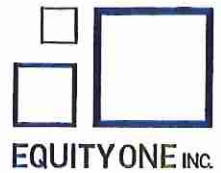
Number of Units: 27

As of 9/14/2015

CONCORD SHOPPING PLAZA

11381 SW 40th Street | Miami, FL 33165

Marielle de la Hoz | mdelahoz@equityone.net | 305.947.1664 | www.equityone.net



CURRENT TENANTS			SPACE AVAILABLE		
Unit #	Current Tenant	Sq. Ft.	Unit #	Current Tenant	Sq. Ft.
1	Anna's Linens 347	7,784	3	Menendez Dental Associates,P...	1,200
10	Vivian Unisex	1,424	4	Barbers At Work	1,200
11	Munchies Cafe	840	5	Super Nails	840
12	CoCo Furniture & Gallery	3,960	7	China Buffet	6,300
13	Home Depot U.S.A., Inc.	119,343	8	GNC	1,090
14	Big Lots 4258	32,055	9	Pinecrest Bakery	1,406
15	Winn-Dixie Stores 254	78,000	OUT-1	McDonald's Corporation	4,300
16	Grindel Investment, LLC	2,133	OUT-2	TD Bank, N.A.	3,960
17-18	Tu Mundo Montessori School	3,000	OUT-3	AutoZone Stores LLC	12,185
19	Sally Beauty Supply Store 175...	1,500			
2	Dollar Tree 4258	14,800			
20	Miami-Dade County	3,000			
21-23	You Fit Health Club	11,167			



This site plan is presented solely for the purpose of identifying the approximate location and size of the building presently contemplated by the owner. Building sizes, site dimensions, access and parking areas, existing tenant locations and identities are subject to change without notice and at the owner's discretion. Unit numbers as indicated are not necessarily the actual suite numbers and are intended for use as a reference only.

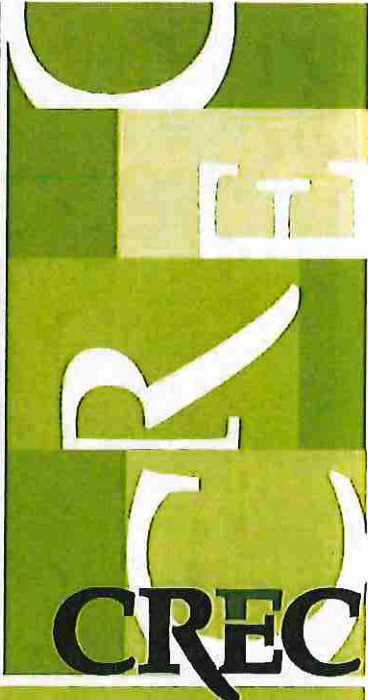
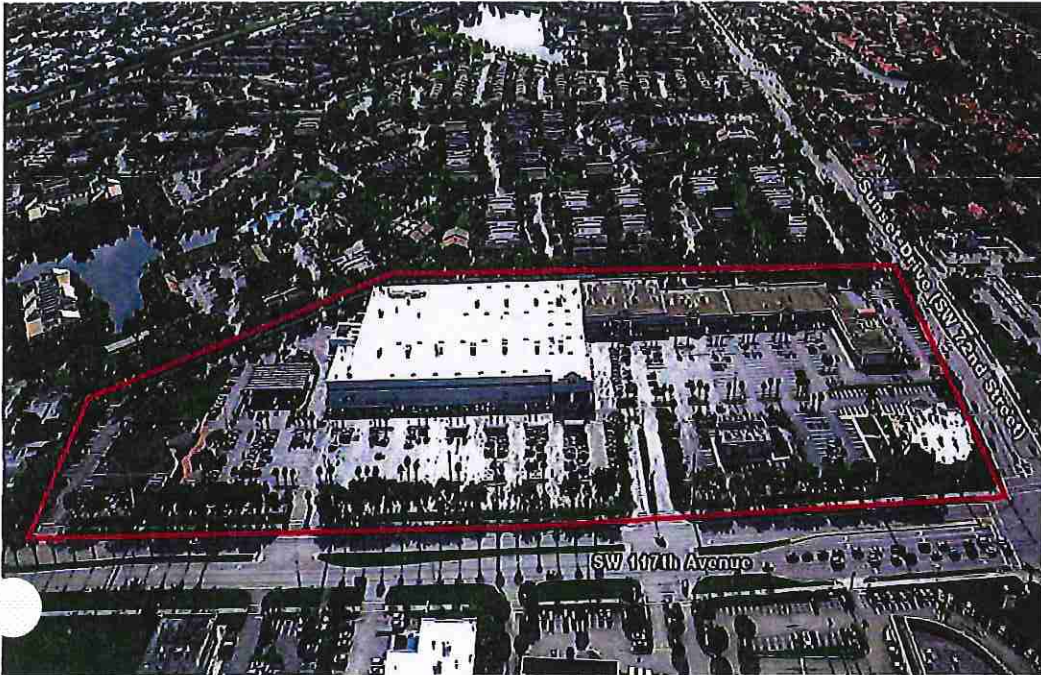
Number of Units: 24

As of 9/14/2015

VACANCY 1.5%

Kendall Value Center

6801 - 7109 S.W. 117th Avenue, Miami, Florida 33183



LOCATION

NEC of Sunset Drive (SW 72nd Street) and SW 117th Avenue
Lat. 25.685102 / Long. -80.364833

TOTAL SQ. FT.

183,049

TRAFFIC COUNTS

± 46,000 vpd on Sunset Drive (SW 72nd Street)
± 110,500 vpd on the Florida Turnpike

ANCHORS



CVS/pharmacy

AREA PROFILE

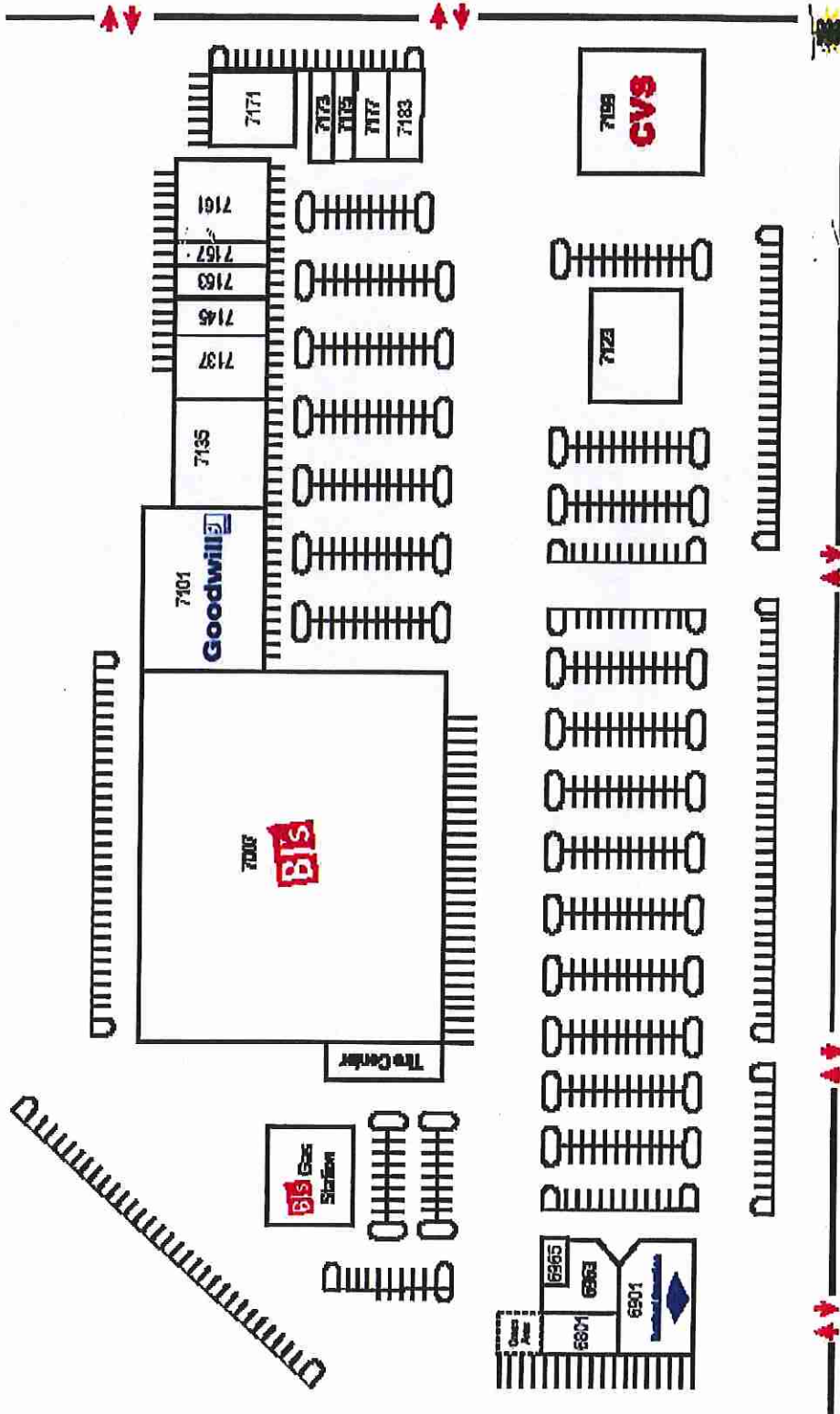
The West Kendall submarket is one of the fastest growing areas in Miami-Dade County. Age and income demographics show the area to have a young, upwardly moving, high income earning population. The area is primarily residential with a high density of single-family homes, rental apartments and town homes. The center's location on the corner of Sunset Drive and 117th Avenue, near the Florida Turnpike as well as strong local traffic, give the center high exposure. The area surrounding Kendall Value Center contains several grocer-anchored and discount department store-anchored centers, as well as several smaller, local centers.

AREA RETAILERS



SITE PLAN

Sunset Drive (SW 72nd Street)



SW 117th Avenue

- | | | | |
|------------------------|----------------------------------|-------------------------------|---------------------------|
| 6801 Genisis Daycare | 7101 Goodwill | 7171 Space Coast Credit Union | 7199 CVS Pharmacies |
| 6901 Bank of America | 7135-7145 Blue Cross Blue Shield | 7173 Fritango Monimbo | 7123 Available - 2,913 sf |
| 6963 Kelson Pediatrics | 7153 Music Store | 7175 Sushin Japanese | |
| 6965 Global Shipping | 7157 Sonia's Hair | 7177 AT&T | |
| 7007 BJ's | 7161 Jewelry Exchange | 7183 Supercuts | |



2015 Estimates	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	16,198	174,202	486,813
Average HHI	\$68,031	\$70,014	\$70,901
Median Age	41	42	41

For Additional Information

Rafael Romero, Associate Vice President
 305.779.3173 f: 305.858.6239 rromero@crec.com

Ruben Suarez, Associate Vice President
 305.779.3188 f: 305.858.6239 rsuarez@crec.com

Continental Real Estate Companies

2121 Ponce de Leon Boulevard, Suite 1250, Coral Gables, FL 33134
 888.488.CREC (2732) f: 305.858.6239 www.crec.com



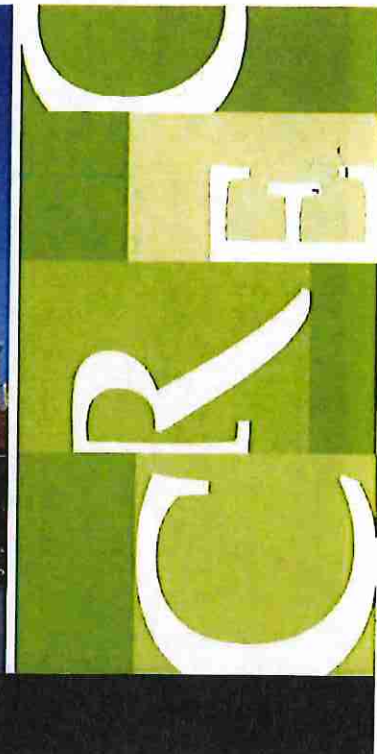
Miami Orlando Jacksonville

*Vacancy Rate
3%*

Miller Square Shopping Center

13780 SW 56th Street, Miami, Florida 33175

±12,500^{SQFT} Jr. Anchor Space Available!



Anchors

ROSS

PUBLIX
Sabor

LA | FITNESS.

EL DORADO CVS

LOCATION

SWC of 137th Avenue and
SW 56th Street (Miller Drive)
Lat. 25.71398 / Long. -80.414577

TOTAL SQ. FT.

±205,120

TRAFFIC COUNTS

± 73,420 vpd at the intersection
of SW 137th Ave & SW 56th St
(Miller Dr)

FEATURES

- Space available between 750 sq ft - 12,500 sq ft
- Anchored by Publix El Sabor, LA Fitness, El Dorado Furniture and Ross Dress For Less
- Located in the West Kendall submarket, one of the fastest growing areas in Miami-Dade County
- Vibrant demographics with HHI of over \$66,000 and 205,000 residents within a 3-mile radius
- Excellent visibility with exceptional ingress and egress

CREC

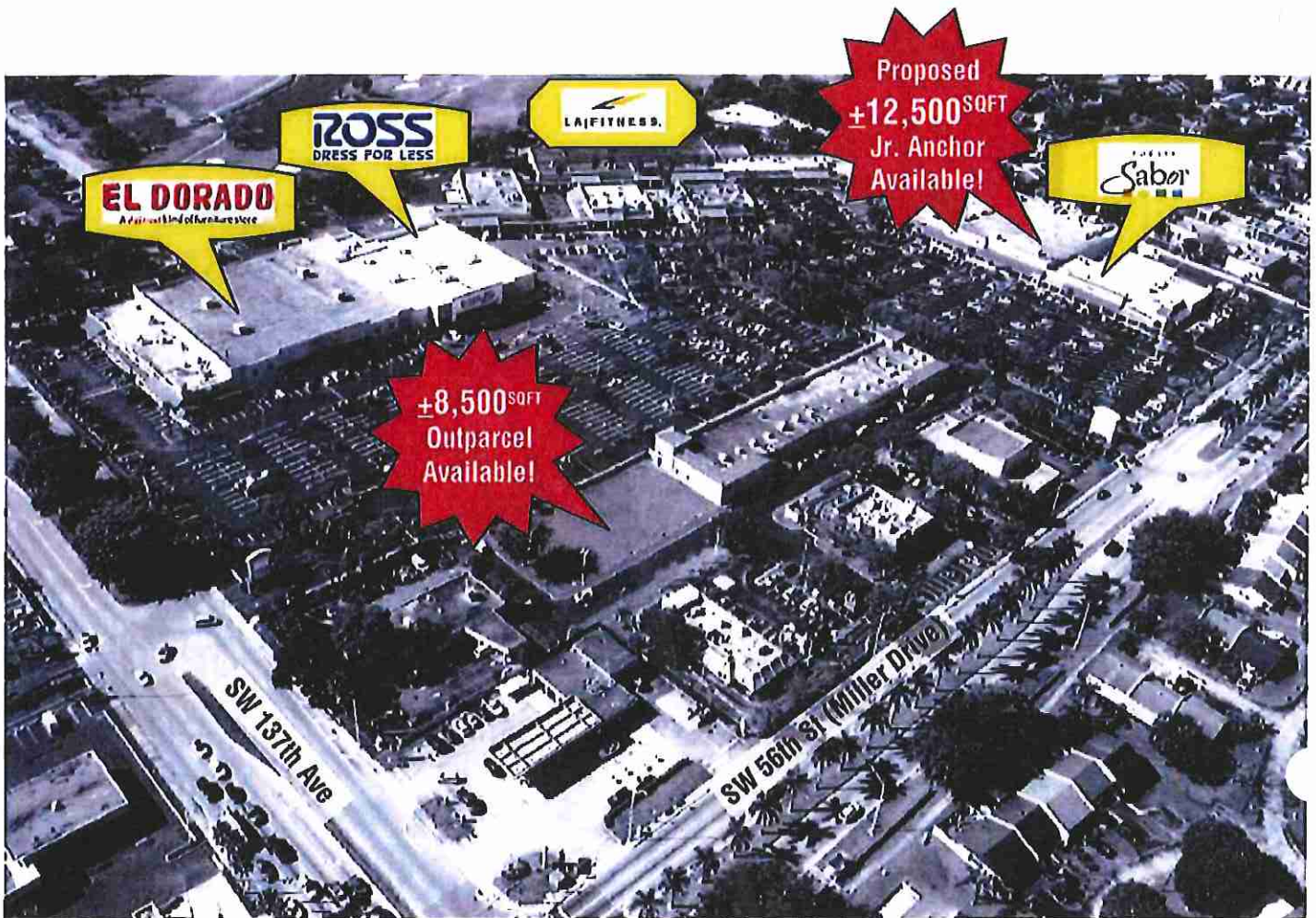
AREA RETAILERS



SITE PLAN



- | | | | |
|---------------------------------|--------------------------|--------------------------|-------------------------------|
| 05 Ovelt Enterprises | 95-100 Herbalife | 200 The UPS Store | 275 Miller Square Barber Shop |
| 10 Del Toro Insurance | 105 Coin Laundry | 205 Hollywood Education | 310 Dunkin Donuts |
| 15 Fritanga Monimbo | 110 Martino Tire | 210 Available - 2,550 sf | 315 Gamestop |
| 20 Little Caesars | 300 LA Fitness | 215 Available - 1,800 sf | 320 Rice House of Kabob |
| 25 The Check Cashing Store | 130 Dr. Ziegler DDS | 220 Publix | 325-350 Pediatric Associates |
| 30 GNC | 150 Dollar Store | 225 Regions Bank | 355 Smoothie King |
| 35 Renaissance Hair Salon | 155 H & R Block | 230 CVS Pharmacy | 360 Supercuts |
| 40 Quizno's | 160 Ceviche Peruano | 235 ACE Hardware | 365 Bank of America Vestibule |
| 65A NY Nails | 165 Real Estate Office | 240 Las Brasas | 370-375 Radio Shack |
| 65 Teleboro | 170 Oscariz Insurance | 245 Ocuvision | 380-390 Adrenaline Dance |
| 70 Super Kennels | 175 Canton Lee | 250 Alex Football Cafe | |
| 75 Relojeria Lima | 180 Kids Adventure | 255 Hollywood Education | |
| 80 Ely & Darline's Beauty Salon | 185 Tobacco Discount | 260 El Meson De La Cava | |
| 85 Available - 750 sf | 190 New Hair Unisex | 265 Rainbow Shops | |
| 90 Natural Chicken Grill | 195 Available - 1,400 sf | 270 Kial Karate | |



2015 Estimates	1 Mile Radius	3 Mile Radius	5 Mile Radius
Population	29,957	205,082	424,412
Average HHI	\$58,318	\$66,036	\$67,650
Median Age	41	40	40



For Additional Information

Rafael Romero, CCIM, Associate Vice President
 305.779.3173 f: 305.858.6239 rromero@crec.com

Ruben Suarez, Associate Vice President
 305.779.3188 f: 305.858.6239 rsuarez@crec.com

