

**APPLICATION TO AMEND THE
LAND USE PLAN MAP OF THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

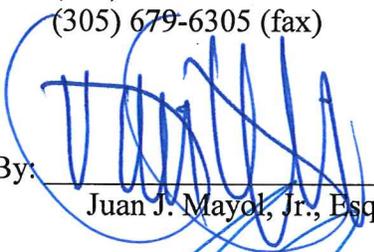
1. APPLICANT

Lucky Start At The Hammocks, LLC
c/o Jorge Fernandez, Manager
8785 SW 165th Avenue, Suite 301
Miami, Florida 33193

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PLANNING & ZONING
METROPOLITAN PLANNING SECT

2. APPLICANT'S REPRESENTATIVES

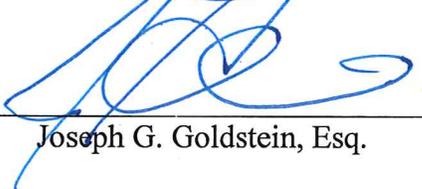
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By: 

Juan J. Mayol, Jr., Esq.

7-18-12

Date

By: 

Joseph G. Goldstein, Esq.

7/18/12

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Changes to the Land Use Plan Map. Applicant requests changes to the Land Use Plan (LUP) map designation on the subject property from "Industrial and Office" to "Business and Office," "Medium Density Residential," and "Low-Medium Density Residential."

B. Description of the Subject Property (the "Property").

The Property contains approximately ±54.42 gross acres (±53.47 net acres) and is located on the east side of theoretical S.W. 152nd Avenue between Hammocks

Boulevard and S.W. 120th Street, in Section 09, Township 55 South, Range 39 East. The Property comprises a portion of Tract "A" of Amerifirst Park, according to the Plat thereof, as recorded in Plat Book 124, at Page 65, of the Public Records of Miami-Dade County, Florida, and is more particularly described in Exhibit "A" to this application.

C. Gross and Net Acreage.

Application area: ±54.42 gross acres (±53.47 net acres)
Acreage Owned by Applicant: Same as above.

D. Requested Change.

Applicant requests that the Property be re-designated on the Land Use Plan map from INDUSTRIAL AND OFFICE to BUSINESS AND OFFICE on +/-7.07 gross acres (identified as Parcel B), MEDIUM DENSITY RESIDENTIAL (13 to 25 DU/AC) on +/-17.7 gross acres (identified as Parcel C), and LOW-MEDIUM DENSITY RESIDENTIAL (6 to 13 DU/AC) on +/-28.7 gross acres (identified as Parcels A and D).

4. REASONS FOR AMENDMENT

The Applicant is requesting the re-designation of the Property from "Industrial and Office" to "Business and Office," "Medium Density" residential, and "Low-Medium Density" residential. The Property consists of ±54.42 gross acres (±53.47 net acres) and is located on the east side of theoretical S.W. 152nd Avenue between Hammocks Blvd. and S.W. 120th Street, within The Hammocks Development of Regional Impact ("DRI"). The Hammocks, one of the first DRIs in the State, was originally approved in 1974 as a 1,096 acre mixed-use development that featured an array of residential housing types, retail, industrial and office uses, and community facilities including parks, lakes, and schools. Over the last 38 years, The Hammocks has been developed into a well-known enclave in the West Kendall community. The Property, however, has remained vacant.

The Property has direct frontage on two major roadways S.W. 120th Street and Hammocks Boulevard. The lack of development on the Property, despite the development of the surrounding community, is evidence that the "Industrial and Office" designation is not the most appropriate designation for the Property. The proposed land use designations will enable the Property to be rezoned and developed with a mix of attached and detached housing units and commercial uses. The approval of these requests will help to meet the existing and increasing demand for residential housing and business-type services that are essential to the growing population of residents in the surrounding community and will provide easily accessible commercial space to serve those residents.