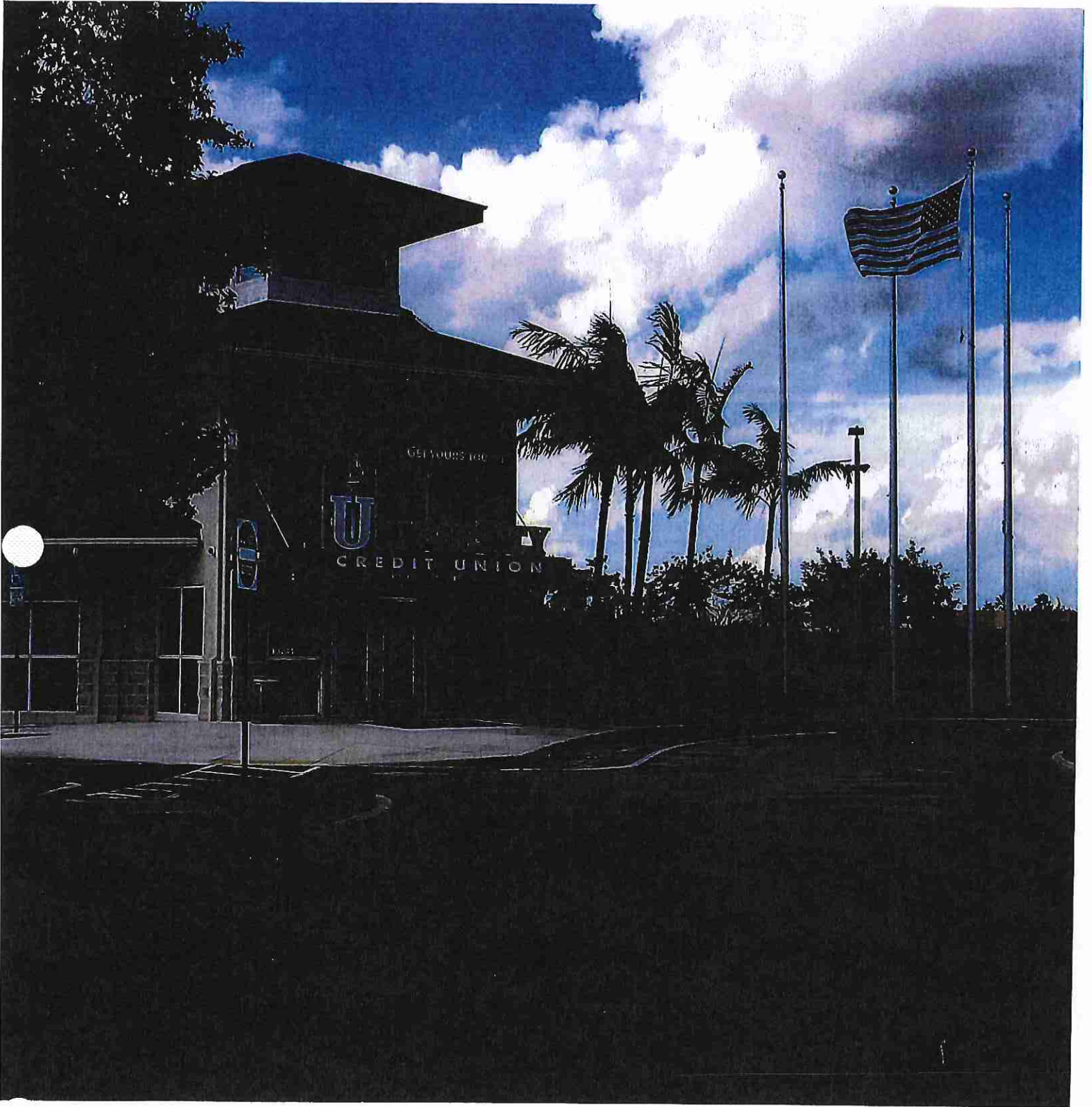
Continental Real Estate Companies

2121 Ponce de Leon Blvd., Suite 1250, Coral Gables, FL 33134
 305.854.7342 f: 305.858.6239 www.crec.com



Miami Orlando Jacksonville

APP # 4 PAB Exhibit -
Submitted by applicant



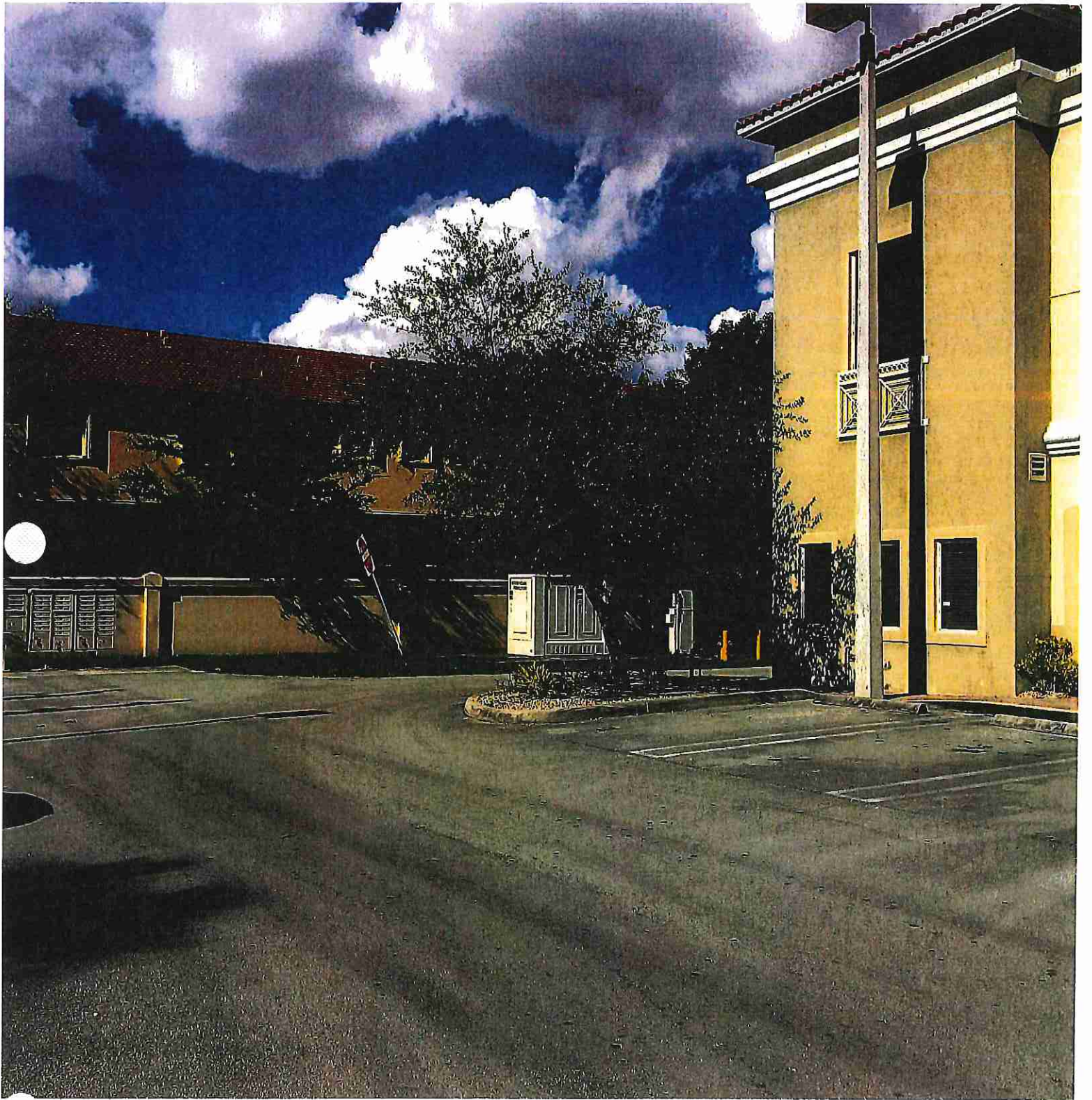












May 2015 - App. 4 CC Exhibit 1

COUNTY PARK

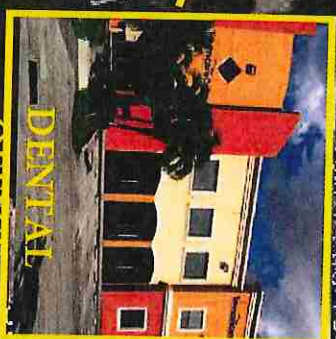
SUBJECT PROPERTY

TOWNHOMES

OFFICE

DENTAL OFFICE

CREDIT UNION



© 2015 Google

SW 43rd Ave

SW 43rd St

SW 43rd Terrace

SW 43rd St

SW 43rd Terrace

SW 43rd Terrace

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hklaw.com

Pedro Gassant

2015 NOV 11 12:14
305-789-7430
pedro.gassant@hklaw.com

METRO PLANNING SECT

By Hand-Delivery and E-mail

November 9, 2015

Mr. Mark Woerner
Chief –Planning Division
111 NW 1st Street, 12th Fl.
Miami, FL 33128

**Re: Fully Executed Declaration of Restrictions and Joinders for CDMP
Application No. 5**

Dear Mr. Woerner,

Enclosed please find the fully executed version of the Declaration of Restrictions for CDMP Application No. 5 as well as the Joinder by Mortgagee Company and Corporation.

Should you have any questions or concerns please do not hesitate to call me at my direct line: (305)789-7430 or to email me at pedro.gassant@hklaw.com.

Respectfully Submitted,

Holland & Knight LLP


Pedro Gassant

This instrument was prepared by:

Name: Juan J. Mayol, Esq.
Address: Holland & Knight LLP
701 Brickell Avenue, Suite 3300
Miami, FL 33131

(Space reserved for Clerk)

DECLARATION OF RESTRICTIONS

WHEREAS, the Estate of Susan Hamilton-Smith, (the "Owner") holds fee simple title to that certain parcel of land in Miami-Dade County, Florida, which is more particularly described in Exhibit "A" to this Declaration;

WHEREAS, Brown Development Group, LLC, a Florida limited liability company (the "Applicant"), is the contract purchaser of the Property and is applying for an amendment to the Miami-Dade County Comprehensive Development Master Plan (the "CDMP") in the May 2015 Cycle (the "Application"); and

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

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

1. **Permitted Uses; Prohibition on Residential Development.** Notwithstanding the re-designation of the Property to "Business and Office" on the County's LUP map, the maximum development of the Property shall not exceed 30,000 square feet of such uses as may be permitted

under the Business and Office land use designation; provided, however, that no residential development shall be allowed on the Property.

2. **Miscellaneous.**

A. **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 undersigned Owners and their heirs, successors and assigns until such time as the same is modified or released. These restrictions during their lifetime shall be for the benefit of, and limitation upon, all present and future owners of the real property and for the benefit of Miami-Dade County and the public welfare. The Owners, and their heirs, successors and assigns, acknowledge that acceptance of this Declaration does not in any way obligate or provide a limitation on the County.

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

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

that the same is also approved by the Board of County Commissioners of Miami-Dade County, Florida. Any such modification, amendment or release shall be subject to the provisions governing amendments to Comprehensive Plans, as set forth in Chapter 163, Part II, Florida Statutes or successor legislation 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, Florida or successor regulation governing amendments to the CDMP. In the event that the Property is incorporated within a new municipality or annexed into an existing municipality, and the successor municipality amends, modifies, or declines to adopt the provisions of Section 2-116.1 of the Code of Miami-Dade County, Florida, then modifications, amendments or releases of this Declaration shall be subject to Chapter 163 and the provisions of such ordinances as may be adopted by such successor municipality for the adoption of amendments to its comprehensive plan; or, in the event that the successor municipality does not adopt such ordinances, subject to Chapter 163 and by the provisions for the adoption of zoning district boundary changes. It is provided, however, that in the event that the successor municipality approves a modification or deletion of this Declaration of Restrictions, such modification or deletion shall not be effective until approved by the Board of County Commissioners of Miami-Dade County, Florida in accordance with applicable procedures. Should this Declaration be so modified, amended, or released, the Director of the Department of Regulatory and Economic Resources or the executive officer of a successor department, or, in the absence of such Director or executive

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

D. **Enforcement.** Enforcement shall be by action against any parties or person violating, or attempting to violate, the covenants. The prevailing party in any action or suit pertaining to or arising out of this Declaration of Restrictions 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.

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

F. **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.

G. **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 municipality), and inspections made and approval of occupancy given by the County (or any successor municipality), then such construction, inspection, and approval

shall create a rebuttable presumption that the buildings or structures thus constructed comply with the intent and spirit of this Declaration of Restrictions.

H. **County Inspection.** As further part of this Declaration of Restrictions, it is hereby understood and agreed that any official inspector of Miami-Dade County, Florida, 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 the requirements of the building and zoning regulations and the conditions herein agreed to are being complied with.

I. **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.

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

charge of the office in his/her absence, shall forthwith execute a written instrument, in recordable form, acknowledging that this Declaration of Restrictions is null and void and of no further effect.

K. Acceptance of Declaration. Acceptance of this Declaration of Restrictions does not obligate the County in any manner, nor does it entitle the Owner(s) to a favorable recommendation or approval of any application, zoning or otherwise, and the County retains its full power and authority to, with respect to the Property, deny each such application in whole or in part and to decline to accept any conveyance.

L. Owners. The term "Owners" shall include the Owners and their successors and assigns.


[Signature Page Follow]

**JOINDER BY MORTGAGEE
CORPORATION**


The undersigned, Sunstate Bank, a Florida Banking corporation f/k/a Sofisa Bank of Florida and Mortgagee under that certain Mortgage from Susan Hamilton-Smith, recorded in Official Records Book 20811, Page 3525, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration of Restrictions, does hereby consent to the execution of this Declaration of Restrictions by Kevin Lennon, Personal Representative of the Estate of Susan Jane Hamilton-Smith, a/k/a Susan Hamilton-Smith, decedent, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 6th day of November, 2015.

WITNESSES:

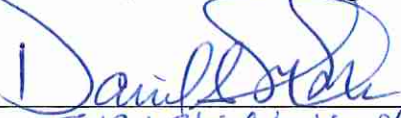


Odalys Diaz
Print or Type Name



Lourdes de Caceres
Print or Type Name

Sunstate Bank, a Florida Banking corporation

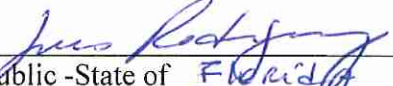
By: 
Title: SVP & Chief Lending Officer
Print name: David McManus
Address: 2901 S. LeJeune Road
Coral Gables, FL 33134

(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me this 6th day of November, 2015 by DAVID McMANUS, of Sunstate Bank, a Florida Banking corporation, on behalf of the corporation. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.




Notary Public -State of Florida
Print Name Ines Rodriguez
My Commission Expires: 08-10-2019

#37470238_v1

EXHIBIT "A"

LEGAL DESCRIPTION

Folio No. 30-5031-000-0240

The SW ¼ of SW ¼ of SE ¼ of Section 31, Township 56 South, Range 40 East, less the following parcel of land, more particularly described as follows:

Begin at the South ¼ corner of Said Section 31; thence along the West line of the SE ¼ of the aforementioned Section 31 N 4 ° 07 ' 15" W (Bearings derived from the State Plane Coordinate System, Florida East Zone, N.G.S. 1974 Adjustment) - 83.02 feet to a point; thence N 87 ° 09 ' 57" E - 20.00 feet to a point; thence S 71 ° 30 ' 08" E - 63.24 feet to a point; thence S 87°16' 53" E - 258.66 feet to a point of intersection with the East line of the SW ¼ of SW ¼ of SW ¼ of SE ¼ of the aforementioned Section 31, thence S 4°05 ' 41" E - 35.01 feet to a point of intersection with the South line of the SE ¼ of Said Section 31; thence along the South line of the SE ¼ of aforementioned Section 31, S 87 °10' 13" W - 335.26 feet to the POINT OF BEGINNING.

**JOINDER BY MORTGAGEE
COMPANY**

The undersigned, Brown Development Group, LLC, a Florida limited liability company and Mortgagee under that certain Mortgage from Kevin Lennon, Personal Representative of the Estate of Susan Jane Hamilton-Smith, a/k/a Susan Hamilton-Smith, decedent, recorded in Official Records Book 29746, Page 3640, in the Public Records of Miami-Dade County, Florida, covering all/or a portion of the property described in the foregoing Declaration of Restrictions, does hereby consent to the execution of this Declaration of Restrictions by Kevin Lennon, Personal Representative of the Estate of Susan Jane Hamilton-Smith, a/k/a Susan Hamilton-Smith, decedent, and agree that in the event Mortgagee or any other party shall obtain title to the property through foreclosure or deed-in-lieu of foreclosure, this Declaration of Restrictions shall be binding upon the entity obtaining title as the then owner of such property.

IN WITNESS WHEREOF, these presents have been executed this 5 day of NOVEMBER, 2015.

WITNESSES:

Richard Woodward
[Signature]
Print or Type Name

Stella Vazquez
[Signature]
Print or Type Name

Brown Development Group, LLC, a Florida limited liability company

By: [Signature]
Title: MGR
Print name: VICTOR BROWN
Address: 5901 SW 74 Street, #403
South Miami, Florida 33143

(Corporate Seal)

STATE OF FLORIDA)
) SS
COUNTY OF MIAMI DADE)

The foregoing instrument was acknowledged before me this 5 day of NOVEMBER, 2015 by VICTOR BROWN, MGR, of Brown Development Group, LLC, a Florida limited liability company, on behalf of the LLC. He/She is personally known to me or has produced _____, as identification and did/did not take an oath.



[Signature]
Notary Public -State of FLORIDA
Print Name KATHLEEN K. JONES
My Commission Expires: 11/30/19

Holland & Knight

701 Brickell Avenue, Suite 3300 | Miami, FL 33131 | T 305.374.8500 | F 305.789.7799
Holland & Knight LLP | www.hkllaw.com

Pedro Gassant
305-789-7430
pedro.gassant@hkllaw.com

2015 NOV 10 P 2: PG
METROPOLITAN PLANNING SECT

By Hand-Delivery and E-mail

November 10, 2015

Mr. Mark Woerner
Chief - Planning Division
111 NW 1st Street, 12th Fl.
Miami, FL 33128

**Re: Opinion of Title for the property that is the Subject of CDMP Application
No. 5**

Dear Mr. Woerner,

Enclosed please find the Opinion of Title for the property that is the subject of CDMP Application No. 5.

Should you have any questions or concerns please do not hesitate to call me at my direct line: (305)789-7430 or to email me at pedro.gassant@hkllaw.com.

Respectfully Submitted,

Holland & Knight LLP


Pedro Gassant

MIAMI-DADE COUNTY

OPINION OF TITLE

TO: MIAMI-DADE COUNTY, a political subdivision of the State of Florida

With the understanding that this Opinion of Title is furnished to MIAMI-DADE COUNTY, FLORIDA, as an inducement for acceptance of a Declaration of Restrictions, it is hereby certified that I have examined a title commitment issued by Chicago Title, Title Insurance Company Commitment No. 5354401 (the "Commitment"), which Commitment covers the period from the BEGINNING through June 15, 2015, at 11:00 p.m.; and an Attorney's Title Insurance Fund computer title update which covers the period of time from the Commitment through November 1, 2015 at 11:00 p.m., inclusive, of the following described real property located and situated in Miami-Dade County, Florida:

The SW 1/4 of SW 1/4 of SW 1/4 of SE 1/4 of Section 31, Township 55 South, Range 40 East, less the following parcel of land, more particularly described as follows:

Begin at the South 1/4 corner of said Section 31; thence along the West line of the SE 1/4 of the aforementioned Section 31 N 4° 07' 15" W (Bearings derived from the State Plane Coordinate System, Florida East Zone, N.G.S. 1974, Adjustment) 83.02 feet to a point; thence N 87° 09' 57" E - 20.00 feet to a point; thence S 71° 30' 08" E - 63.24 feet to a point; thence S 87° 16' 53" E -258.66 feet to a point of intersection with the East line of the SW 1/4 of SW 1/4 of SW 1/4 of SE 1/4 of the aforementioned Section 31, thence S 4° 05' 41" E - 35.01 feet to a point of intersection with the South line of the SE 1/4 of said Section 31; thence along the South line of the SE 1/4 of aforementioned Section 31, S 87° 10' 13" W - 335.26 feet to the Point of Beginning, lying in Miami-Dade County, Florida.

I am of the opinion that on the last mentioned date, the fee simple title to the above-described property was vested in:

The Estate of Susan Jane Hamilton-Smith, a/k/a Susan Hamilton-Smith, decedent.

Subject to the following encumbrances, liens and other exceptions:

1. RECORDED MORTGAGES:

Mortgage in favor of Sunstate Bank, a Florida Banking corporation f/k/a Sofisa Bank of Florida, recorded November 15, 2002 in Official Records Book 20811, at Page 3525, of the Public Records of Miami-Dade County, Florida, and

Second Mortgage in favor of Brown Development Group, LLC, a Florida limited liability company, recorded August 20, 2015 in Official Records Book 29746, at Page 3640, of the Public Records of Miami-Dade County, Florida.

2. RECORDED CONSTRUCTION LIENS, CONTRACT LIENS AND JUDGMENTS:

NONE

3. GENERAL EXCEPTIONS:

(a) All taxes for the present and subsequent years.

- (b) Rights of persons other than the above owners who are in possession.
- (c) Facts that would be disclosed upon accurate survey.
- (d) Any unrecorded labor, mechanics' or materialmen's liens.
- (e) Zoning and other restrictions imposed by governmental authority.

4. SPECIAL EXCEPTIONS:

- (a) Restrictions, covenants, and conditions as set forth in Covenant Running With the Land in Favor of Metropolitan Dade County recorded in Official Records Book 16456, Page 809, as may be subsequently amended.
- (b) Mortgage and Security Agreement between Susan Hamilton-Smith, Mortgagor, and Hamilton-Smith corp., Borrower, and Sofisa Bank of Florida, a state banking corporation, Mortgagee, dated November 15, 2002, recorded November 18, 2002 in Official Records Book 20811, Page 3525.
- (c) Modification by Consolidation and Modification Agreements recorded in Official Records Book 22290, Page 2839 and Official Records Book 25212, Page 3037.
- (d) Consolidation and Modification Agreement with Sunstate Bank f/k/a Sofisa Bank of Florida in Official Records Book 27541, Page 3386.
- (e) Assignment of Leases, Rents and Profits to Sofisa Bank of Florida, recorded in Official Records Book 20811, page 3549.
- (f) UCC-Financing Statement, Sofisa Bank of Florida, as Secured Party, recorded in Official Records Book 20811, Page 3553; Continued in Official Records Book 26747, Page 1628.
- (g) UCC-Financing Statement, Sofisa Bank of Florida, as Secured Party, recorded in Official Records Book 20811, Page 3559; Continued in Official Records Book 26747, Page 1629.
- (h) UCC-Financing Statement, Sunstate Bank, as Secured Party, recorded in Official Records Book 28250, Page 2186.
- (i) Second Mortgage in favor of Brown Development, LLC, a Florida limited liability company, recorded August 20, 2015 in Official Records Book 29746, at Page 3640.

ALL RECORDING INFORMATION REFERS TO THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA.

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 Declaration of Restrictions.

It is my opinion that the following parties must join in the Declaration of Restrictions in order to make the Modification a valid and binding covenant on the lands described herein:

<u>Name</u>	<u>Interest Special Exception Number</u>
The Estate of Susan Jane Hamilton-Smith, a/k/a Susan Hamilton-Smith, decedent.	Owner
Sunstate Bank, A Florida Banking Corporation.	Mortgagee
Brown Development Group, LLC, a Florida limited liability company.	Mortgagee

Kevin Lennon, as Personal Representative of the Estate of Susan Jane Hamilton-Smith, a/k/a Susan Hamilton-Smith, decedent is authorized to sign on behalf of the Estate.

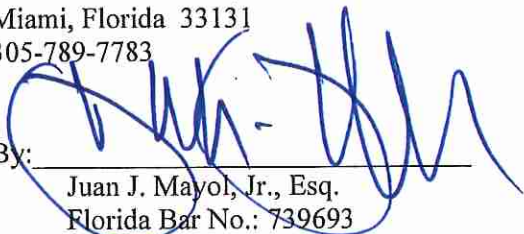
I HEREBY CERTIFY that the legal description contained in this Opinion of Title coincides with, and is the same as, the legal description in the proffered, recordable Declaration of Restrictions.

I, the undersigned, further certify that I am an attorney-at-law duly admitted to practice in the State of Florida, and I am a member in good standing of The Florida Bar.

Respectfully submitted this 10th day of Nov., 2015.

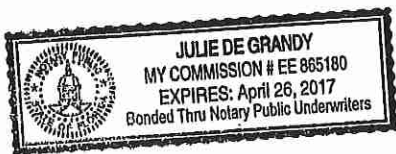
Very truly yours,

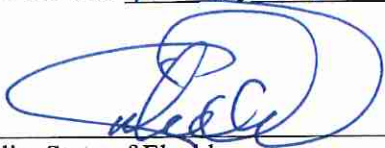
HOLLAND & KNIGHT LLP
701 Brickell Avenue, Suite 3300
Miami, Florida 33131
305-789-7783

By: 
Juan J. Mayol, Jr., Esq.
Florida Bar No.: 739693

STATE OF FLORIDA)
)
COUNTY OF MIAMI-DADE)

The foregoing instrument was acknowledged before me this 10th day Nov., 2015, by Juan J. Mayol, Jr., Esq., who is personally known to me.





Notary Public, State of Florida
My Name, Commission No. & Expiration:

PAB Exhibit - May 2015 - App. 7 -
Letter of Opposition



1000 Friends of Florida
Arthur R. Marshall Foundation
Audubon
Audubon Florida
Audubon of the Everglades
Audubon of Southwest Florida
Audubon of the Western Everglades
Caloosahatchee River Citizens
Association / Riverwatch
Center for Biological Diversity
Clean Water Action
Conservancy of Southwest Florida
Defenders of Wildlife
"Ding" Darling Wildlife Society
Earthjustice
Environment Florida
Everglades Coordinating Council
Everglades Foundation
Everglades Law Center
Everglades Trust
Florida Conservation Alliance
Florida Defenders of the Environment
Florida Keys Environmental Fund
Florida Native Plant Society
Florida Oceanographic Society
Florida Wildlife Federation
Friends of the Arthur R. Marshall
Loxahatchee National Wildlife Refuge
Friends of the Everglades
Hendry Glades Audubon Society
Institute for Regional Conservation
Izaak Walton League Florida Division
Izaak Walton League Florida Keys Chapter
Izaak Walton League Mangrove Chapter
Izaak Walton League of America
Last Stand
League of Women Voters of Florida
Loxahatchee River Coalition
Martin County Conservation Alliance
Miami Waterkeeper
National Parks Conservation Association
National Wildlife Federation
National Wildlife Refuge Association
Natural Resources Defense Council
Ocean Research & Conservation Association
Reef Relief
Sanibel-Captiva Conservation Foundation
Save It Now, Glades!
Sierra Club
Sierra Club Broward Group
Sierra Club Calusa Group
Sierra Club Central Florida Group
Sierra Club Florida Chapter
Sierra Club Loxahatchee Group
Sierra Club Miami Group
Snook and Gamefish Foundation
South Florida Audubon Society
Southern Alliance for Clean Energy
Tropical Audubon Society
The Urban Environment League of
Greater Miami

**Resolution of the Everglades Coalition
Urging the Miami-Dade Board of County Commissioners
to adhere to the Comprehensive Development Master Plan and
to oppose proposed expansion of the Urban Development Boundary**

WHEREAS, Miami-Dade County received two applications in the May 2015 Comprehensive Development Master Plan (CDMP) Amendment Cycle (Applications Nos. 7 and 8), which propose to expand the Urban Development Boundary (UDB) and the footprint of development activity;

WHEREAS, the Everglades ecosystem benefits from the Urban Development Boundary (UDB) established in Miami-Dade County's Comprehensive Development Master Plan (CDMP);

WHEREAS, Policy LU-8G of the CDMP requires that before considering expansion of the UDB, it must first be demonstrated that there is a need to add land to the UDB in accordance with Policy LU-8F;

WHEREAS, Policy LU-8F and LU-8G of the CDMP combined require that the UDB shall not be expanded unless there is not enough developable land within the UDB to meet projected residential capacity for a 15-year countywide supply and currently the UDB contains enough available space to meet projected residential capacity for the next 17 years;

WHEREAS, Policy CON-7J of the CDMP states that "In evaluating applications that result in alterations or adverse impacts to wetlands Miami-Dade County shall consider the applications' consistency with Comprehensive Everglades Restoration Program (CERP) objectives. Applications that are found to be inconsistent with CERP objectives, projects or features shall be denied.";

WHEREAS, development of the proposed projects outside of the UDB is inconsistent with CERP, will increase noise pollution and impacts to wildlife within the Everglades National Park (ENP), will interfere with restoration and thus increase the cost and time needed for restoration by changing flooding patterns and flood control needed, while decreasing the footprint of the Everglades ecosystem;

WHEREAS, the area between the UDB and ENP serves as an important buffer zone for ENP and a recharge area for the aquifer Miami-Dade County depends on for water supply;

WHEREAS, the extension of the UDB at this time is premature and will have significant negative impacts in Miami-Dade County, including increased traffic and the costly extension of county services including potable water, wastewater, storm water, schools, parks, police, fire, and social services;

Committed to full protection and restoration of America's Everglades

450 N. Park Road # 301, Hollywood FL 33021 | www.evergladescoalition.org | info@evergladescoalition.org

WHEREAS, Application No. 7 seeks to change the zoning of 859 gross-acres of land currently zoned for agriculture and outside the UDB to enlarge the UDB to include this acreage and to change the Land Use Map designation from Agriculture to a new urbanized land use category;

WHEREAS, Application No. 8 seeks to change the zoning of 61.1 gross-acres from "Agricultural" to "Business and Office" and "Business and Industrial";

WHEREAS, combined these projects would result in the removal of approximately 920 acres of active farmland, which provide an effective and practical barrier between the urban core of Miami and Everglades National Park and provides a highly desirable capacity for local food production; and

WHEREAS, Application No. 7 includes provisions for the construction of 11,000 units of housing in a location that would require residents to commute to and from the area, thus exacerbating traffic congestion in the area.

NOW, THEREFORE, BE IT RESOLVED, the Everglades Coalition resolves and opposes any change to the Urban Development Boundary and urges Miami-Dade County to do the same, for the reasons outlined above.

Adopted August 21st, 2015

Cara Capp

Cara Capp
National Co-Chair



Jason Totoiu
State Co-Chair

Committed to full protection and restoration of America's Everglades

450 N. Park Road # 301, Hollywood FL 33021 | www.evergladescoalition.org | info@evergladescoalition.org



"Grower of Quality Lettuce"

PAB Exhibit -

May 2015, App. 7

Submitted by
Applicant

November 1, 2015

Dear Honorable Planning Advisory Board Members:

My name is Toby Basore and I am third generation lettuce grower. My brothers and I own and operate TKM Farms, Inc., the largest lettuce farm east of the Mississippi. Our 10,000 acre farm is located in Belle Glade, Florida. From our location, we farm, harvest, pack and ship the bulk (close to 80%) of all lettuce products produced during the winter months, December through April.

However, our valued customers are seeking to have year round supply of our lettuce products and with the proposed hydroponic facility that is part of the Green City project, we will be able to grow and supply lettuce to our national consumers on a year round basis. This hydroponic facility will be a state of the art growing, packing and shipping facility that will be at the forefront of ag innovation, local employment, industry and trade.

We urge your consideration to transmit the pending application to allow us and the Green City Team the opportunity to create a great hydroponic facility that will become a leader in its field and create a vast employment center in the West Kendall area.

Thank you very much for your consideration.

Mr. Toby Basore
President of TKM Farms, Inc.

Subject: GREEN CITY PROJECT

From: Josie (globalsoulchef@gmail.com)

To: paulvwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; jvazquez@facchina.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjrano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; iredriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 11:40 PM

To who it may concern,


The Green City Project will be a great addition to the landscape and paradigm shift in South Florida. A green conscious project with a vision to create a win win community has our support in more than one way. We are excited to see how this project impacts lives in South Florida through job creation, sustainable practices, conscious business and eco-progressive models. It is time for South Florida to catch up with every major city in this country, and around the world in terms of reusable energy, recycling and conscious/mindful living.

The next generation will inherit this planet, this city and this community. We support projects which set us all up to win and we feel Green City Project is a great start for South Florida.

In gratitude,

Josie Smith Malave & Marcy Miller

www.globalsoulproject.org Food, Youth & Community, Founder
www.bigedreams.com "Your dreams are our business"
<http://twitter.com/chefjosie>

 Please consider the environment before printing this email

Disclaimer: This email and any files transmitted with it are confidential and are intended solely for the use of the addressee(s) listed above. If you have received this message in error, please notify the sender immediately and delete this email from your system. If you are not the intended recipient, you must not copy, distribute or use this email or the information contained in it for any purpose other than to notify the sender. This email and any files transmitted with are copyrighted, and this e-mail does not provide the recipient with a license to forward, duplicate or publish their content. This email transmission is not guaranteed to be free from viruses or any other defects. Any views stated in this communication are those of the actual sender and not necessarily those of Chef Josie LLC.

Attachments

- sigimg1.sigimg1 (566B)

Subject: In support of Green City Miami

From: Jay Yairon Alvarez (yairon.a@gmail.com)

To: PeterDiPace.Esq@gmail.com; jvazquez@facchina.com; paulvwilson1@yahoo.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwbaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao.garciga@miami.airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 11:39 PM

To respective planning advisory board members:

In light of tomorrow's planned advisory board meeting for the Green City Miami project I would like to voice my full support for this vision in building a greater West Kendall.

Currently West Kendall is in desperate need of rejuvenation and I believe that the project Green City Miami will provide its citizens the much needed resources that they currently need to go elsewhere to receive. This project will help modernize the area by introducing new living, recreation and retail areas while still respecting the environment and including eco-friendly areas such as parks and a hydroponics farm.

I look forward to attending tomorrow's hearing and hoping for a favorable outcome in order to improve upon West Kendall's future for its residents and visitors.

Thank you for your time.

Kind Regards,
Yairon "Jay" Alvarez
15985 SW 140 Street
Miami, FL 33196

Subject: Green City Project Miami

From: ramiro cajigas (ramirocajigas@hotmail.com)

To: PeterDiPace.Esq@gmail.com; paulwilson1@yahoo.com; jvazquez@facchina.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com; javier.munoz.mail@gmail.com; RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com; bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao.garciga@miami.airport.com; savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 10:51 PM

Hello,

My name is Ramiro Cajigas. Our family has lived in West Kendall for the past 20 years. I think the Green City Project is good for us and our neighbors. They are going to bring jobs, restaurants, a green market place, and other amenities to our community.

I think you should approve the Green City Miami Project.

Thank you



Ann Pope <annpope.sp@gmail.com>

Green City Miami Application # 7

1 message

Robert's Gmail <rrivera942@gmail.com>

Sun, Oct 18, 2015 at 11:37 PM

To: peterdipace.esq@gmail.com, jvazquez@facchina.com, paulwilson1@yahoo.com, javier.munoz.mail@gmail.com, reginald.clyne@qpwbllaw.com, raymondm@hmdcpa.com, rtapia777@gmail.com, joseb@jonesdrydock.com, hcarlos@bellsouth.net, asoto171@yahoo.com, gablespar@aol.com, savolac@yahoo.com, joejames10@bellsouth.net, irodriguez@dadeschools.net, lawrence.ventura@homestead.af.mil

Dear Members of the Planning Advisory Board,

I am writing to you in support of the Green City project for the West Kendall area. I have lived in Kendall for the last 4 years and when I got here I was surprised to find that such a nice neighborhood did not have the amenities that I was used to in lesser quality housing areas of Broward County.

My wife and children enjoy going out shopping and dining, however we do it a lot less frequently because to do so we have to go East, the inconvenience of fighting the traffic to enjoy a nice evening is quite discouraging.

The Green City, as proposed, will allow us to enjoy these amenities and others while also providing new jobs to the area, alleviating some of the daily commute for many in the community.

Additionally, the parks proposed would encourage community activities, not only for our enjoyment but also as potential revenue to local businesses, as sporting organizations would have an attractive location for events.

There are many other positive aspects to the project, such as the university and the center for the arts, that I do not have the time to address but that would bring other opportunities and great pride to our neighborhood.

I encourage you to approve this application.

Thank you for your time

Minister Robert Rivera
Duane Swilley Ministries
954-461-9536
rrivera942@gmail.com

Subject: All in for the Green City Project

From: Chef J (livehappycooking@gmail.com)

To: paulvwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; jvazquez@facchina.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwbllaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; lrodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Bcc: annpope@bellsouth.net;

Date: Monday, October 19, 2015 8:43 AM

To who it may concern:

I am all for the "Green Project"

As a low income mother and supporter of green living and sustainability, this project I believe will have a grand positive impact in our city. Less traffic, job creations and affordable living opportunity.

Thank you,
Leslie Arguelles

Subject: Green City Miami

From: Alanna Duque (alanna10@bellsouth.net)

To: PeterDiPace.Esq@gmail.com; jvazquez@facchina.com; paulvwilson1@yahoo.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwbaw.com; joseb@jonesdrydock.com;
asoto171@yahoo.com; rjuano@ecostratas.com; abao_garciga@miami-airport.com;
joejames10@bellsouth.net; RTapia777@gmail.com; hcarlos@bellsouth.net; bill_riley@ibew349.org;
gabespar@aol.com; savolac@yahoo.com; irodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil; raymondm@hmdcpa.com;

Cc: annpope@bellsouth.net;

Date: Sunday, October 18, 2015 9:34 PM

My name is Alanna and I have lived in Kendall all of my 24 years of living. I am very much in support of Green City Miami Application 7. I feel it will be a great asset to the residents of Kendall for many reason but just to mention a few, there will be countless job opportunities, new residential living, retail and office space and it will most definitely alleviate traffic that is residents of Kendall have to deal with on a daily basis. Thank you for taking the time to read this, as it's just as important to me as it might be to you.

Sincerely,
Alanna D.

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

Sent from my iPhone

Subject: Green City Project

From: manny cajigas (kahamaru1@hotmail.com)

To: peterdipace.esq@gmail.com; paulvwilson1@yahoo.com; jvazquez@facchina.com;
reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com; javier.munoz.mail@gmail.com;
rtapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; savolac@yahoo.com;
joejames10@bellsouth.net; irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 10:44 PM

I would like to take this time to tell you how much it means to me about the Green City Project. I am very excited to have the opportunity to let you know, how much I look forward for this project to be a reality.

I have lived in West Kendall, with my parents, all for 20 years and now that I am an adult I feel we need something to help it expand and allow our community to have more potential and offer more to our fellow neighbors. It would mean more job opportunities for those who are seeking jobs, recreational facilities for families to enjoy with their children, and closer locations that normally would take an half an hour to an hour to make the commute.

Please consider all that this project has to offer, when voting for this project.

Thank you again.

Sincerely,

Manuel A. Cajigas

11301 SW 146 CT

MIAMI, FL 33186

Subject: Green City Miami Application No 7

From: Jocie Rivera (backgroundmusic1@hotmail.com)

To: peterdipace.esq@gmail.com; jvazquez@facchina.com; paulvwilson1@yahoo.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwbaw.com; raymondm@hmdcpa.com;
rtapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; gablespar@aol.com; savolac@yahoo.com; joejames10@bellsouth.net;
irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 10:41 PM

Members of the Planning Advisory Board

I have lived in Kendall (Hammocks area) since 1983. Over the years this community has grown to be what it is today. Unfortunately it lacks many conveniences that many in my neighborhood desire.

I love the concept of the Green City. It would provide this community with a much needed place where people can go work, play, and give a sense of community.

Currently our local schools need to travel to Harris field or Tropical Park for football games and other sports. Theaters, and Civic centers are a minimum of 30 minutes away, among most restaurants and family/cultural activities. Having a 'downtown' near by that will provide all these things and then some, that most towns in Florida provide would be great for the W. Kendall area.

I see many benefits to the vision and am in support of the Green City Miami project.

Jocie Rivera
10108 SW 166th Ave
Miami, Fla 33196
305-761-6200

Subject: Green City Miami - Application No 7

From: Rosivette Santiago (rosivette1128@yahoo.com)

To: PeterDipace.Esq@gmail.com; jvazquez@facchina.com; paulwilson1@yahoo.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com;
joseb@jonesdrydock.com; asoto171@yahoo.com; rjruano@ecostratas.com; RTapia777@gmail.com;
hcarlos@bellsouth.net; bill_riley@ibew349.org; gablespar@aol.com; savolac@yahoo.com;
joejames10@bellsouth.net;

Date: Sunday, October 18, 2015 10:21 PM

Members of the Planning Advisory Board:

My name is Rosivette Santiago and I have been a resident of the Hammocks Community since July 15, 2004. My current address is 11323 SW 160 Pl, Miami, 33196. In the last 11 years I have experienced and seen the growth and changes in my community, and the surrounding areas. From all the developments around my community, this is the first one that I see that has been carefully planned, taking into consideration the fast pace that our community is growing, and how to take care and provide for the needs of their residents and their neighbor communities.

More than just housing, this project covers many social needs, and I see it as a new way of creating communities that work and support themselves and their neighbors. The opportunity to have vertical farming to produce two or three times more food than regular farming, use of natural resources like rain and solar power to cover some of the community's needs, protecting natural resources and protected areas while giving the opportunity to enjoy them, the opportunity of a West Kendall Downtown and Midtown, turning this area into a place that will attract businesses and jobs and provide a quality of life that allows its residents to live, work, and play without having to travel somewhere else for work or entertainment.

I have seen how the City of Cutler Bay, Palmetto Bay, South Miami, Doral and others are working and growing their communities, providing their residents with almost everything they need. We in West Kendall have a hospital, enough supermarkets and pharmacies, but other than that, we need to travel east, out of the community, to work, for entertainment, and services. I see how Green City Miami can provide for this area the opportunity of growth we need near our homes. Keeping us closer to our families, spending less time traveling and more time with our loved ones. This is like a concept of the future in our present.

Thank you for your attention and support to this matter

 *Rosivette Santiago* 

Subject: Green City Project

From: rosalina cajigas (rosalinacajigas@hotmail.com)

To: PeterDiPace.Esq@gmail.com; paulvwilson1@yahoo.com; jvazquez@facchina.com; reginald.clyne@qpwbllaw.com; raymondm@hmdcpa.com; javier.munoz.mail@gmail.com; RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com; bill_riley@ibew349.org; rruano@ecostratas.com; gablespar@aol.com; abao garciga@miami airport.com; savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 10:19 PM

My name is Rosalina Cajigas. I've been living in Kendall for 20 years with my family. When I heard about the Green City Miami, I was very excited to hear that our community could be helped and expanded upon. This project will bring job opportunities for our young adults and those seeking employment, high end restaurant, and theaters for drama's and possible shows from Broadway. I see many opportunities for not just my family, but other families and future generations growing in a wonderful community if the project is approved. This is why I support of this project.

Please consider what I have explained, when voting for the project.

Thank you again,

Rosalina Cajigas
11301 SW 146 CT
MIAMI, FL 33186

Subject: Fwd: Green City Miami Application no. 7

From: Reid (reid_harris@aol.com)

To: annpope@bellsouth.net;

Date: Sunday, October 18, 2015 10:04 PM

-----Original Message-----

From: Reid <reid_harris@aol.com>

To: jvazquez <jvazquez@facchina.com>; PeterDiPace.Esq <PeterDiPace.Esq@gmail.com>; paulwilson1 <paulwilson1@yahoo.com>; reginald.clyne <reginald.clyne@qpwblaw.com>; raymondm <raymondm@hmdcpa.com>; joseb <joseb@jonesdrydock.com>; asoto171 <asoto171@yahoo.com>; rjuano <rjuano@ecostratas.com>; joejames10 <joejames10@bellsouth.net>; RTapia777 <RTapia777@gmail.com>; hcarlos <hcarlos@bellsouth.net>; bill_riley <bill_riley@ibew349.org>; gablespar <gablespar@aol.com>; savolac <savolac@yahoo.com>; irodriguez <irodriguez@dadeschools.net>; lawrence.ventura <lawrence.ventura@homestead.af.mil>

Cc: annpope <annpope@aol.net>

Sent: Sun, Oct 18, 2015 9:05 pm

Subject: Green City Miami Application no. 7

To whom it may concern,

I have lived in West Kendall for 19 years. I support this concept, it will be bringing Miami city life to the Kendall area. Something that is much needed in our community.

Thank you

Felton Reid Harris II
10109 SW 166th Ave
Miami, Fla 33196

Subject: Green City Miami - Application No. 7

From: Karalina (karalina10@comcast.net)

To: peterdipace.esq@gmail.com; jvazquez@facchina.com; javier.munoz.mail@gmail.com;
paulwilson1@yahoo.com; reginald.clyne@qpwblaw.com; raymondm@hmdopa.com; rtapia777@gmail.com;
joseb@jonesdrydock.com; hcarlos@bellsouth.net; rjuano@ecostratas.com; gablespar@aol.com;
savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Cc: annpope@bellsouth.net;

Date: Sunday, October 18, 2015 9:57 PM

To whom it may concern;

I have been living in West Kendall for the 8 years. I approve of this project because we need a job center here in our area. Not just a job center but we also need more entertainment for our families. It is very disturbing to have to drive 45 mins to take our children to the mall only to have to drive back out and pick them up hours later. We have to bus our children 30-45 mins just to play a football game for their high school. I hope that you will take our concerns seriously and make your decisions based on how this project could enhance our neighborhoods.

Thank you,

Kara J. Lanoue S.N.
9900 Hammocks Blvd #103
Miami, FI 33196
Miami Dade College
Benjamin Leon School of Nursing

Subject: Green City Miami - Application No. 7

From: Derek Kearney (derekkearney@outlook.com)

To: paulwilson1@yahoo.com; PeterDIPace.Esq@gmail.com; jvazquez@facchina.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 9:56 PM

Good evening,

I would like to share with you my strong support of the Green City Miami proposal. I do not often make my voice heard on civic matters but this project inspires me with the green aspects of the Hydroponics Farming, the additional public transportation in the completion of the CSX transportation loop as well as more Trolley access, and the additional green space with parks for pedestrians and families like mine. I believe it to be a very progressive and pro-resident plan that would benefit me and my family for years to come. Please vote for this project and continue the progressive evolution of our West Kendall community that reflects a broad vision of possibilities for our future.