Current Miami-Dade County population projections show a sustained demand for housing through the year 2025, ranging from 14,155 to 11,441 dwelling units per year from 2008 through the 2025. Based on countywide supply and demand, the remaining residential capacity

of vacant land within the UDB is projected to be depleted in the year 2018. Single-family supply is projected to be exhausted in 2014, less than 18 months from now. The Property is located in Minor Statistical Area (MSA) 6.2. MSA 6.2 is generally bounded by S.W. 88th Street (North Kendall Drive) on the north, S.R. 821 on the east, S.W. 184th Street on the south, and S.W. 197th Avenue on the west. MSA 6.2, including the Property, is located in the larger South Central Planning Analysis Tier, in the subtier which lies to the west of the Homestead Extension of Florida's Turnpike (HEFT). In accordance with the Population Estimates and Projections for the years 2000, 2015, and 2025, the South Central Tier has sufficient capacity to accommodate projected demand through the year 2017 only. Single-family supply was projected to be exhausted by 2011, whereas the multi-family supply is projected to be depleted beyond 2025. While commercial land in MSA 6.2 is projected to be depleted in the year 2022, commercial land in the adjacent MSA 6.1 will be exhausted in 2015, less than three years from today. The data indicates an urgent need for additional residential and commercial land supply not only in this region of Miami-Dade County but countywide. As a contrast, the countywide supply of vacant industrial land is projected to be sufficient through 2039.

The proposed amendments are consistent with the Goals, Objectives and Policies of the Comprehensive Development Master Plan elements. The proposed development of the Property with a mix of residential and business uses will be more compatible with the character of the surrounding area than the existing "Industrial and Office" designation. The Hammocks is a well-established residential development with pockets of community-oriented retail. The addition of new housing options and neighborhood retail will serve as infill development that will accommodate the projected population or economic growth of the West Kendall community. With respect to connectivity and accessibility, the Property is located along Metrobus routes 104, 136, and 204, which connect to the MetroRail, Miami-Dade Transit Park & Ride lots, Miami-Dade College, various commercial corridors, and area retail. The proximity of the Property to the Metrobus routes will promote transit ridership and pedestrianism for its residents, their visitors, and patrons of the "Business and Office" portion of the development.

Based on the foregoing, the Applicant believes that the approval of this application would be a timely improvement to the Land Use Plan map and will help to satisfy the inadequate supply of residential and commercial services within the UDB. Furthermore, the approval of the proposed amendments will promote infill development for this otherwise highly developed portion of West Kendall and, in effect, facilitate the completion of The Hammocks DRI development program.

Accordingly, approval of the requested Amendment would advance the following CDMP objectives and policies:

LAND USE OBJECTIVE 1: The location and configuration of Miami-Dade County's urban growth through the year 2025 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.

LAND USE POLICY 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.

LAND USE POLICY 1E. In planning and designing all new residential development and redevelopment in the county, Miami-Dade County shall vigorously promote implementation of the "Guidelines for Urban Form" contained in the "Interpretation of The Land Use Plan Map" text adopted as an extension of these policies.

LAND USE POLICY 1F. To promote housing diversity and to avoid creation of monotonous developments, Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities through its area planning, zoning, subdivision, site planning and housing finance activities, among others. In particular, Miami-Dade County shall review its zoning and subdivision practices and regulations and shall amend them, as practical, to promote this policy.

LAND USE POLICY 1G: Business developments shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections, and not in continuous strips or as isolated spots, with the exception of small neighborhood nodes. Business developments shall be designed to relate to adjacent development, and large uses should be planned and designed to serve as an anchor for adjoining smaller businesses or the adjacent business district. Granting of commercial or other non-residential zoning by the County is not necessarily warranted on a given property by virtue of nearby or adjacent roadway construction or expansion, or by its location at the intersection of two roadways.

LAND USE POLICY 1O. Miami-Dade County shall seek to prevent discontinuous, scattered development at the urban fringe particularly in the Agriculture Areas, through its CDMP amendment process, regulatory and capital improvements programs and intergovernmental coordination activities.

LAND USE OBJECTIVE 2: Decisions regarding the location, extent and intensity of future land use in Miami-Dade County, and urban expansion in particular, will be based upon the physical and financial feasibility of providing, by the year 2015, all urbanized areas with services at levels of service (LOS) which meet or exceed the minimum standards adopted in the Capital Improvements Element.