Regards,

Derek Kearney

Subject: Green City Project - Application No. 7

From: Claire M. Zovko (clairezovko@hotmail.com)

To: peterdipace.esq@gmail.com; jvazquez@facchina.com; paulvwilson1@yahoo.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; rtapia777@gmail.com;
joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com; bill_riley@ibew349.org;
rjruano@ecostratas.com; gablespar@aol.com; savolac@yahoo.com; joejames10@bellsouth.net;
irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 9:50 PM

Planning Advisory Board,

I write this note in support of the Green City Project. The Green City Project provides a proactive solution to remedy numerous issues and potential future problems that could plague our city. The Green City Project is a unique and creative way to create new jobs, housing, retail, wellness, and leisure options for many all while being Eco-friendly. This project could add incredible long term value to the Kendall area and impact the livelihood of over 25,000 people. The importance of being able to live, work, and play locally without lengthy commutes to work can have a huge impact on families and the overall quality of daily life. This project provides just that with everything a resident or family might need to be sustainable in one locale.

For the above stated reasons, I fully support the Green City Project. Thank you.

Sincerely,

Claire M. Zovko

Subject: Green City Miami - Application No. 7

From: Leila Harris (leilaharris91@gmail.com)

To: PeterDiPace.Esq@gmail.com; jvazquez@facchina.com; paulwilson1@yahoo.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; asoto171@yahoo.com; bill_riley@ibew349.org; rjuano@ecostratas.com;
gablespar@aol.com; abao.garciga@miami.airport.com; savolac@yahoo.com; joejames10@bellsouth.net;
irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil;

Cc: annpope@bellsouth.net;

Date: Sunday, October 18, 2015 9:35 PM

Attached is my letter of support to the Green City Miami plan.

Attachments

- Green City Miami - Application No. 7.docx (66.69KB)

To Whom It May Concern,

I am currently living at 10108 SW 166th avenue and I have been living in West Kendall for 23 years now; my entire life has been spent here.

I am in support of this project because of the many things it brings to West Kendall that aren't available at walking distance. All of the plans and expectations presented at the first meeting I attended were all things that I believe our community is missing. Not only will more entertainment areas be available, but the thought of more jobs is wonderful.

I currently am blessed to have found a job close to me but I have many friends who struggle to find a job close to home. Most young adults are having to travel further for just an opportunity to get a job. With the Green City plan, the amount of job opportunities that will open will help the children growing up now with finding jobs that are within 5 miles of their home.

I look forward to Green City Miami and I hope that the plan goes through.

Thank you for your time,
Leila Harris

Subject: Green City Miami - Application No. 7

From: Nadim Jamid (ndomia@yahoo.com)

To: annpope@bellsouth.net;

Date: Sunday, October 18, 2015 9:05 PM

The Green City Miami project is a very exciting experience to be a part of. I personally understand the frustration of those who have to drive through hours of traffic day in and day out to get to and from work. At 21 Years old I have many career options ahead of me. I believe this project is going to change the lives of many young individuals in the area. I believe being exposed to to all the diffrent opportunities within the community will inspire and motivate young adults to pursue careers that they were once uninformed about. I personally feel that growing up in this community, (West Kendall) I have witnessed firsthand a lot of the younger population grow up confused as to what career path to choose. In most cases this means settling for something local that does not meet the amount of potential we have. All in all, I believe that Green City Miami is beginning of a very bright future for the community, My Community.

Nadim Jamid
16672 SW 79 way Miami Fl, 33193

Subject: Green City Project

From: Andrew Exposito (aexposito001@gmail.com)

To: PeterDiPace.Esq@gmail.com; paulvwilson1@yahoo.com; jvazquez@facchina.com;
reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com; javier.munoz.mail@gmail.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rruano@ecostratas.com; gablespar@aol.com; abao garciga@miami airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; iredriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 8:41 PM

I would like to take this time to tell you how much it means to me about the Green City Project. I am very excited to have the opportunity to let you know, how much I look forward for this project to be a reality.

I have lived in Kendall, with my parents, all my life and I always felt when growing up that we needed something to help it expand and have more potential to offer the needs of our community. It would mean more job opportunities for those who are seeking jobs, recreational facilities for families to enjoy with their children, and an abundance of green space and parks for our community to share and enjoy for future generations.

Please consider all that this project has to offer, when voting for this project.

Thank you again.

Sincerely,

Andrew S. Exposito

14661 SW 114 TERR
Miami, FL 33186

Subject: Green City Project

From: Steven Exposito (stevenexposito@gmail.com)

To: PeterDiPace.Esq@gmail.com; paulvwilson1@yahoo.com; jvazquez@facchina.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com; javier.munoz.mail@gmail.com; RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com; bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao.garciga@miami.airport.com; savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 8:33 PM

I would like to take this time to express my support for the Green City Project. I look forward for this project to start and benefit our community.

I have lived in Kendall for 19 years with my family, I always felt that this community could use everything that this project has to offer. It would mean more job opportunities for young people, recreational facilities, and an abundance of green space and parks for our community to share and enjoy for future generations.

Please consider all the benefits when voting for this project.

Thank you again.

Sincerely,

Steven Exposito

14661 SW 114 TERR
Miami, FL 33186

reginald.clyne@qpwblaw.com, raymondm@hmdcpa.com, javier.munoz.mail@gmail.com,
RTapia777@gmail.com, joseb@jonesdrydock.com, hcarlos@bellsouth.net, asoto171@yahoo.com,
bill_riley@ibew349.org, rjruano@ecostratas.com, gablespar@aol.com, abao-garciga@miami-airport.com,
savolac@yahoo.com, joejames10@bellsouth.net, irodriguez@dadeschools.net,
lawrence.ventura@homestead.af.mil

Content-Type: multipart/alternative; boundary=001a11c3eebcf4be0e05226a3379

Bcc: annpope@bellsouth.com

I would like to take this time to express my support for the Green City Project. I am very excited to have the opportunity to let you know, how much I look forward for this project to be a reality.

I have lived in Kendall for 19 years and I always felt that this community could use everything that this project has to offer. It would mean more job opportunities, recreational facilities, and an abundance of green space and parks for our community to share and enjoy for future generations.

Please consider all the benefits when voting for this project.

Thank you again.

Sincerely,

Thania Exposito

14661 SW 114 TERR
Miami, FL 33186

Subject: Re: Delivery Status Notification (Failure)
From: Thania Exposito (thaniaexposito@gmail.com)
To: ;
Bcc: annpope@bellsouth.net;
Date: Sunday, October 18, 2015 8:30 PM

On Sun, Oct 18, 2015 at 8:26 PM, Mail Delivery Subsystem <mailer-daemon@googlemail.com> wrote:
 Delivery to the following recipient failed permanently:

annpope@bellsouth.com

Technical details of permanent failure:

Google tried to deliver your message, but it was rejected by the server for the recipient domain bellsouth.com by mxb-00191d01.gslb.pphosted.com. [67.231.157.136].

The error that the other server returned was:
 550 5.1.1 User Unknown

----- Original message -----

DKIM-Signature: v=1; a=rsa-sha256; c=relaxed/relaxed;

d=gmail.com; s=20120113;

h=mime-version:date:message-id:subject:from:to:content-type;

bh=2Azar//eVuu8jg804wY6tWStLpKMGKuo/Qmnc71MAoE=;

b=Y+bGFTvrd7If5mYG8lIEm15flwdnhnDZRqCfl2AZFWD80aZzvXmnU1W6L1YneGEU7X
 at8q/ctlPEv5BERNNtMV+t/UQ2cFiEdJY+j5o/BrN4jaUBRGshCUr3Q4XcfUW37NiOOx
 nEsht0MhJgnR1XEm2V6cvvlUflpy4UAyzKqEUPwYnjyHVQ/7ai0X7h2MM8Itv0oIEQ/h
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 ySZg==

MIME-Version: 1.0

X-Received: by 10.112.61.226 with SMTP id t2mr12992621lbr.11.1445214417105;
 Sun, 18 Oct 2015 17:26:57 -0700 (PDT)

Received: by 10.112.172.101 with HTTP; Sun, 18 Oct 2015 17:26:57 -0700 (PDT)

Date: Sun, 18 Oct 2015 20:26:57 -0400

Message-ID: <CAB+fm038A0BaaV-

iDmfoDWrWTTauWjAmu5V5AEVQFSbc_cQm=w@mail.gmail.com>

Subject: Green City Miami Project

From: Thania Exposito <thaniaexposito@gmail.com>

To: PeterDiPace.Esq@gmail.com, paulvwilson1@yahoo.com, jvazquez@facchina.com,

Subject: Green City

om: Karen Hurst (karenhurstre@gmail.com)

To: paulwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; jvazquez@facchina.com;
javier.munoz.mail@gmail.com; reginaid.clyne@qpwbaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjruano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 7:41 PM

Good evening

My name is Karen Hurst and a Miami Resident and Realtor. It has come to my attention that there is a project being proposed for the city of Kendall which in my personal and professional opinion is well deserved.

As home prices continue to rise in the more populated areas of Miami close to downtown people are getting priced out of and pushed out more west.

Out west in the Kendall is a different quality of life one that can still be improved upon and made even more desirable. I believe GREEN CITY is the solution.

As a Realtor I have lots of clients that find homes in Kendall affordable and beautiful but will pass because of traveling to work and play. They opt for communities that have it all. My clients don't want to always have to travel east for great dining, shopping, family fun activities and even work. I see this city providing it all for the community. The residents of Kendall deserve a Project like this.

Best Regards

Karen

--

Karen  Hurst

Realtor®

SoFlo Livin...It's a Lifestyle

Email: KarenHurstRE@gmail.com

Website: www.TheMiamiRealEstateBoutique.com

Blog: www.SoFloLivin.com


KELLERWILLIAMS.
REALTY

Subject: Advisory Board

From: Pamela Josephs (josephspamela@yahoo.com)

To: Peterdipace.esq@gmail.com; paulvwilson1@yahoo.com; reginald.clyne@gpwblaw.com;
lawrence.ventura@homestead.af.mil;

Cc: annpoppe@bellsouth.net;

Date: Sunday, October 18, 2015 7:37 PM

I understand you have for your consideration the approval of a proposed amendment to the CDMP for the Green City Miami Project that is contemplated on the corner of Kendall Drive and Krome Avenue

I think it would be most convenient for my neighbors and I to have the convenience of a mixed-used development that provides access to jobs, retail options and entertainment amenities within walking distance to our homes. The close proximity of Green City is desirable and I encourage you to support this smart and sustainable use of land in the West Kendall area.

Thank you for your consideration.

Sincerely

Pamela Josephs
13735 sw 100 terrance
Miami Fl 33186

Subject: Green City Project- Application No 7

From: JORGE AVETRANI (avetrani@bellsouth.net)

To: paulwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; reginald.clyne@qpwbllaw.com;
raymondm@hmdcpa.com; joseb@jonesdrydock.com; asoto171@yahoo.com; rjuano@ecostratas.com;
joejames10@bellsouth.net; jvazquez@facchina.com; javier.munoz.mail@gmail.com; RTapia777@gmail.com;
hcarlos@bellsouth.net; bill_riley@ibew349.org; gablespar@aol.com; savolac@yahoo.com;
irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil; annpope@bellsouth.net;
avetrani@bellsouth.net;

Date: Sunday, October 18, 2015 7:33 PM

Good evening,

We have been residents of West Kendall for over forty years. My husband and I have both been raised in West Kendall and are currently raising our own three children in the Mansions II. We are supporting the Green City Project because the project gives back to the community. The idea of a self sustaining community is new and much needed in this area. We are looking forward to not having to drive at least 30 minutes to get local entertainment, a farmer's market, and a place to enjoy family time. Furthermore, after living a lifetime in West Kendall, Green City now offers the opportunity for us to retire comfortably in West Kendall.

Please consider the Green City Miami- Application No 7.

Sincerely,

Mrs. Mari Avetrani
Mr. Jorge Avetrani
16445 SW 103 Terrace
Miami, FL 33196
786-999-5746

Subject: Planning Advisory Board

From: Suzette Knight (suzetteglow@yahoo.com)

To: annpope@bellsouth.net;

Date: Sunday, October 18, 2015 7:10 PM

My name is Suzette Knight and I have lived and owned a business in West Kendall for 13 years. Traditionally, if I want to go to a great restaurant, indulge myself in quality retail options or even enjoy the theater, I have to leave West Kendall. Why should I or my neighbors have to do that? We should have all the necessities along with jobs in our community and Green City is proposing to do just that for our West Kendall Community.

I urge you allow the Green City application to move forward so we too in West Kendall can have a vibrant quality of life as those people that live in Coral Gables, South Miami and as far as Westin.

Thank you

Sincerely,

Suzette Knight
13735 sw 100 terrance
Miami Fl 33186

Subject: Green City Project

From: Jay Smith (traveler9mm@gmail.com)

To: paulwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; jvazquez@facchina.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Date: Sunday, October 18, 2015 7:01 PM

To Whom it may concern....this is a wonderful project....yes it is a progressive building program for Miami....it's in keeping the best part of what makes Miami Popular the Greenery and keeping the image of a Eco Friendly Positive South Florida tropical atmosphere...!! Jobs for all and a beautiful place to visit and live....Fantastic....!!!

tk,

j smith

Subject: New project development Green City

From: Robert Gonzalez (rg1040z@yahoo.com)

To: paulwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; jvazquez@facchina.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Cc: tracey_allison@att.net;

Date: Sunday, October 18, 2015 6:49 PM

To whom it may concern,

Kudos to all involved with bring this project to Kendall, Its well needed and deserved for our community I've Witness my mother-in-law in the pass week get up early and make her way to form a line for affordable housing units which may come available next year. She was number 177 on the list, this is a case where there is only four units available for next year.

Count me in, great job and continue to stride for more Green City Development.

Sincerely Yours

Robert Gonzalez Sr.

Subject: Green City Miami - Application No. 7

From: Esther Garvett (egarvett@gmail.com)

To: PeterDiPace.Esq@gmail.com.paulywilson1;

Date: Sunday, October 18, 2015 6:34 PM

Distinguished Planning Advisory Board Members,

I am writing this e-mail with a great deal of enthusiasm and excitement over the concepts proposed for the Green City Miami project. It is long overdue for Miami Dade County to endorse a project that is environmentally sound. The concepts of using solar and wind for sources of energy is long overdue in the Sunshine State of Florida. The use of vertical farming is a wonderfully exciting project. The recycling of waste materials is something we should all strive for.

In addition, having businesses in your own neighborhood along with amenities within walking distance from your home is exactly what every neighborhood should strive to incorporate.

Enjoying nature with built in parks and natural spaces is a must. We are all beginning to understand and appreciate the importance of protecting and preserving nature for ourselves and the animals that share this planet with us.

I am looking forward to have this Board endorse this project.

Sincerely,

Esther Garvett

P.S. I was born and raised in Miami. I have lived here my whole life and went all through school with MDCPS. I just retired from teaching with MDCPS (I started teaching in 1970). I have two children who were also born and raised here (and are products of MDCPS). Miami is very important to me. I have lived in West Kendall since 1980 and would love to move into this incredible development.

Sent from my iPad

Subject: Green City Miami - Application No. 7

From: Tracey Allison (tracey_allison@att.net)

To:

Date: Sunday, October 18, 2015 6:33 PM

I am writing in support of the proposal for Green City Miami.

I believe the project will be a great addition to the West Kendall community as it will provide residents with nearby options for retail and entertainment solutions without having to travel far from home to enjoy dining out at nice restaurants, seeing movies, shopping, etc. I liken it to the development in midtown Miami that was a great addition for residents of that area to be able to stay in their local community for their entertainment and shopping options. Additionally the creation of jobs for the community that will occur as a result of this project is a strong benefit to residents. The fact that the developers are looking long term at the needs for the community is exciting. Too often, we are playing catch up and addressing problems instead of proactively assessing needs and benefits to the community.

The addition of housing, including affordable housing and aging care options, combined with the commercial plans that will bring jobs and revenue to the community seem like a win/win for West Kendall.

I urge you to vote in support of this project and take in to consideration the needs of the future for this community.

Thank you,
Tracey Allison

Subject: Green City Miami -Application No. 7

om: Ashley Martinez (ashleeyx23@gmail.com)

To: annpope@bellsouth.net;

Date: Sunday, October 18, 2015 5:19 PM

Being apart of the Green City Miami Project is a wonderful experience. Since I myself live in the Kendall area I 100% agree with this project. Just to know that this many people support this change is incredible. It is a very smart idea to start creating jobs on the West side so people don't have that much how hectic mornings with the new jobs that are undergoing.

I'm glad that I can be apart of this support group for the Green City Miami project.

Ashley Martinez
16672 SW 79th WAY
Miami, FL 33193

Subject: Green City Miami - Application No. 7

From: Ana María Hernandez (lechuza027@gmail.com)

To: peterdipace.esq@gmail.com; paulvwilson1@yahoo.com; reginald.clyne@qpwbflaw.com; raymondm@hmdcpa.com; joseb@jonesdrydock.com; asoto171@yahoo.com; rjruano@ecostratas.com; abao-garciga@miami-airport.com; joejames10@bellsouth.net; savolac@yahoo.com; gablespar@aol.com; bill_riley@ibew349.org; hcarlos@bellsouth.net; rtapia777@gmail.com; javier.munoz.mail@gmail.com; jvazquez@facchina.com;

Date: Sunday, October 18, 2015 12:50 PM

Dear Members of the Planning Advisory Board,

As residents of this area for many years, we would like to continue to live here close to our families in an environment that addresses our needs as aging residents. Green City with the adult living facility does just that and allows us to stay in our community. The project will provide parks and green space for us to walk and stay healthy as well as activities that are within walking distance. Please approve this project.

Thank you,

Ana María Hernandez
13120 SW 14th Street
Miami, FL 33184

Nicolas Bolanos
13120 SW 14th Street
Miami, FL 33184

Subject: Green City Miami Planning - Application No. 7

From: Patricia Hernandez (pattimshaw@bellsouth.net)

To: peterdipace.esq@gmail.com; paulvwilson1@yahoo.com; reginald.clyne@qpwblaw.com;
raymondm@hmdcpa.com; joseb@jonesdrydock.com; asoto171@yahoo.com; rjuano@ecostratas.com;
abao-garciga@miami-airport.com; joejames10@bellsouth.net; savolac@yahoo.com; gablespar@aol.com;
bill_riley@ibew349.org; hcarlos@bellsouth.net; rtapia777@gmail.com; javier.munoz.mail@gmail.com;
jvazquez@facchina.com;

Date: Sunday, October 18, 2015 12:34 PM

Good Members of the Planning Advisory Board,

I would like to express my support in the Green City Miami Project. I have lived in Kendall for most, if not all of my life and feel that this project will promote less traffic into the city as well as, provide this community with much needed congregation that is presently lacking in this area.

I am looking forward to attending this meeting tomorrow to support this amazing project.

Sincerely,

Patricia M. Hernandez
510 SW 132 Place
#104
Miami, FL 33186
(786) 879-1437

Subject: Green City Miami Planning - Application No. 7

From: Alex Hernandez (itsforalex@att.net)

To: peterdipace.esq@gmail.com; paulvwilson1@yahoo.com; reginald.clyne@qpwblaw.com;
raymondm@hmdcpa.com; joseb@jonesdrydock.com; asoto171@yahoo.com; rjuano@ecostratas.com;
abao-garciga@miami-airport.com; joejames10@bellsouth.net; savolac@yahoo.com; gablespar@aol.com;
bill_riley@ibew349.org; hcarlos@bellsouth.net; rtapia777@gmail.com; javier.munoz.mail@gmail.com;
jvazquez@facchina.com;

Date: Sunday, October 18, 2015 12:35 PM

Dear Members of the Planning Advisory Board,

As a resident of Kendall for many years, I find it most appealing to have the convenience of a mixed use project like Green City developed in close proximity to my home. In my opinion, this would reduce the drive time on Kendall Drive and cut back time wasted just sitting in traffic. May I respectfully suggest that this Green City project is a good idea. My family is in agreement and we ask that you support this project.

Sincerely,

Alejandro Hernandez
8810 SW 132 Place
#104
Miami, Fl 33186
(786) 738-4488

Subject: Green City Miami

From: Nichole Rodriguez (nicholemarier24@gmail.com)

To: PeterDiPace.Esq@gmail.com; paulwilson1@yahoo.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com; joseb@jonesdrydock.com; asoto171@yahoo.com; rjruano@ecostratas.com; abao garciga@miami airport.com; joejames10@bellsouth.net; jvazquez@facchina.com; javier.munoz.mail@gmail.com; RTapia777@gmail.com; hcarlos@bellsouth.net; bill_riley@ibew349.org; gablespar@aol.com; savolac@yahoo.com; irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil; annpope@bellsouth.net;

Date: Saturday, October 17, 2015 9:54 PM

Hello, my name is Nichole Rodriguez. I'm writing this email to tell the board that I am a supporter to the Green City Miami - Application No. 7. I feel that this project will be a great way to alleviate the traffic on Kendall Drive. I like the idea of having a "Downtown" Kendall. This project will for see new job opportunities as well as new places for families to spend quality time. It is also a potential increase in our economy. The future that this project promises to bring to Kendall is one that we can not deny the city. I'm glad to be a part of this life changing moment for my city.

Respectfully,

Nichole Rodriguez.
14401 SW 88 ST Miami, FL 33186

Subject: Green City Miami - Application No. 7

From: Viv Sanchez (sanchez.viv226@gmail.com)

To: PeterDiPace.Esq@gmail.com; paulvwilson1@yahoo.com; reginald.clyne@qpwbllaw.com; raymondm@hmdcpa.com; joseb@jonesdrydock.com; asoto171@yahoo.com; rjuano@ecostratas.com; abao garciga@miami airport.com; joejames10@bellsouth.net; jvazquez@facchina.com; javier.munoz.mail@gmail.com; RTapia777@gmail.com; hcarlos@bellsouth.net; bill_riley@ibew349.org; gablespar@aol.com; savolac@yahoo.com; irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil; annpope@bellsouth.net;

Date: Saturday, October 17, 2015 9:52 PM

This email will confirm and further acknowledge that I, Vivian Sanchez, I am in total support of Green City Miami - Application No. 7.

I have been a resident of West Kendall for 8 years now. I am looking forward to having the privilege in seeing our community grow and develop new job opportunity for this great county.

Sincerely,

Vivian Sanchez
14311 SW 88th Street A 104
Miami, FL 33186



Ann Pope <annpope.ap@gmail.com>

Green City Miami - Application #7

1 message

A H <alyx3381@gmail.com>

Sat, Oct 17, 2015 at 9:09 PM

To: PeterDiPace.Esq@gmail.com, paulwilson1@yahoo.com, reginald.clyne@qpwbaw.com, raymondm@hmdcpa.com, joseb@jonesdrydock.com, asoto171@yahoo.com, riruano@ecostratas.com, abao-garciga@miami-airport.com, joejames10@bellsouth.net, irodriguez@dadeschools.net, lawrence.ventura@homestead.af.mil, ivazquez@facchina.com, javier.munoz.mail@gmail.com, RTapia777@gmail.com, hcarlos@bellsouth.net, bill_riley@bew349.org, gablespar@aol.com, savolac@yahoo.com

Good evening,

As per this email message, I write to indicate my support of Green City Miami - Application No. 7. I am particularly and positively interested in the planning and development of the retirement section of this venture.

As a 40-year resident of the Miami (SW) area and a recent retiree as a college senior administrator, I have been researching retirement area options across the nation for some time now. My preference is to live in a city with a research university-based medical center, an international airport, a vibrant cultural arts community and the presence of diversity in ethnicity and age...something like MIAMI...

I believe Green City Miami will provide such an environment. I would rather live in an area of familiarity, so that I can retain my medical professionals, my church, my friends, my social activities, and shopping areas. Green City Miami offers proximity to everything I need, yet, it will be a community unto itself. It will also provide a much needed alternative to retirees who otherwise now feel they must relocate to areas in central Florida, Georgia or the Carolinas..

I offer my wholehearted support to Green City Miami.

Sincerely,

Alexandria Holloway

Alexandria Holloway, Ph.D.,
AH Academic Consulting Group
11026-4 SW 132nd Place
Miami, FL 33186
phone: 305,519.3381
email: alyxholloway@comcast.net

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Subject: Green City Miami - Application No. 7

From: Maria Fernanda Ordoñez (ma.iansa@hotmail.com)

To: lawrence.ventura@homestead.af.mil; irodriguez@dadeschools.net; joejames10@bellsouth.net; savolac@yahoo.com; gablespar@aol.com; rjuano@ecostratas.com; bill_riley@ibew349.org; asoto171@yahoo.com; hcarlos@bellsouth.net; joseb@jonesdrydock.com; rtapia777@gmail.com; raymondm@hmdcpa.com; reginald.clyne@qpwblaw.com; javier.munoz.mail@gmail.com; paulvwilson1@yahoo.com; jvazquez@facchina.com; peterdipace.esq@gmail.com;

Cc: annpope@bellsouth.net; backgroundmusic1@hotmail.com;

Date: Monday, October 19, 2015 1:32 AM

Maria Fernanda Ordoñez

305-979-2179

Miami Dade County

Planning Advisory Board

10/16/2015

Dear Members of the Board

It is a great pleasure to present my support letter to you about the Green City Miami Project. I have been living in the Hammocks since 2011 and I really like the Community. My address is 10521 SW 158 CT, #207, Miami FL 33196.

I want from you that help us to review and consider the approval for this project that will bring a lot of benefits to the Kendal Community.

Please don't hesitate to inform me the project status,

Regards

Maria Fernanda Ordoñez

305-979-2179

Attachments

- Maria Fernanda Ordoñez.docx (50.46KB)

Subject: Green City Miami - Application No. 7

From: Yolanda Ordonez (yolanda9877@gmail.com)

To: peterdipace.esq@gmail.com; jvazquez@facchina.com; paulvwilson1@yahoo.com;
reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com; rtapia777@gmail.com; joseb@jonesdrydock.com;
hcarlos@bellsouth.net; asoto171@yahoo.com; bill_riley@ibew349.org; rjuano@ecostratas.com;
gablespar@aol.com; savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Cc: backgroundmusic1@hotmail.com; annpope@bellsouth.net;

Date: Monday, October 19, 2015 2:02 AM

Yolanda Hernandez

10645 SW 158 Pl

Miami , Fl -33196

Phone: 305-380-0183

Miami Dade County

Planning Advisory Board

Oct 16, 2015

Dear Members of the Board

I have been living in The Hammocks for 20 years and I am so excited about the Green City Miami Project. This project will be very good to our community.

This project must be considered to be the prototype of community's project that will create the right balance between nature and people. It will generate hundreds of working positions that will benefit all Kendall residents.

For this and other reasons I am supporting the Green City Miami Project.

Best regards

Yolanda Hernandez

305-979-8011

Attachments

- Yolanda Hernandez.docx (72.52KB)

Subject: Green City Miami Project-Application No. 7 Advisory Board Hearing 10/2015

From: ATCGM@aol.com (ATCGM@aol.com)

To: annpope@bellsouth.net; backgroundmusic1@hotmail.com; ATCGM@aol.com;

Date: Monday, October 19, 2015 3:25 AM

I, Gloria L Morgan am interested in the Green City Miami Project. Application No. 7.
I plan to attend and support the Green City Miami Project. I have been the home owner since 1997 of:

8513 SW 147th, Ct
Miami, Florida 33193

Gloria L Morgan
305-746-2023

Subject: Green City Project

From: Tiffany Jackson (bootyworktj@gmail.com)

To: tracey_allison@att.net;

Date: Friday, October 30, 2015 3:59 PM

The new development project, Green City is projected to be a great asset to the west Miami-Dade County and has my support. The eco-friendly village will not only provide affordable homes for over 11,000 families, it will also provide them with jobs right in the neighborhood, in which will help the traffic congestion we have in Miami. Also the "Sports and Health Village" will bring more exposure and clential which will provide more revenue not only for the community but will also benefit Miami-Dade as a whole.

--
Thank you
Tiffany Jackson
CEO of Jackson Arts Inc
Dance/Fitness Director

Subject: PAB Hearing Application NO. 7 Green City Miami

From: Daniela Seiler (dsell002@fiu.edu)

To: annpope@bellsouth.net;

Cc: paulwilson1@yahoo.com; jvazquez@facchina.com; PeterDiPace.Esq@gmail.com; javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com; RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com; bill_riley@ibew349.org; rjruano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com; savolac@yahoo.com; joejames10@bellsouth.net; lrodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil; atcgm@aol.com; galayogesh@hotmail.com;

Date: Saturday, October 31, 2015 7:41 PM

Dear Members of the Planning Advisory Board,

I am writing this letter to support the Number 7 Green City Miami Project. My name is Daniela Seiler and I have been a resident of West Kendall all my life. Therefore, I am more than aware of the ongoing congestion that has resulted from our growing city.

Morning and evening rush hour traffic is atrocious (to say the least), and job opportunities are lacking. That is why I firmly believe in the Green City Project. It will create more jobs here in Kendall, and greatly alleviate the traffic during rush hour. Green City will redefine community for us as it serves the people here in more than a residential capacity. It will be an environmentally friendly neighborhood to live, work, learn and play for a variety of individuals and families.

Sincerely,

Daniela Seiler

Subject: I support Green City Project

From: Imani Simmons (isimm002@fiu.edu)

To: paulwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; jvazquez@facchina.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; iredriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Date: Sunday, November 1, 2015 3:01 PM

Hello,
I am writing to you to show my support for the green city project. I believe that the project promotes a healthier and more sustainable lifestyle. The hydroponic farming is a great way to feed the thousands of hungry people in Miami, and since it rains here a lot it would only make sense to choose the hydroponic method. I also believe the sports village will promote a healthy lifestyle and create a plethora of opportunities and creative for the youth.

Have a great Sunday

-Imani Simmons

Subject: Letter of support

From: Darrin Caudle (darrincaudle26@gmail.com)

To: paulwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; jvazquez@facchina.com; javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com; RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com; bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com; savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net; lawrence.ventura@homestead.af.mil;

Date: Sunday, November 1, 2015 7:24 PM

Good evening my name is Darrin Caudle,
Based on the information that I received this is how I feel about the Green Project.

I think this is a great idea and a good project for the community I think that the amount of jobs that a project like this will create is awesome. And the fact that it will be self-sustaining community is great because it will require none to minimal external support. Not to mention the relief from the highway congestion which is a daily struggle for everyone; would be great.

I also agree that this should be done sooner than later. In the next 20 years I can only imagine how much the population will grow. I'm from a community similar to the one you're planning to develop not in every way but in some ways. There's nothing like being able to go up the street and have everything including work and play right there at your fingertips. Also I think the renewable energy sources, water harvesting, and the food cultivation will be amazing and very self sufficient. I can't wait to learn more and I hope to be around to see the wonderful idea unfold 20 years from now.

Subject: Email of Support to the Planning Advisory Board Members (Green City Project)

From: Rojasdeisy (rojasdeisy@yahoo.com)

To: paulwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; jvazquez@facchina.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwbaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; irodriguez@dadeschools.net;
lawrence.ventura@homestead.af.mil;

Cc: rojasdeisy@yahoo.com;

Date: Sunday, November 1, 2015 8:00 PM

To whom it may concern:

I'm writing in support of the green City project. I reside in West Kendall 8620 Sw 149th Avenue for the past 18 years. I'm a single-parent to a wonderful 8 year old boy. I work in Downtown Miami and do the distance I had to put my son in a charter school that's closer to my job. Half of our time we spend it stuck in traffic.

It takes us two hours and 15 minutes to get home from work/school. Our days are extremely long and the worst part is that Downtown Miami is only 35 minutes away. This is something that we have to go through Monday through Friday. It's extremely frustrating and draining, specially for a kid who has to wake up at 6am be at school by 8:15 am. When I heard about this wonderful project it brought me so much hope, to know that perhaps now at least we won't need to also travel miles and miles away on our weekends just to find some entertainment. I love Kendall and I really would hate to move. I think that this project would make the lives of so many families a lot more pleasant. It will create jobs, activities, focus center, and so much more. We also deserve to have what Brickell, Wynwood, Downtown, and so many other places get to enjoy. Why should we be the exception? Anything is possible if we just start seeing the wonderful outcome instead of focusing on the negative. Please Help us become a better community.

Thank you,

Deisy Rojas
796-445-2794

Subject: Green City Project

From: Raine (lorraine.hurst@gmail.com)

To: paulwilson1@yahoo.com; PeterDiPace.Esq@gmail.com; jvazquez@facchina.com;
javier.munoz.mail@gmail.com; reginald.clyne@qpwblaw.com; raymondm@hmdcpa.com;
RTapia777@gmail.com; joseb@jonesdrydock.com; hcarlos@bellsouth.net; asoto171@yahoo.com;
bill_riley@ibew349.org; rjuano@ecostratas.com; gablespar@aol.com; abao-garciga@miami-airport.com;
savolac@yahoo.com; joejames10@bellsouth.net; lawrence.ventura@homestead.af.mil;

Date: Sunday, November 1, 2015 9:31 PM

Good evening council

My name is Lorraine Hurst and I am a concern Miami member who is in total favor of the Green City Project. After reviewing the details this is an ideal location for me to get into an area and grow with it. As an independent contractor it would be the perfect place for me to grow and I see myself growing a family and building a business there to help create jobs for my community instead of having to ALWAYS go east I can stay close to home and put money back into the community. I encourage you all to push this project forward.

Regards

Lorraine "Raine" Hurst
Executive Producer
BackGerm Media
917.468.3097
lorraine.hurst@gmail.com
twitter.com/blackgermmedia
about.me/rainehurst

Subject: GREEN CITY PROJECT INTEREST

From: Gio Dicastro (gio71694@gmail.com)

To: annpope@bellsouth.net;

Date: Sunday, November 1, 2015 10:01 PM

Members of the Planning Advisory Board,

I would like to show my support in the Green City Miami Project. I have lived in Kendall all of my life and feel that this project will help the traffic and give our community an amazing opportunity with new jobs.

I am looking forward to attending this meeting tomorrow to support the Green City project.

Sincerely,

Giovanni Dicastro
10041 Sw 162 Ct Miami, FL 33196
(786)-205-5055

Subject: Green City Project

From: Daniel Lucas (lucasdanny3@yahoo.com)

To: annpope@bellsouth.net;

Date: Monday, November 2, 2015 7:14 AM

Dear Ann:

Congratulations! This proposal is a great idea! It doesn't only look well-thought but also the phased development makes it realistic.

Surely this is not only a good 'idea' but a multi-faceted solution to our community's many problems: it will create jobs, provides housing and most importantly, it integrates the commercial, residential and social sides in one! That's planning!

Best regards,

Daniel Alicea.

Lucasdanny3@yahoo.com

PAB Exhibit - May 2015, App. 8
Submitted by Applicant

NEIGHBORHOOD PLANNING COMPANY, LLC

MAY 2015 / CDMP AMENDMENT CYCLE
APPLICATION NO . 8

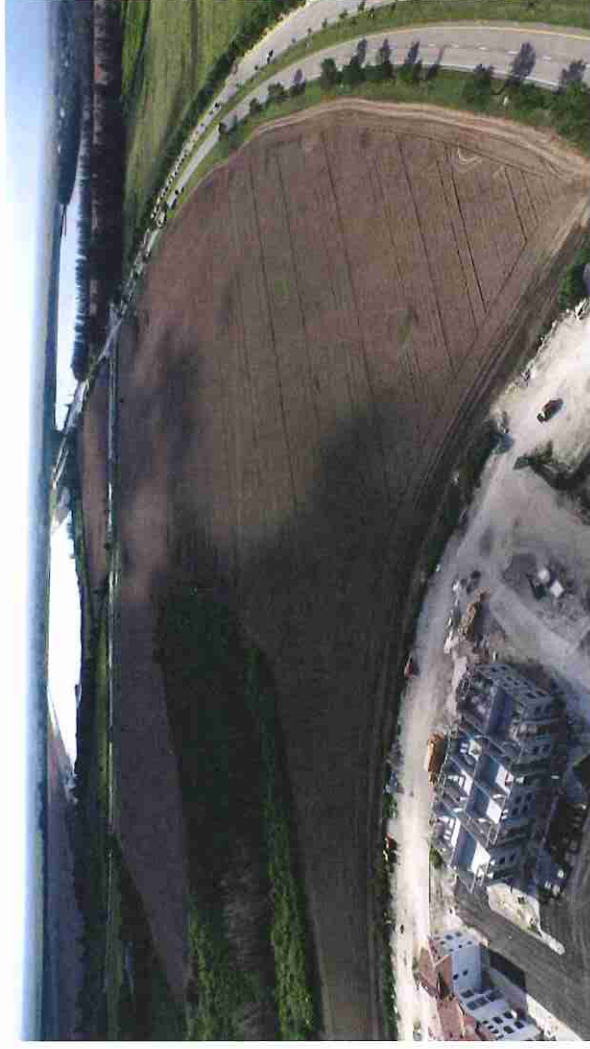


LOCATION

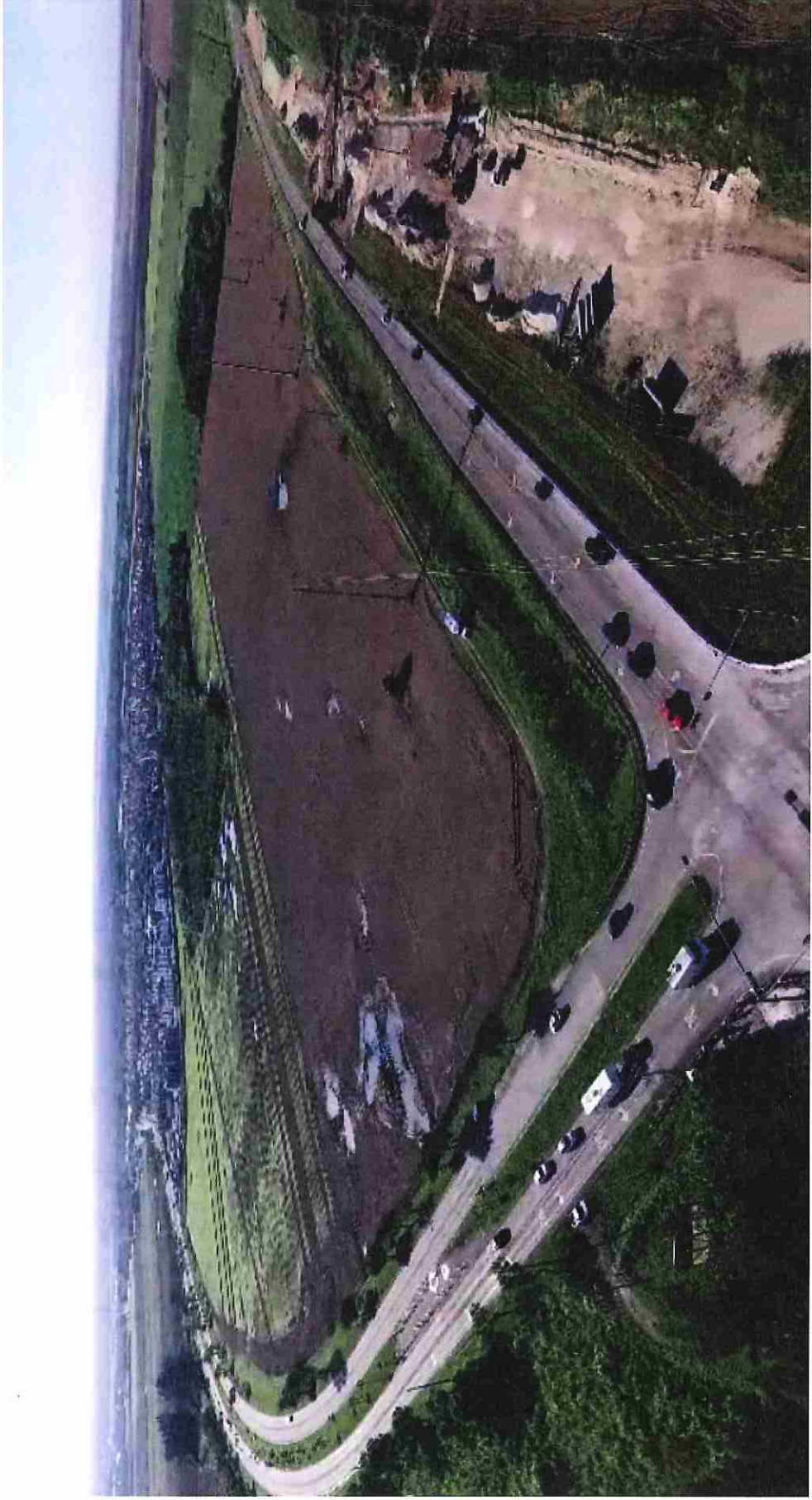
- 54 ± Net / 61 ± Gross
- South of Kendall Drive between 172nd Ave. & Krome Ave.

ABUTTING DEVELOPMENT

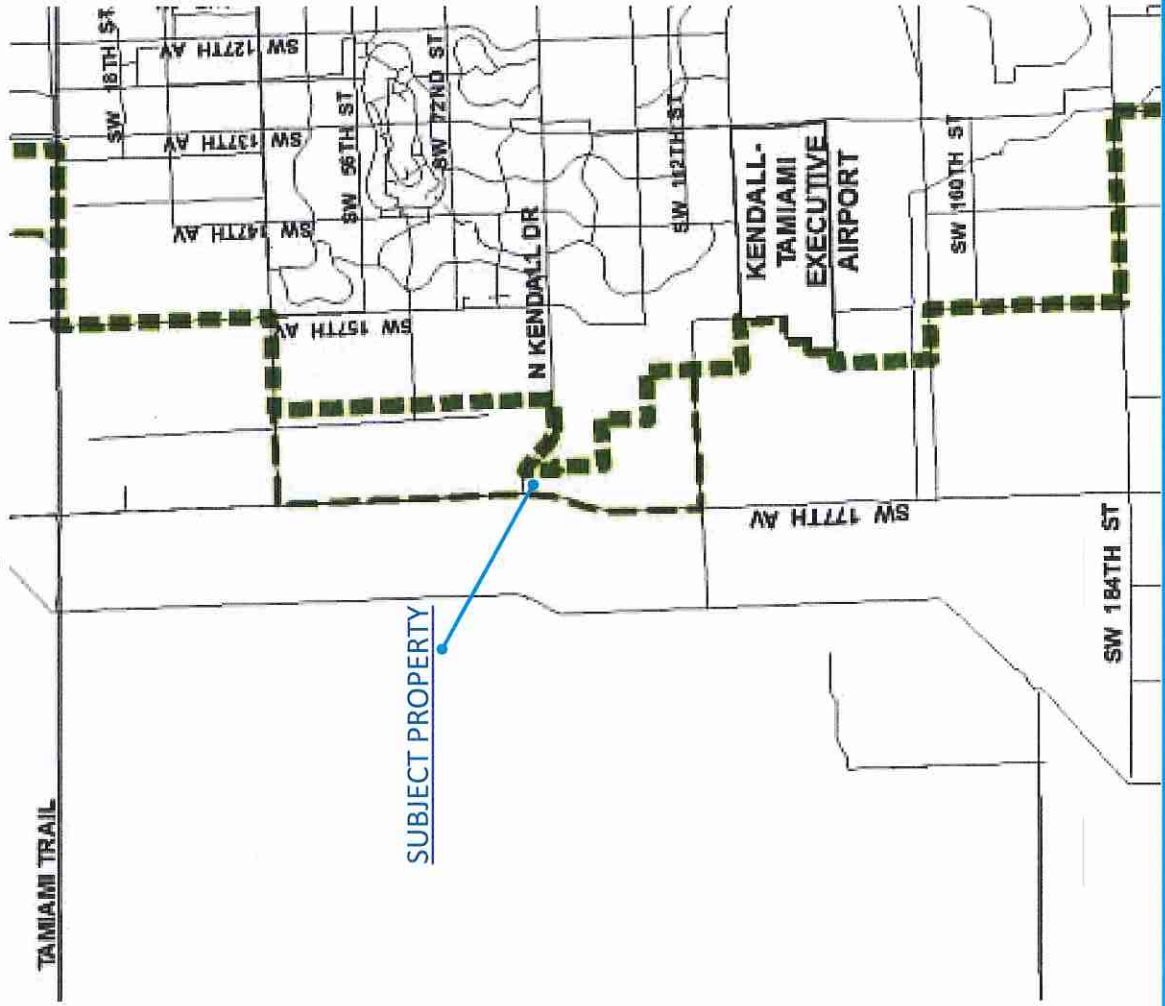
- Adjacent is the “Kendall 172 Investors” Property being developed as residential, FPL and Kendall Commons.