LAND USE POLICY 2A. All development orders authorizing new, or significant expansion of existing, urban land uses shall be contingent upon the provision of services at or above the Level of Service (LOS) standards specified in the Capital Improvements Element (CIE).

LAND USE OBJECTIVE 8: 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.

LAND USE POLICY 8B: 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.

LAND USE POLICY 8E. Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider 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; and
- 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.

LAND USE POLICY 8F. The Urban Development Boundary (UDB) should contain developable land having capacity to sustain projected countywide residential demand for a period of 10 years after adoption of the most recent Evaluation and Appraisal Report (EAR) plus a 5-year surplus (a total 15-year Countywide supply beyond the date of EAR adoption). The estimation of this capacity shall include the capacity to develop and redevelop around transit stations at the densities recommended in policy LU-7F. The adequacy of non-residential land supplies shall be determined on the basis of land supplies in subareas of the County appropriate to the type of use, as well as the Countywide supply within the UDB. 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. Tiers, Half-Tiers and combinations thereof shall be considered along with the Countywide supply when evaluating the adequacy of land supplies for regional commercial and industrial activities.

LAND USE OBJECTIVE 10: Energy efficient development shall be accomplished through metropolitan land use patterns, site planning, landscaping, building design, and development of multi-modal transportation systems.

LAND USE POLICY 10A: Miami-Dade County shall facilitate contiguous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed-use projects to promote energy conservation.

5. ADDITIONAL MATERIAL SUBMITTED

In connection with this application, a Notification of a Proposed Change to The Hammocks Development of Regional Impact was submitted to Miami-Dade County, the South Florida Regional Planning Council, and the Department of Economic Opportunity in accordance with Section 2-116.1 of the Miami-Dade County Code and Section 380.06(19) of the Florida Statutes. Additional items in support of this application may be submitted at a later date.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

Attachments: Legal Descriptions for the Property and Parcels - Composite Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"
History and Development Status of the Hammocks DRI – Exhibit "E"
Approved and Proposed Development for the ±53.47 Acres– Exhibit "F"
Trip Generation Analysis of Approved and Proposed Uses – Exhibit "G"
Water, Sewer and Solid Waste Usage and Generation – Exhibit "H"

Composite Exhibit "A"

Legal Description for Property:

LEGAL DESCRIPTION:

A PORTION OF TRACT "A" OF "AMERIFIRST PARK" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE SOUTHWEST CORNER OF SAID TRACT "A"; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9, FOR A DISTANCE OF 2660.44 FEET TO THE CENTER OF SAID SECTION 9; THENCE S87°34'58"W FOR A DISTANCE OF 18.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 720.86 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 34°08'03" TO A POINT OF TANGENCY; THENCE S60°00'00"E FOR A DISTANCE OF 127.20 FEET TO A POINT OF CURVATURE; THENCE 422.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 22°14'00" TO A POINT OF TANGENCY; THENCE S37°46'00"E FOR A DISTANCE OF 50.50 FEET TO A POINT OF INTERSECTION WITH A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9; THENCE S02°20'50"E ALONG SAID LINE FOR A DISTANCE OF 1744.04 FEET TO A POINT OF INTERSECTION WITH A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST $\frac{1}{4}$ OF SAID SECTION 9; THENCE S87°26'00"W ALONG SAID LINE FOR A DISTANCE OF 1040.01 FEET TO THE POINT OF BEGINNING. CONTAINING 2,328,995 SQUARE FEET OR 53.47 ACRES, MORE OR LESS.

Legal Description for "Low-Medium Density Residential" Parcel (Parcels A and D):

Parcel A

BEGIN AT CENTER OF SAID SECTION 9; THENCE S87°34'58"W FOR A DISTANCE OF 18.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 30°39'16" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S33°28'47"W; THENCE S30°09'08"W FOR A DISTANCE OF 44.02 FEET TO A POINT OF CURVATURE; THENCE 397.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 39°35'34" TO A POINT OF INTERSECTION WITH A COMPOUND CURVE; THENCE 269.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°08'05" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 203.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 20°13'42" TO A POINT OF TANGENCY; THENCE S02°20'50"E ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 260.82 FEET; THENCE S87°26'46"W FOR A DISTANCE OF 527.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W ALONG SAID WEST LINE FOR A DISTANCE OF 1612.66 FEET TO THE POINT OF BEGINNING. CONTAINING 697,978 SQUARE FEET OR 16.02 ACRES, MORE OR LESS.

AND

Parcel D

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF AMERIFIRST PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N02°20'50"W ALONG SAID WEST LINE FOR A DISTANCE OF 1047.78 FEET; THENCE N87°26'46"E FOR A DISTANCE OF 527.00 FEET; THENCE S02°20'50"E ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1047.66 FEET; THENCE S87°26'00"W ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 527.00 FEET TO THE POINT OF BEGINNING. CONTAINING 552,144 SQUARE FEET OR 12.68 ACRES, MORE OR LESS.

Legal Description for "Business and Office" Parcel (Parcel B):

COMMENCE AT THE CENTER OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 5.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°52'53"E; THENCE 109.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 04°44'51" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 30°39'16" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE 73.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 03°28'47" TO A POINT OF TANGENCY; THENCE S60°00'00"E FOR A DISTANCE OF 127.20 FEET TO A POINT OF CURVATURE; THENCE 422.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 22°14'00" TO A POINT OF TANGENCY; THENCE S37°46'00"E FOR A DISTANCE OF 50.50 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 246.19 FEET; THENCE S87°39'10"W FOR A DISTANCE OF 545.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N68°12'56"E; THENCE 7.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 00°47'28" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 269.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°08'05" TO A POINT OF INTERSECTION WITH A COMPOUND CURVE; THENCE 397.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 39°35'35" TO A POINT OF TANGENCY; THENCE N30°09'08"E FOR A DISTANCE OF 44.02 FEET TO THE POINT OF BEGINNING. CONTAINING 307,890 SQUARE FEET OR 7.07 ACRES, MORE OR LESS.

Legal Description for "Medium Density Residential" Parcel (Parcel C):

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9, FOR A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF AMERIFIRST PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N87°26'00"E ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 527.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N02°20'50"W ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1308.48 FEET TO A POINT OF CURVATURE; THENCE 195.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 19°26'14" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N68°12'56"E; THENCE N87°39'10"E FOR A DISTANCE OF 545.77 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1497.85 FEET; THENCE S87°26'00"W ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 513.00 FEET TO THE POINT OF BEGINNING, CONTAINING 770,965 SQUARE FEET OR 17.70 ACRES, MORE OR LESS.

3. For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.

<u>APPLICANT</u>	<u>OWNER</u>	<u>LESSEE</u>	<u>CONTRACTOR FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
A				
Lucky Start at the Hammocks, LLC, Property 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: Lucky Start at the Hammocks, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
FERBEN INVESTMENTS, INC., 8785 SW 165 Avenue #301, Miami, Florida 33193,	33.33%
ABAL INVESTMENTS CORPORATION, 8785 SW 165 Avenue #301, Miami, Florida 33193,	33.34%
VEN-AMERICA TRADERS, INC., 8785 SW 165 Avenue #310, Miami, Florida 33193,	33.33%

DISCLOSURE OF INTEREST*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: LUCKY START AT THE HAMMOCKS, LLC, a Florida limited liability company.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>FERBEN INVESTMENTS, INC., 8785 SW 165th Avenue #301, Miami, Florida 33193</u>	<u>33.33%</u>
<u>ABAL INVESTMENTS CORPORATION, 8785 SW 165th Avenue #301, Miami, Florida 33193</u>	<u>33.34%</u>
<u>VEN-AMERICA TRADERS, INC, 8785 SW 165th Avenue #301, Miami, Florida 33193</u>	<u>33.33%</u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 17 day of July, 2012. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)

My commission expires 1/4/2015



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: FERBEN INVESTMENTS, INC.