AERIAL OVERVIEW



URBAN EXPANSION AREA



--- 2020 URBAN DEVELOPMENT BOUNDARY
—— 2030 URBAN EXPANSION AREA

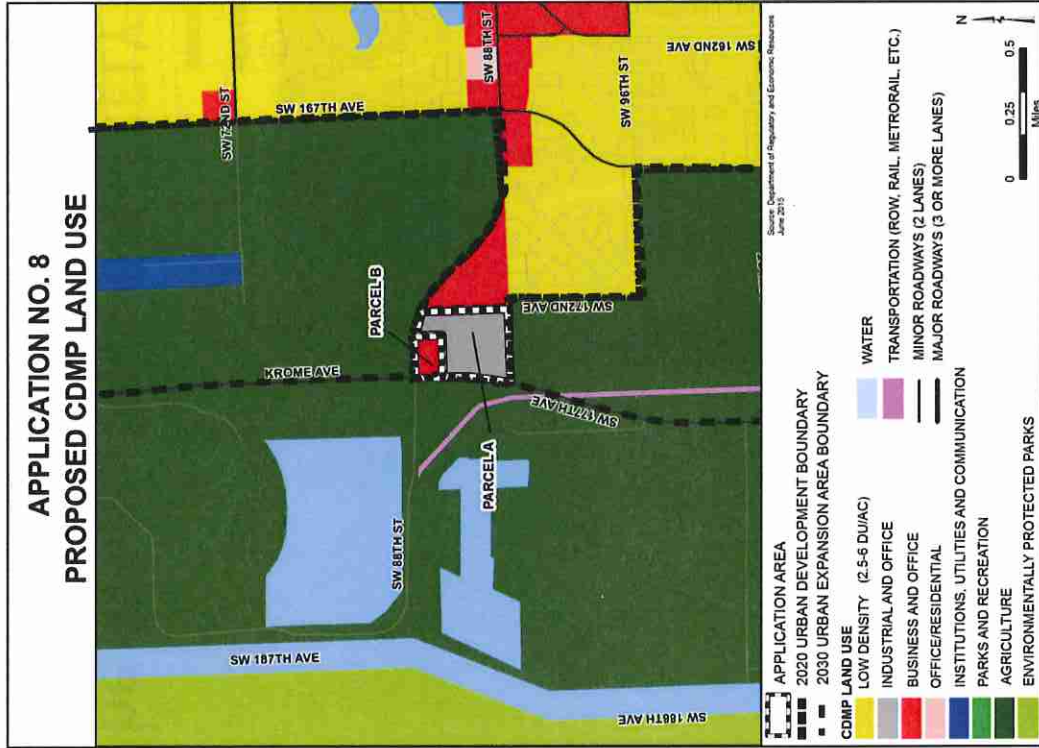
URBAN EXPANSION AREA



The Property is ENTIRELY within the County's Urban Expansion Area. This is the portion of the County that its own plan contemplates to bring into the urbanized area.

REQUESTS

- Redesignate Parcel A to Industrial and Office & Redesignate Parcel B to Business and Office
- Move the UDB to include the property
- Accept Proffered Covenant
 - No Residential Uses
 - No Hazardous Materials



RECOMMENDATIONS

STAFF RECOMMENDATION : DENY

COMMUNITY COUNCIL : APPROVE AND TRANSMIT

WEST END STUDY

The FIU College of Architecture + The Arts, the FIU College of Engineering & Computing, and the FIU Metropolitan Center, a team led by Dr. Winifred E Newman, PI and Kevin Greiner, Co-PI, completed the study “West End Strategy: A Vision for the Future.”
Copyright © 2015, College of Architecture + The Arts



Future | Research | Report

**WEST END STRATEGY:
A VISION FOR THE FUTURE**
Miami-Dade County, Florida

Full Report

Submitted to the residents of the
West End and Office of Commissioner
Juan C. Zayas, District 11
Miami-Dade County, Florida



Business Centers are sorely lacking in this area of the County and added that they are an **important element in providing balance** to the mix of land uses that predominate in the West End of the County and reduce overall commuting time and volumes.

WEST END STUDY

“This simple characteristic is a major source of the West End’s transportation congestion, long commute times, and congestion on all major routes leading into and out of the area.” (p. 25).

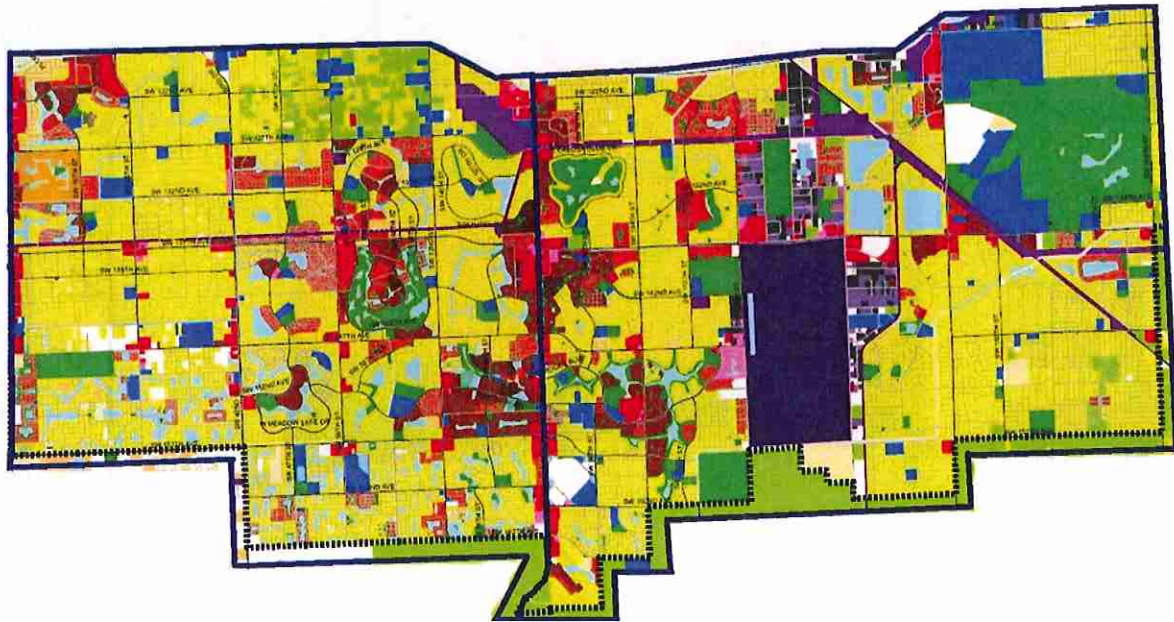
WEST END STUDY

Expanding employment opportunities within the area may be the single most important issue facing the West End. The mismatch between the West End's high number of resident employees (over 105,000) and low number of jobs within the district means that **78% of the West End's residents leave the West end to work each day.**

MINOR STATISTICAL AREAS (MSA) 6.1 AND 6.2

The north boundary of MSA 6.1 extends to SW 8th Street and the south boundary of MSA 6.2 extends to SW 184 St.

Both are bounded on the east by the Turnpike and on the west by Krome. They are divided by Kendall Drive.



MSA	ACRES	POPULATION
6.1	23,476.57	189,888
6.2	27,558.32	151,167

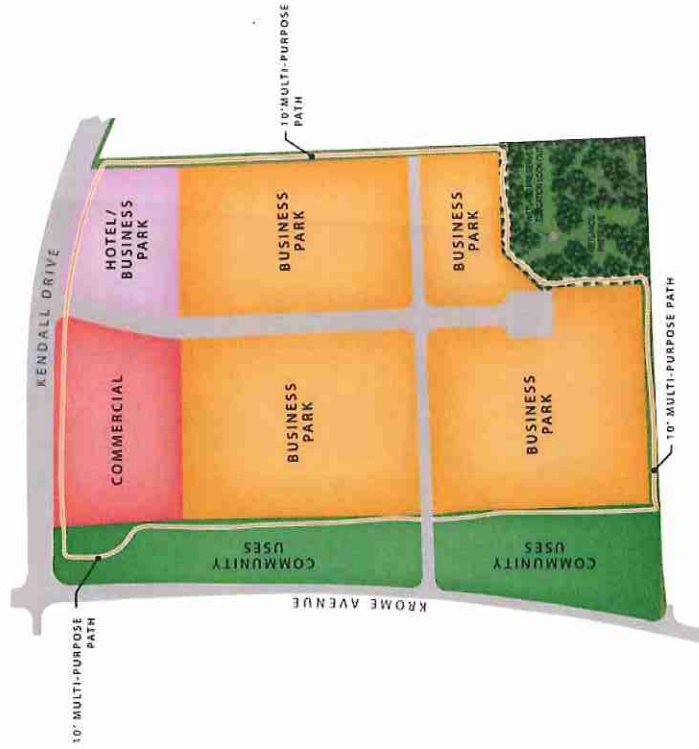
TOTAL POPULATION 341,055

PROPOSED DEVELOPMENT



NPC 53 ACRES - WEST RENDALL		AC	ACRES
GROSS AREA	2,326,971	52.42	
COMMUNITY USES	179,903	4.12	
WETLAND/PRESERVE	173,539	3.98	
COMMERCIAL	100,000		
BUSINESS PARK	750,000		
TOTAL	800,000		

*ESTIMATE, SUBJECT TO PERMITTING



Bubble Plan

NPC 53 ACRES

Part of the solution to redress that imbalance is to integrate employment opportunities more closely into these residential areas.

850,000 SF of Industrial, Flex Space, Business and Office

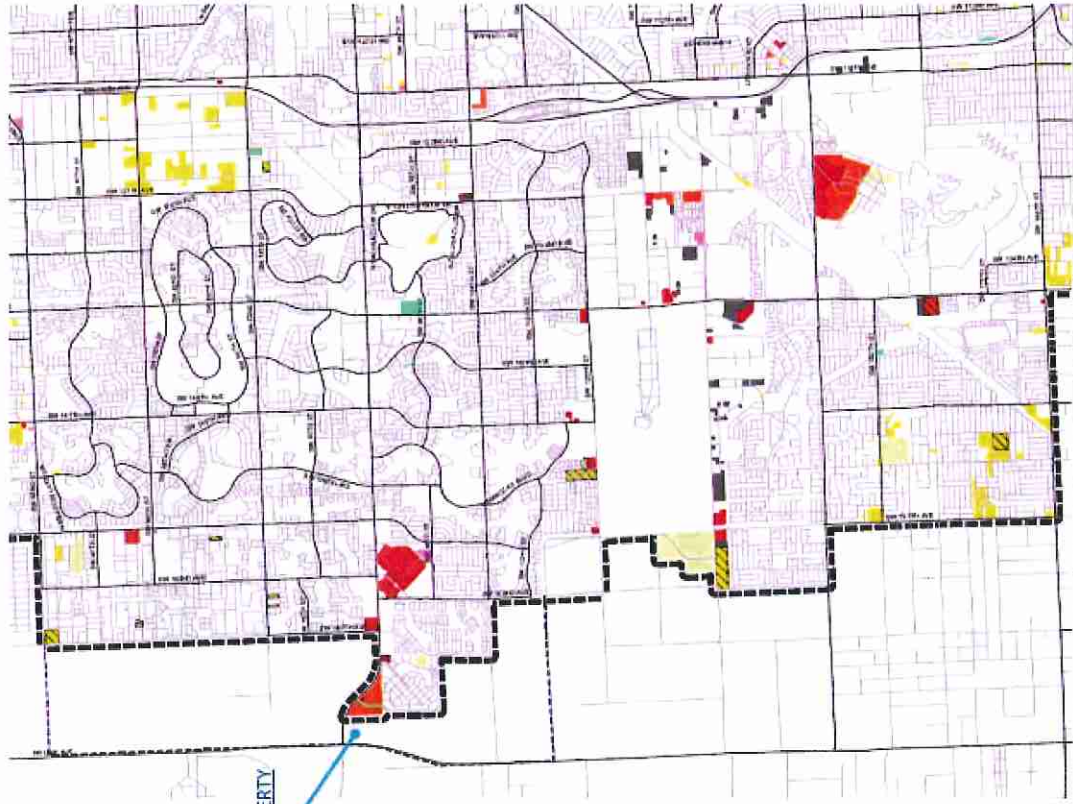
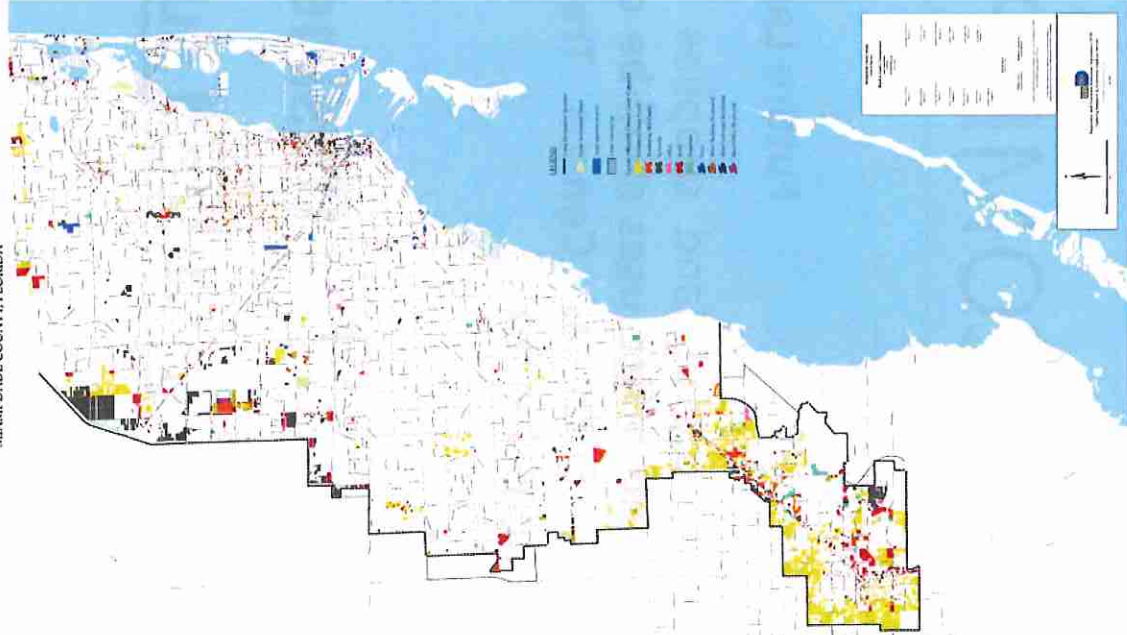
UDB COMP PLAN PROVISIONS

Future Land Use Policy LU-8F

“The adequacy of land supplies for neighborhood- and community-oriented business and office uses shall be determined on the basis of localized subarea geography such as Census Tracts, Minor Statistical Areas (MSAs) and combinations thereof.”

Need for Business or Office based on localized subarea geography

VACANT CAPACITY INSIDE THE URBAN DEVELOPMENT BOUNDARY (UDB)
 MIAMI-DADE COUNTY, FLORIDA

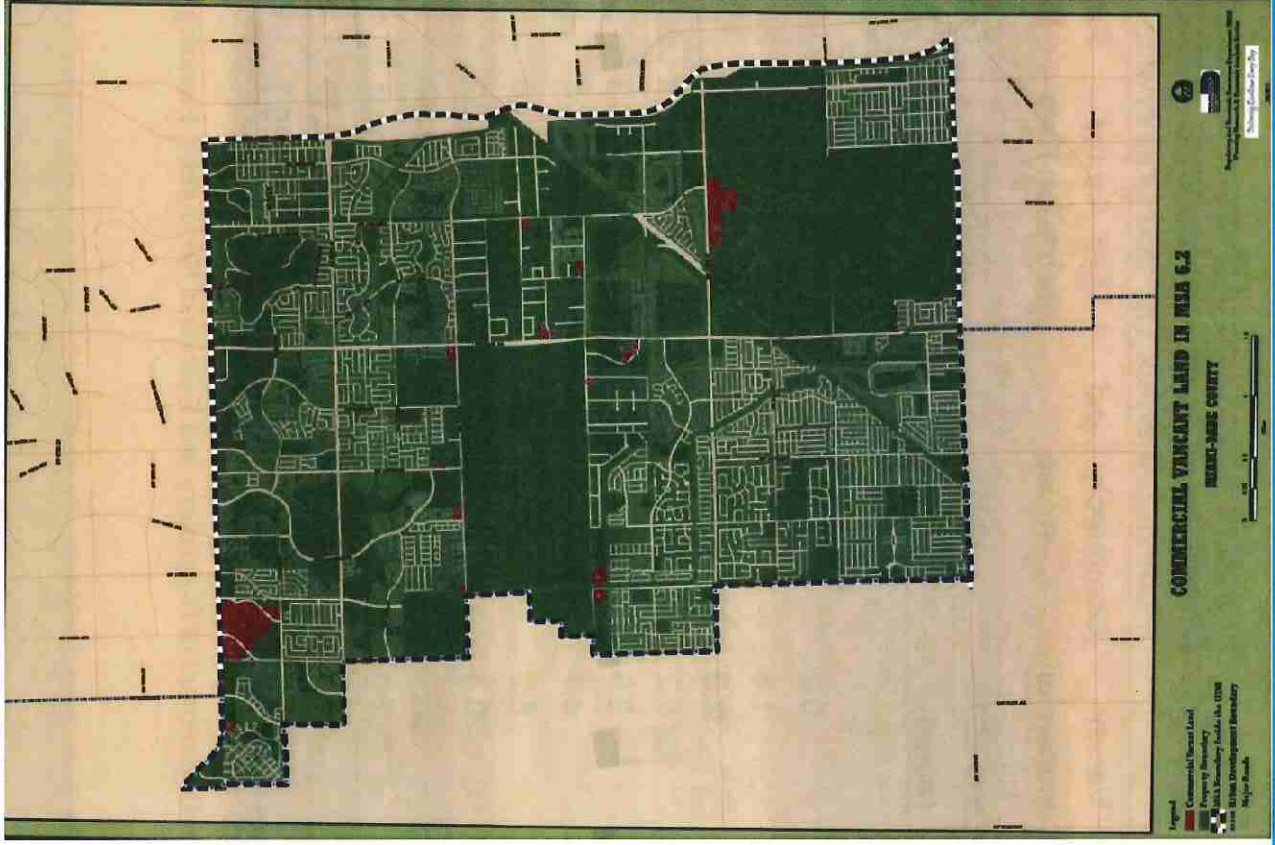


SUBJECT PROPERTY

**Projected Absorption of Commercial Land
Miami-Dade County, Florida 2015 – 2030
Planning Analysis Tier and Countywide**

Tier and Minor Statistical Area	Vacant Commercial Land 2015 (Acres)	Commercial Land in Use 2015 (Acres)	Avg Annual Absorption Rate 2015-2030 (Acres)	Projected Year of Depletion	Commercial Land per Thousand Persons 2020 2030 (Acres)
South-Central Tier					
1.2	0.0	77.50	0.08	2015	6.1 6.0
5.2	1.6	216.00	2.04	2016	2.7 2.4
5.3	22.5	587.40	1.14	2030+	4.6 4.4
5.4	5.2	567.70	1.32	2019	5.6 5.5
5.5	2.5	577.60	1.10	2017	7.0 6.7
5.6	4.7	225.60	0.24	2030+	6.9 6.7
5.7	8.2	258.90	0.29	2030+	10.4 10.2
5.8	20.4	95.10	1.32	2030+	3.0 2.8
6.1	33.8	525.10	6.97	2020	2.9 2.7
6.2	214.9	545.60	11.61	2030+	4.8 4.4
Tier Total	313.8	3,676.50	26.13	2027	4.6 4.4
Countywide Total	2,494.4	12,529.2	105.7	2030+	5.5 5.0

-- Insignificant population.
Source: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division, Research Section, June 2015.



Commercial Vacant Land

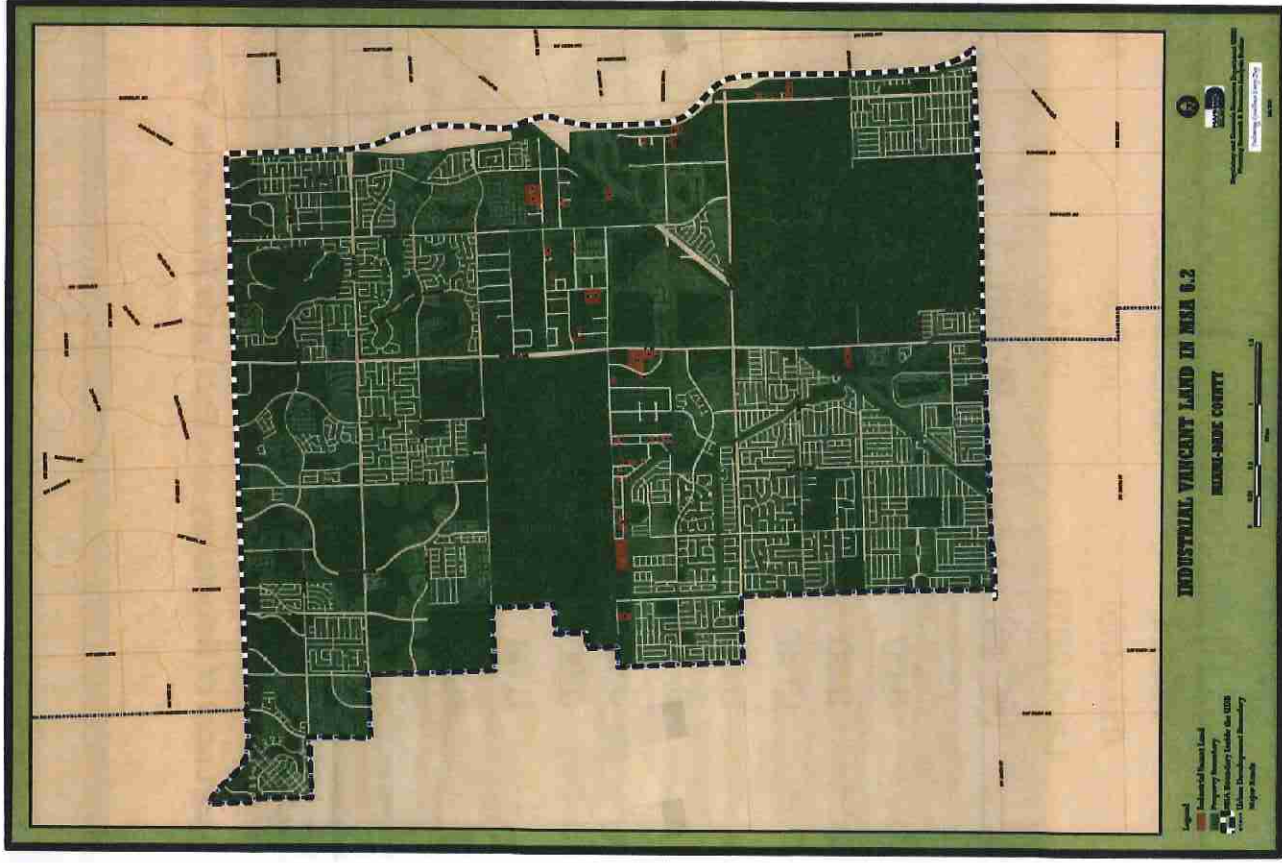


EXISTING VACANT LAND COMMERCIAL MAP

**Projected Absorption of Industrial Land
Miami-Dade County, Florida 2015 - 2030**

Tier and Minor Statistical Area	Vacant Industrial Land 2015 (Acres)	Industrial Land in Use 2015 (Acres)	Avg Annual Absorption Rate 2015-2030 (Acres)	Projected Year of Depletion
<u>South-Central Tier</u>				
1.2	0.00	0.00	0.00	--
5.2	0.00	4.90	0.00	--
5.3	12.40	50.90	0.00	--
5.4	0.50	159.70	0.00	--
5.5	0.00	88.00	1.36	2015
5.6	0.60	13.30	0.09	2022
5.7	0.00	2.10	0.17	2015
5.8	0.00	13.40	0.00	--
6.1	0.00	12.20	0.43	2015
6.2	135.30	627.40	21.81	2021
Tier Total	148.80	971.90	23.86	2021
Countywide Total	3,731.70	12,396.30	167.82	2030+

-- Insignificant Demand
Source: Miami-Dade County, Department of Regulatory and Economic Resources, Planning Division,
Research Section, June 2015.



Industrial Vacant Land

UDB COMP PLAN PROVISIONS

Future Land Use Policy LU-8G

The comprehensive plan identifies areas where the UDB cannot be expanded, and identifies areas where it should not be expanded – and this property is not in either the “**cannot**” or “**should not**” areas. The Property is **ENTIRELY** within the County's Urban Expansion Area, where expanding the UDB is prioritized and where such expansions are supposed to go.

STAFF COMMENTS

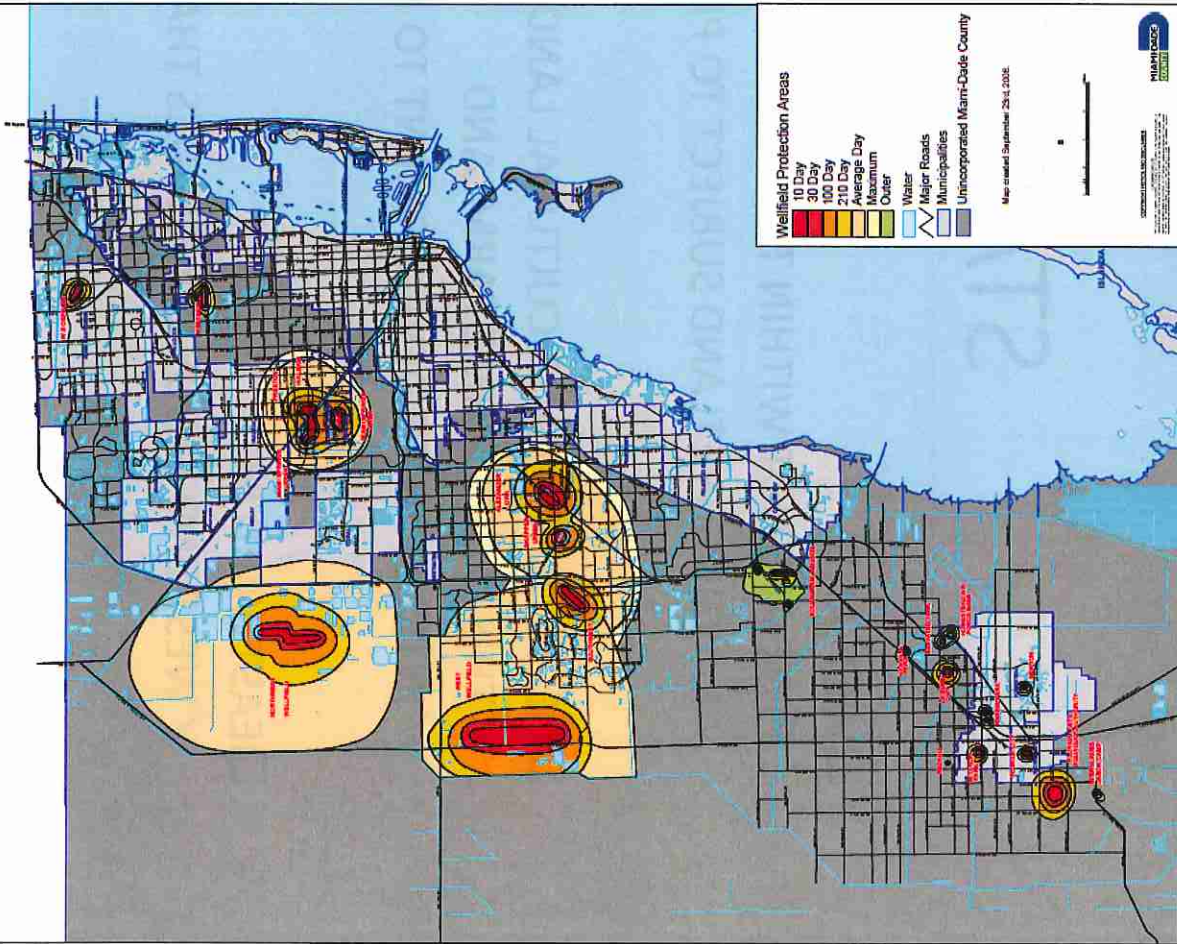
- ABILITY TO CREATE ROBUST EMPLOYMENT CENTER
 - ✓ LOCATION AT KROME AND KENDALL
 - ✓ POPULATION WOULD MAKE IT SECOND LARGEST CITY IN MIAMI-DADE

- APPLICABILITY OF WEST END STUDY
 - ✓ UDB IS BEYOND SCOPE

- LOCATION OF BUSINESS NODES
 - ✓ COULDN'T BE BETTER LOCATED
 - ✓ AS OPPOSED TO OTHER AREAS TO THE SOUTH

Miami-Dade County

Wellfield Protection Areas



WELLFIELD IS A
ZONE OF PROTECTION, NOT PROHIBITION

✓ COVENANT COMMITS TO NO
HAZARDOUS WASTE

✓ 210 DAY TRAVEL TIME

STAFF COMMENTS

WETLAND

- ✓ WE ARE NOT WITHIN THE FUTURE WETLAND MAP
- ✓ EXISTING WETLAND SUBJECT TO PERMIT

DEPLETION OF AGRICULTURAL LAND

- ✓ THIS IS NOT PRIME FARMLAND
- ✓ INTRUSION OF DEVELOPMENT TO EAST AND WEST

EASTWARD HO!

- ✓ WEST END STUDY CONCLUDES THAT POLICY HAS HURT WEST KENDALL



Funded Research Report

**WEST END STRATEGY:
A VISION FOR THE FUTURE**

Miami-Dade County, Florida

Full Report

Submitted to the residents of the
West End and Office of Commissioner
Juan C. Zapata, District 11
Miami-Dade County, Florida

Expanding employment opportunities within the area may be the single most important issue facing the West End. The mismatch between the West End's high number of resident employees (over 105,000), and low number of jobs within the district means that 78% of the West End's residents leave the West End to work each day. This simple characteristic is a major source of the West End's transportation congestion, long commute times, and congestion on all major routes leading into and out of the area. This situation is highly unsustainable.

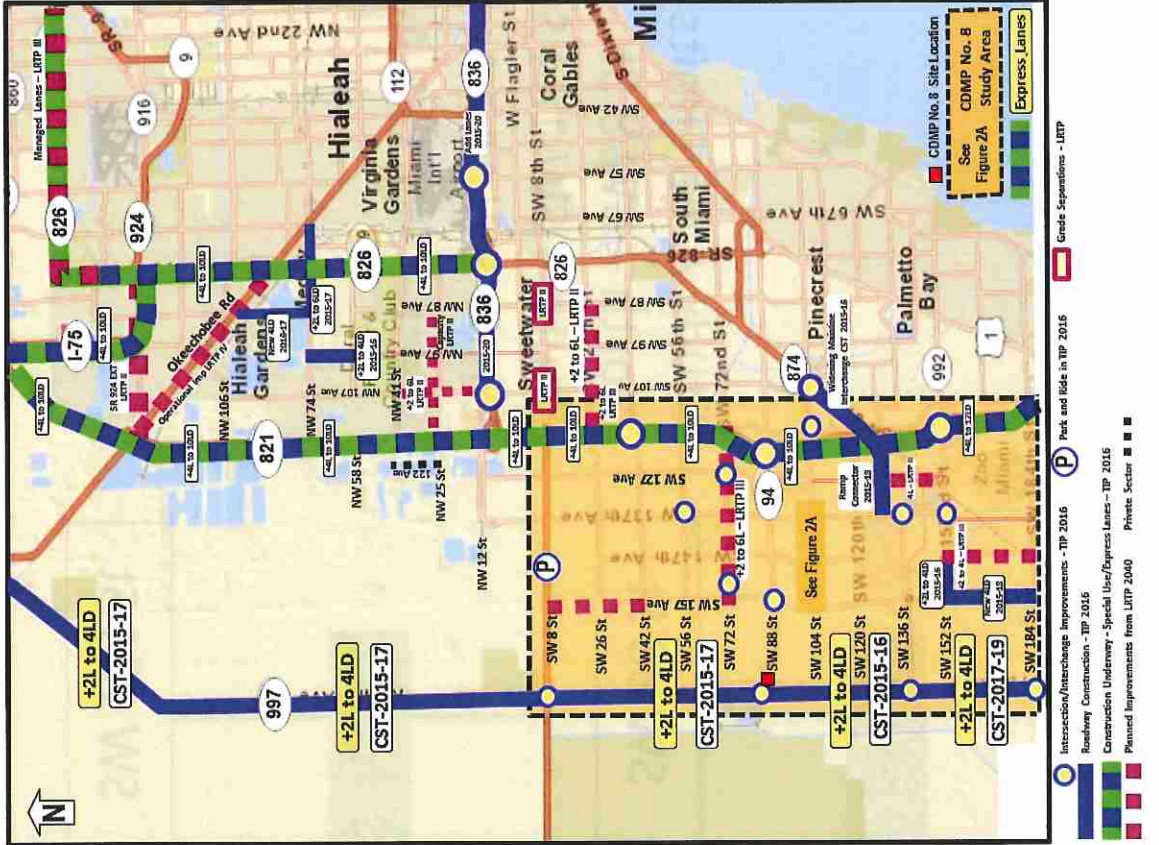
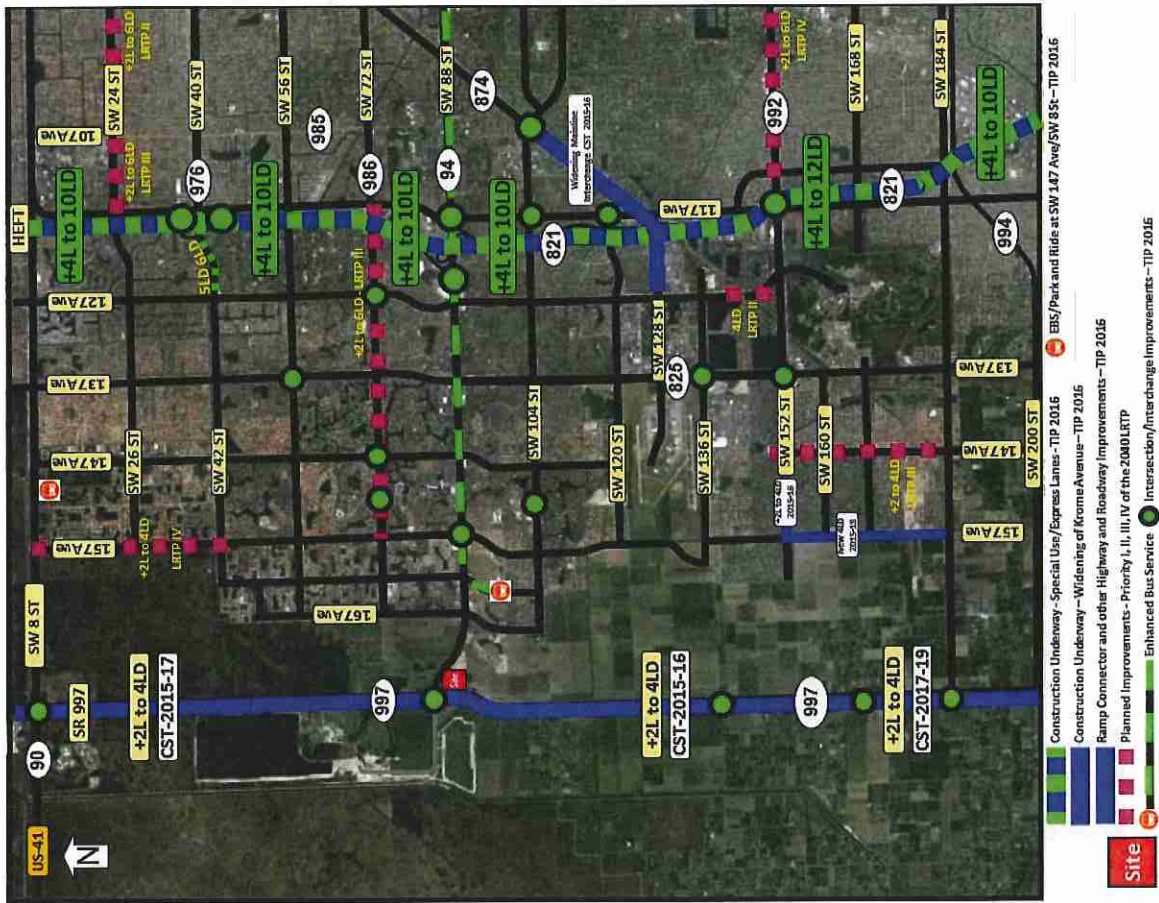
Failure to address this issue in the short and long term will negatively affect the West End's quality of life, desirability as a place to live, the housing market and the environmental quality. It also negatively impacts regional transportation efficiency and the region's ability to effectively compete for firms seeking to relocate into the area.

INSIDE THE URBAN EXPANSION AREA

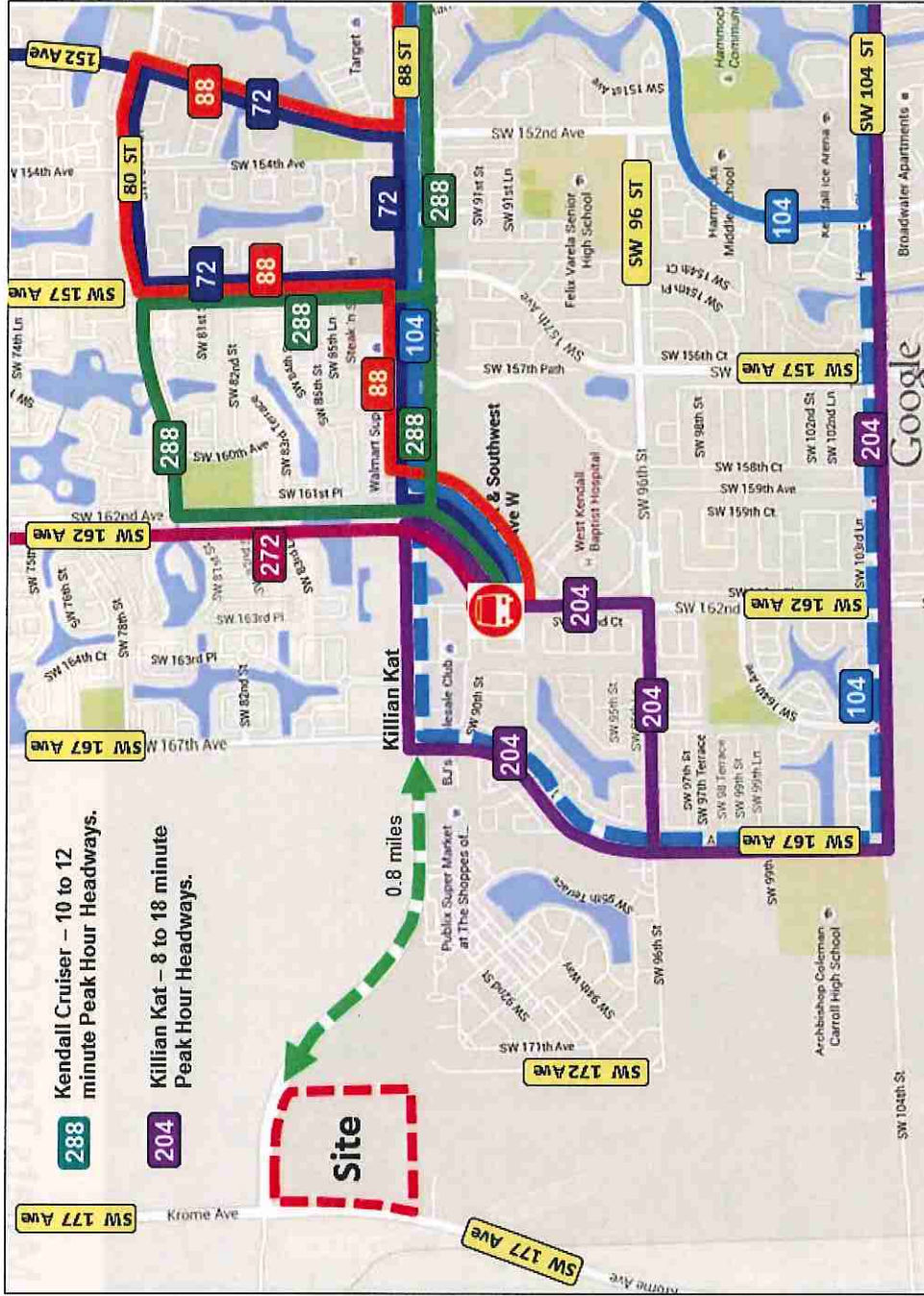


- 2020 Urban Development Boundary
- 2030 Urban Expansion Area Boundary

COMPREHENSIVE AND SIGNIFICANT ROADWAY IMPROVEMENTS



TRANSIT ACCESS




288 Kendall Cruiser – 10 to 12 minute Peak Hour Headways.

204 Killian Kat – 8 to 18 minute Peak Hour Headways.

0.8 miles

Site

 Regional MDT Routes that access the West Kendall Transit Hub:
72 **88** **104** **204** **272** **288**

Transit Access – Express Bus within 1 mile of Site

MEETS TRAFFIC CONCURRENCY



Meets Traffic Concurrency on First Directly Accessed Stations

REVERSE COMMUTE OPPORTUNITIES



Reverse Commute Traffic Patterns Demonstrate Lower Volumes and/or Available Roadway Capacity

REMEMBER

❖ 341,055

POPULATION OF WEST END

❖ 105,000

WORKERS THAT LIVE IN WEST END

❖ 80,000

WORKERS WHO LEAVE WEST END

78% OF THE POPULATION LEAVES THE WEST END TO WORK

APPROVED BY COMMUNITY COUNCIL



**Comprehensive Development Master Plan (CDMP)
Board of County Commissioners
November 18, 2015**

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	Appl. # & Exhibit No.	DESCRIPTION
1	11/18/2015	3-A	Large binder booklet with letters of support from members of the community. (1 of 3)
2	11/18/2015	3-B	Large binder booklet with letters of support from members of the community. (2 of 3)
3	11/18/2015	3-C	Large binder booklet with letters of support from members of the community. (3 of 3)
4	11/18/2015	3-D	Booklet submitted by Holland & Knight titled <u>SOUTHEAST INVESTMENTS, INC. /CDMP Application No. 3 (May 2015 Cycle) LETTER IN SUPPORT.</u>
5	11/18/2015	3-E	Hardcopy of PowerPoint presentation submitted by Holland & Knight.
6	11/18/2015	3-F	Binder book submitted by The Bird Kendall Homeowner's Association containing petition signatures handwritten and online.
7	11/18/2015	3-G	Booklet submitted by The Bird Kendall Homeowner's Association containing some of the comments made by people that signed the petitions in opposition to shopping centers in Horse County.
8	11/18/2015	3-H	Booklet titled <u>Horse Country Land Use Change Presentation</u> for Bird Kendall Homeowner's Association By Mark Alvarez containing maps, photos and other documents.
9	11/18/2015	6-A	Colored detailed map drawing of the area.
10	11/18/2015	7-A	Stack of petition signatures in opposition to the land use designation and construction.
11	11/18/2015	7-B	Stack of letters in support of the Green City project.
12	11/18/2015	7-C	Resolution of the Everglades Coalition urging the Miami-Dade Board of County Commissioners to adhere to the Comprehensive Development Master Plan and oppose proposed expansion of the Urban Development Boundary.
			<p align="right">RECEIVED By the Clerk of the Board</p>

NOV 18 2015

Item _____
Exhibit _____
Meeting CDMP



Comprehensive Development Master Plan (CDMP)
Board of County Commissioners
November 18, 2015

Prepared by: Nelson Diaz

EXHIBITS LIST

NO.	DATE	Appl. # & Exhibit No.	DESCRIPTION
13	11/18/2015	7-D	Letter from several organizations urging denial of Application No. 7 & 8.
14	11/18/2015	7-E	Letter from the Everglades Law Center, Inc. submitted by Julie Dick urging the denial of the proposed application.
15	11/18/2015	9-A	APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN for Application No. 9
16	11/18/2015	9-B	Petition letter in support of a passive park and nature trail with buffer on Ludlam Trail submitted by Ludlam Trail /neighborhood Association.

The foregoing exhibits were submitted for the record on November 18, 2015 and transferred to the care, custody, and control of the Department of Regulatory and Economic Resources/Planning & Zoning on November 23, 2015.

ATTEST:



HARVEY RUVIN, Clerk of Courts
Clerk of Circuit and County Courts
Miami-Dade County, Florida

Deputy Clerk

RECEIVED BY:


(SIGN)

Abigail Diaz
(PRINT)

11/23/15
(DATE)

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: 3A
Subject: MASTER PLAN AMENDMENT APP #1
Name: WENDY FRANCOIS / STAN PRICE
Address: 1450 BRICKELL AVE SUITE 2300 MIAMI

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: APPLICANT
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: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 3B

Subject: Application 2

Name: Victor L LERANIS

Address: 8830 SW 58 St Miami FL 33173

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 Public Hearing Items Only)

Today's Date: _____ BCC Mtg. Date: 11-18-15 Agenda Item#: 3

Subject: HORSE COUNTRY

Name: PASTOR FRANK RODRIGUEZ

Address: 10601 SW 48th St. Miami FL 33165

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/Kreyòl

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11-18-15 BCC Mtg. Date: 11-18-15 Agenda Item#: 3C

Subject: APPLICATION 3

Name: JACK TIERNEY

Address: 5600 S.W. 118 AVE, 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: _____
Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Eske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 3C

Subject: App 3

Name: Susan Hutson

Address: 5221 SW 132 AV

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 Entèpre?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11-18-2015 BCC Mtg. Date: _____ Agenda Item#: 3C

Subject: Application #3

Name: FARID CHEHAB

Address: 2801 FLORIDA AVE Suite 15 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: _____
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 Entepret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: ~~152499~~ 3C

Subject: 1708je Appl No 3

Name: Michael Rosenberg

Address: 13030 N. CALWA Club DR MIAMI, FL 33186

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

Agent

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español *Èske w bezwen yon Entepretè?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11.18.15 BCC Mtg. Date: 11.18.15 Agenda Item#: App. # 3

30

Subject: App # 3

Name: GUILHERMO CAORA

Address: 3250 NE FIRST AVENUE, #334 Miami FL 33137

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: CARLOS CURSIO & NEIGHBORS
Organization Firm Client

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

Do you require an interpreter?
 Necesita un intérprete? Spanish/Español Eske w bezwen yon Entèpre? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: _____ BCC Mtg. Date: 11-18 Agenda Item#: 3

Subject: H.C.

Name: BETTY GRAYON

Address: 5700 S.W. 108 Ct. 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: _____

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 Public Hearing Items Only)

Today's Date: _____ BCC Mtg. Date: 11-18 Agenda Item#: 3

Subject: HOESE COUNTRY

Name: MARIA PAZ

Address: SW 131 Ct. Apt. 104 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: _____

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 Entèprèr?

Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: _____ BCC Mtg. Date: 11-18 Agenda Item#: 3

Subject: H.C.

Name: Tom REMENTERIA

Address: 14132 SW 154th Miami Fl. 33196

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 Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: #3

Subject: Horse Country

Name: Ratherine Garvin

Address: 5630 SW 108 St Miami FL 33173

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 Public Hearing Items Only)

Today's Date: 11-18-15 BCC Mtg. Date: 11-18-15 Agenda Item#: #3

Subject: HORSE COUNTRY

Name: Maria Tejeda

Address: 6229 SW 131 place apt #103 Miami FL 33183

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 Entèprèr? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: 3

Subject: HORSE COUNTRY

Name: Jesus M. Tapia

Address: 12863 SW 65 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 Public Hearing Items Only)

Today's Date: 11-18-19 BCC Mtg. Date: _____ Agenda Item#: 3

Subject: Horse Country

Name: Annabelle Lastre

Address: 301 NW 109 Ave, Apt 108, Miami FL 33172

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 Creole/Kreyol

Èske w bezwen yon Entèprèt?

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: #3

Subject: Horse Country

Name: Leydi Martineao

Address: 13060 SW 64 terrace Miami FL 33183

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 Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: #3.

Subject: Horse Country

Name: Victor Hugo Legano

Address: 6421 SW 136 Ct Miami FL 33188

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 Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

App. #3

Today's Date 11-18-15 BCC Mtg. Date 11-18-15 Agenda Item # 3c

Subject Horse Country CDP Amet

Name: W. TUCKER GIBBS

Address: 3835 UTRIA CT COCONUT GROVE, FL 33133

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: Bird-Kendall HOA / ~~HOA~~ /
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11.18.15 BCC Mtg. Date _____ Agenda Item # 3C

Subject All #3

Name: Erin Bauer

Address: 6105 SW 125 Ave Miami, FL 33183

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: Whispering Manes Therapeutic Riding / Center / _____
Organization Firm Client

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

AGAINST Speaker's Card *(For Appearance Before the Board of County Commission)*

Today's Date: 11-18-15 BCC Mtg. Date: _____ Agenda Item#: 3C

Subject: Horse Country

Name: Cheri Gillies

Address: 6600 SW 122 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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date _____ Agenda Item # 3C

Subject # Application # 3

Name: Gary D. Mahfeld, Esq.

Address: 13251 SW 68 Terr M.F. 33183

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: _____ / _____ / _____
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date _____ Agenda Item # 3C

Subject APPLICATION # 3

Name: CAROL VEGA

Address: 5801 SW 125 AVE

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: BIRD KENDALL HOMEOWNERS ASSOC / _____
Organization Firm Client

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

AGAINST Speaker's Card (For Appearance Before the Board of County Commission)

#30

Today's Date: _____ BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Horse County App # 3

Name: Lisa Vale

Address: 6961 SW 62 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? NO

¿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: 11-19-2015 BCC Mtg. Date: 11-19-2015 Agenda Item#: 3C time to Mario Hernandez

Subject: TRAGIC and agricultural

Name: Jorge Pineda

Address: 22475 SW 45 St Miami FL 33170

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: 11/18 BCC Mtg. Date: _____ Agenda Item#: 3C

Subject: APPLICATION 3C

Name: ALBERT COULTO

Address: 12350 SW 64 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

AGAINST Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 11-18-15 BCC Mtg. Date: _____ Agenda Item#: 3c

Subject: HORSE COUNTRY

Name: MARIO HERNANDEZ

Address: 12355 SW 64 ST MIAMI FL. 33183

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: PASO FINO HORSE (DEMAYO FARM)
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: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: NO Shopping Center #3

Subject: Horse Country - App #3

Name: Migdalia Arteaga

Address: 6700 SW 123 Ave. Miami FL 33183

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: Horse Country 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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 18 Nov 2015 BCC Mtg. Date 17 Nov 2015 Agenda Item # 3C

Subject Horse Country Land Use Change
Miller Dr. 2 127 Av

Name: Mark Alvarez

Address: 3109 Grand Ave #331 Miami FL 33137

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: Bird/Kendall Homeowners Assoc / Michael Miller
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date 11/18/15 Agenda Item # 3C

Subject Horse Country Application # 3

Name: Robert Shockey

Address: 12490 SW 46 ST Miami 33175

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: _____ / _____ / _____
Organization Firm Client

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

AGAINST

FROM THE LOBBY

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date _____ Agenda Item # 3C

Subject APPLICATION # 3

Name: Eric Cohen

Address: 6701 S.W. 125 Ave Miami, FL 33183

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: Horse Country / Cohen Charismatic Center
Organization Firm Client

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

AGAINST

LOBBY Over Flow

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date _____ Agenda Item # 3C

Subject APPLICATION 3

Name: Sharon G. Dixon

Address: 3536 Rockerman 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 persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:)

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: _____ / _____ / _____
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date _____ Agenda Item # 3C

Subject Application #3

Name: Lorenzo Palomares Starbuck, Esq.

Address: 2333 Brickell Ave

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: FLORIDA PASO FINO ASSOCIATION
Organization Firm Client

Have you registered with the Clerk of the Board: Yes: No: Attorney Allowed

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date _____ BCC Mtg. Date _____ Agenda Item # _____

Subject Application 3

Name: Jose Moreira Jr.

Address: 11850 SW 45 St

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: _____ / _____ / _____
Organization Firm Client

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

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: 11/18/2015 Agenda Item#: Application #7

Subject: Green City - Miami

Name: Eothen Garrett

Address: 10431 S.W. 143 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? No

¿Necesita un intérprete? Spanish/Español Eske w bezwen yon Entèpret? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City

Name: ROBERT RIVERA

Address: 10108 SW 166th AVE Miami FL 33196

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 *Eske w bezwen yon Entèprèt?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: Application # 7

Subject: Green City Miami

Name: Dr. Alexandria Holloway

Address: 11026-4 SW 132nd Pl Miami, FL 33186

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 Eske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Anthony
Recio
Spoke

Today's Date: 11/18 BCC Mtg. Date: 11/8 Agenda Item#: APP # 4

Subject: CDMP APP. NO. 4

Name: EDWARD MARRAS, ESQ.

Address: 2525 PONCE DE LEON BLVD Ste 700

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: VENEZIALAKES 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 Eske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 4

Subject: Green City Miami

Name: Victor Flores

Address: 8828 SW 151 st, Miami FL 33196

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 Entepret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: application 7

Subject: The Green City Miami

Name: Leslie Cajigas

Address: 11343 SW 146 Ct Miami, FL 33186

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 Public Hearing Items Only)

Today's Date: 11-18-15 BCC Mtg. Date: _____ Agenda Item#: # 17

Subject: The green city project.

Name: Josephine Morgenstern.

Address: 11301 SW 146 Court Miami FL 33186

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 Entèpret?* Creole/Kreyol

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FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: The Green city PROJECT

Name: Carlos Rodriguez

Address: 11750 SW 171 TERR Miami, FL 33177

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 Entepretè?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City Miami

Name: Thania Exposito

Address: 14661 SW 114 Ave, Miami, FL 33186

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 Entèpre?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City Miami

Name: Steven Exposito

Address: 14661 SW 114 Ave, Miami, FL 33186

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 *Eske w bezwen yon Entèprèt?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: _____ Agenda Item#: Application No. 7

Subject: Green City

Name: Daniela Steiter

Address: 13953 SW 66th St. Apt. 304

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

Eske w bezwen yon Entèprèt?

Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: Application 7
Subject: Green City Project
Name: Ronda Fleiter
Address: 10621 Hammocks Blvd #437 Miami FL 33196

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 Public Hearing Items Only)

Today's Date: 11/8/15 BCC Mtg. Date: _____ Agenda Item#: Application 7

Subject: Green City Project

Name: Aurora Beauchamp

Address: 13771 Sw 115 Lane Miami, Fl. 33186

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 Public Hearing Items Only)

Today's Date: 11-18-2015 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City

Name: Maureen Escobar

Address: 13771 Sw 115 Lane Miami, Florida 33186

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 *Eske w bezwen yon Entèprèt?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/19 BCC Mtg. Date: _____ Agenda Item#: Application 7

Subject: Green City Miami

Name: Jonan Morales

Address: 8115 SW 158th 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 Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City Miami

Name: Rosivette Santiago

Address: 11323 SW 160 PL, Miami FL 33196

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 Eske w bezwen yon Entepret? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 7
Subject: Coreen City Miami
Name: Alanna Dugue
Address: 14401 SW 88th Miami FL 33186

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 Entepret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: _____ Agenda Item#: Application 7

Subject: Green City Miami

Name: Joicie Ruure

Address: 10109 SW 116th Ave. MF 33196

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 Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: # 7

Subject: Green City Miami

Name: Nadim Jamid

Address: 16672 SW 79 Way

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 Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: 11/18/2015 Agenda Item#: Application #7

Subject: Green City Miami

Name: Jeovanna Dominguez Valdivieso

Address: 15222 SW 115 Terrace

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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: GREEN CITY MIAMI

Name: LEILA HARRIS

Address: 10108 SW 166 AVE MIAMI, FL 33196

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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City Miami

Name: Giovanni DiCastro

Address: 10041 SW 162 CT Miami, FL 33196

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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 1/18/15 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City

Name: Felton Harris

Address: 10108 SW 166th 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

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City Project

Name: Ashley Martinez

Address: 16072 SW 79 Way

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 Eske w bezwen yon Entepret? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City Miami

Name: Andrew Steven Exposito

Address: 14661 SW 114 TERR Miami, FL 33186

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 Public Hearing Items Only)

Today's Date: 11-18-2015 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City Miami

Name: Rosalina Cajigas

Address: 11301 S.W. 146th Miami FL 33184

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 Public Hearing Items Only)

Today's Date: 11/18/19 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: green city miami

Name: Manuel Cajigas

Address: 11301 SW 145 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 *Eske w bezwen yon Entepret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: Application 7
Subject: Green City Project
Name: Saul Beauchamp
Address: Ancen 13771 SW 115 Lane, Miami FL 33136

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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City Project

Name: Pamela Josephs

Address: 13735 S.W. 100th Terr. Miami, Fla 33186

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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: Application #7

Subject: GREEN CITY

Name: Suzette Knight

Address: 13735 SW 100 TERRACE, MIA FL 33186

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: GREEN CITY
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 Eske w bezwen yon Entèpret? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: Application 7

Subject: Green City Project

Name: Vicky Kei

Address: 14462 SW 115 St, Miami, FL 33186

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 Public Hearing Items Only)

Today's Date: 11/14 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City

Name: Alex Hernandez

Address: 4319 SW 164 place Miami FL 33185

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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 7

Subject: Green City Miami

Name: Nichole Rodriguez

Address: 14401 Sw 88 St Miami FL 33186

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 Entèpretr?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11-18-15 BCC Mtg. Date: _____ Agenda Item#: 4th

Subject: Green City Project

Name: Micaise Conde

Address: 15599 S.W. 106 lane

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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: _____ Agenda Item#: #7

Subject: Green City Miami

Name: Gloria L. Morgan

Address: 8513 SW 147th Ct, Miami FL 33193

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 Public Hearing Items Only)

Today's Date: 11-18-15 BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Green City Project

Name: Jay Alvarez - Yairon

Address: 15985 SW 140St, Miami, FL 33196

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 Entèpret? Creole/Kreyol

AGAINST

SPEAKER'S CARD

(4A)

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 4/18/15 BCC Mtg. Date _____ Agenda Item # 7
UDB

Subject GREEN CITY

Name: VALERIE ROBBIN

Address: 730 PALERMO AVE CORAL GABLES 33134

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: SIERRA CLUB / _____ / _____
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date 11/18/15 Agenda Item # 7

Subject Green City — Hold The Line — Deny do not ~~Transmit~~
Transmit

Name: LARA Reynolds

Address: 5530 Sunset Drive Miami FL 33143

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: TRIPAM Adubson Society
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date 11/19/15 Agenda Item # 7 4A

Subject Application 7

Name: Julie Dick

Address: 104 Crandon Blvd Apt 2/B Key Biscayne FL

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: Tropical Audubon Society Everglades Law Center
Organization Firm Client

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

AGAINST Speaker's Card (For Appearance Before the Board of County Commission)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: 4A1.

Subject: Applications for ~~CDMP~~, 2015^{May} CDMP Cycle

Name: Celeste de Palma

Address: 4500 Biscayne Blvd, Suite 205, Miami, FL 33137

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: Audubon Florida
Organization Firm Client

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

Do you require an interpreter?
¿Necesita un intérprete? Spanish/Español ~~Spanish/Español~~
Èske w bezwen yon Entèprèt? Creole/Kreyol

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date 4/18/15 Agenda Item # ~~7~~ 4A

Subject Application # 7

Name: Arlene Samalio

Address: 262 71 SW 162nd Ave

Lobbyist Information: (According to Section 2-11(s) of the Code of Metropolitan Dade County, Florida, a lobbyist is defined as, "all persons, firms or corporations employed or retained by a principle who seeks to encourage the passage, defeat, or modifications of an ordinance, resolution, action, or decision of the County Commission.:")

Are you representing any person, group, or organization? Yes: No:

If yes, please list name: Redland Citizens Assn. / _____
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date _____ Agenda Item # Application #7 Green City
Subject Applications #7 & 8

Name: Bellkis Gonzalez

Address: 6445 SW 164 Ave. M19

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: concerned homeowners

If yes, please list name: _____ / _____ / _____
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(4B)

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date _____ Agenda Item # 8 (4B)

Subject VDB

Name: VALERIE ROBBIN

Address: 730 PALERMO AVE CORAL GABLES

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: SIERRA / CLUB / _____
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date 11/18/15 Agenda Item # 8

Subject Hold The Line — Jerry and do
NOT Transmit

Name: LANA Reynolds

Address: 5530 Sunset Drive, Miami FL 33143

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: Republic Adubon Society
Organization Firm Client

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

AGAINST

SPEAKER'S CARD

(4 B)

(For Appearance Before the Board of County Commissioners)

* For your convenience, this form is provided in a fillable format and can be completed on your computer

Today's Date 11/18/15 BCC Mtg. Date 11/18/15 Agenda Item # UDB-App #8

Subject Application #8 → comment combined under application #7. No need to repeat.

Name: Celeste De Palma

Address: 4500 Biscayne Blvd, #205, 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 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: Audubon Florida / _____
Organization Firm Client

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

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11.18.15 BCC Mtg. Date: 11.18.15 Agenda Item#: 4C

Subject: Application #9 - William Trail

Name: Clavelia Fentel

Address: 90 SW 3rd ST, PH12, Miami, FL, 33130

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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: _____ Agenda Item#: 4C (APPLICATION 9)

Subject: LUDLUM TRAIL

Name: VALERIE ROBBIN

Address: 730 PALERMO AVE CORAL GABLES

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: SIERRA CLUB
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 Public Hearing Items Only)

Today's Date: 11/19/15 BCC Mtg. Date: _____ Agenda Item#: 4C

Subject: Rudlam Trail Appl #9

Name: S. Peter Capua

Address: 7280 SW 69th Court Miami, FL 33143

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: Rudlam Trail Neighbors Lisa Vale
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 Entepretè?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: 4C

Subject: App. #9

Name: Frankie Ruiz

Address: 3575 W Glencoe 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: Friends of the Ludlam Trail Organization Firm Client

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

Do you require an interpreter?
¿Necesita un intérprete? Spanish/Español Éske w bezwen yon Entepret? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11-18-15 BCC Mtg. Date: _____ Agenda Item#: 9

Subject: TRAIL

Name: Eleanor Quigley

Address: 3470 SW 75 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: Waterway Neighborhood 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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

left

FROM THE LOBBY

Today's Date: 11-18-2015 BCC Mtg. Date: _____ Agenda Item#: 4C

Subject: Ludlam Trail APPLICATION #9

Name: Lenora Bach

Address: 7600 SW 69 Ave. Miami, FL 33143

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 Entepret? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/15 BCC Mtg. Date: 11/18/15 Agenda Item#: 9

Subject: Lullum Trail

Name: LAURA Reynolds

Address: 5530 Sunset Drive, Miami FL 33143

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: TRP Architects Adubson Society
Organization Firm Client

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

Do you require an interpreter?

¿Necesita un intérprete? Spanish/Español Eske w bezwen yon Entèprèt? Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/19 BCC Mtg. Date: _____ Agenda Item#: 9

Subject: _____

Name: Peter Rabbino

Address: 5961 SW 63 Ave, Miami

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 Entepret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: 11/18/2015 Agenda Item#: 9.

Subject: Ludlum trail

Name: Anthony Garcia

Address: 6815 SW 57 terrace

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: Friends of Ludlum trail
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 Entepret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: _____ BCC Mtg. Date: 11/18/15 Agenda Item#: 4 C

Subject: APPLICATION 9

Name: Bob Welsh

Address: 7437 SW 64 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 Entepret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

** with recommendations*

#4C

Today's Date: _____ BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Ludlam Trail - App # 9

Name: Lisa Vale

Address: 6961 SW 62 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: LTNA

Organization	Firm	Client
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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 Entèpret?* Creole/Kreyol

FOR Speaker's Card (For Public Hearing Items Only)

Today's Date: 11/18/2015 BCC Mtg. Date: 11/18/2015 Agenda Item#: 4C

Subject: LUDLAM TRAIL AMENDMENT # 9

Name: STUART GRANT

Address: 6991 SW 66TH ST MIAMI, FL 33143

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 Public Hearing Items Only)

#9

Today's Date: _____ BCC Mtg. Date: _____ Agenda Item#: _____

Subject: Ludlam Transit

Name: Gary Held

Address: 9226 SW 150 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: _____

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