NAME AND ADDRESS	Percentage of Stock
Jorge Fernandez, 8785 SW 165 th Avenue #301, Miami, Florida 33193	100%
Fernandez L. Alvarez, 8785 SW 165 th Avenue #301, Miami, Florida 33193	0%
Maritza Fernandez, 8785 SW 165 th Avenue #301, Miami, Florida 33193	0%

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

NAME AND ADDRESS	Percentage of Interest

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

NAME AND ADDRESS	Percentage of Ownership

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 17 day of July, 2012. Affiant is personally known to me or has produced _____ as identification.

(Notary Public)

My commission expires 1/4/2015



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: ABAL INVESTMENTS CORPORATION

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Antonio Balestena, 8785 SW 165th Avenue #301, Miami, Florida 33193</u>	<u>48.5%</u>
<u>Loordes Balestena, 8785 SW 165th Avenue #301, Miami, Florida 33193</u>	<u>48.5%</u>
<u>Silvia Mesa</u>	<u>3%</u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>
_____	_____
_____	_____
_____	_____
_____	_____

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>
_____	_____
_____	_____

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 17 day of July, 2012. Affiant is personally known to me or has produced _____ as identification.

[Signature]
(Notary Public)
1/4/2015

My commission expires _____



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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*

If a **CORPORATION** owns or leases the subject property, list principal, stockholders and percent of stock owned by each. [Note: Where principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: VEN-AMERICA TRADERS, INC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Jorge L. Fernandez, 832 Coral Way, Coral Gables, Florida</u>	<u>33.34%</u>
<u>Luis F. Alvarez, 832 Coral Way, Coral Gables, Florida</u>	<u>33.33%</u>
<u>Jose L. Fernandez, 832 Coral Way, Coral Gables, Florida</u>	<u>33.33%</u>

If a **TRUST** or **ESTATE** owns or leases the subject property, list the trust beneficiaries and percent of interest held by each. [Note: Where beneficiaries are other than natural persons, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

TRUST/ESTATE NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Interest</u>

If a **PARTNERSHIP** owns or leases the subject property, list the principals including general and limited partners. [Note: Where partner(s) consist of other partnership(s), corporation(s), trust(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interests].

PARTNERSHIP OR LIMITED PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS</u>	<u>Percentage of Ownership</u>

If there is a **CONTRACT FOR PURCHASE** by a Corporation, Trust or Partnership, list purchasers below including principal officers, stockholders, beneficiaries or partners. [Note: Where principal officers, stockholders, beneficiaries or partners consist of other corporations, trusts, partnerships or similar entities, further disclosure shall be made to identify natural persons having ultimate ownership interests].

NAME OF PURCHASER: _____

NAME AND ADDRESS (if applicable)	Percentage of Interest
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

Date of contract: _____

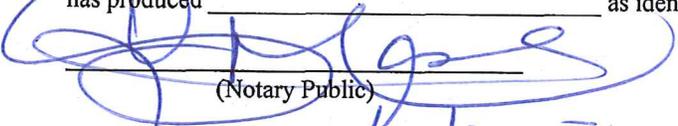
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership or trust:

NOTICE: For changes of ownership or changes in purchase contracts after the date of the application, but prior to the date of final public hearing, a supplemental disclosure of interest is required.

The above is a full disclosure of all parties of interest in this application to the best of my knowledge and belief.

Signature: _____
(Applicant)

Sworn to and subscribed before me this 17 day of July, 2012. Affiant is personally known to me or has produced _____ as identification.


(Notary Public)

My commission expires 1/4/2015



*Disclosure shall not be required of: 1) any entity, the equity interests in which are regularly traded on an established securities market in the United States or another country; or 2) pension funds or pension trusts of more than five thousand (5,000) ownership interests; or 3) 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 every level of ownership and where no one (1) person or entity holds more than a total of five per cent (5%) of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in a 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.

EXHIBIT "C"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANTS / REPRESENTATIVE

Lucky Start at the Hammocks, LLC / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The Property consists of approximately ± 54.42 gross acres (± 53.47 net acres) of land located in Section 09, Township 55, Range 39, in unincorporated Miami-Dade County, Florida. The Property lies on the east side of theoretical S.W. 152nd Avenue between Hammocks Blvd. and S.W. 120th Street, and is more specifically described in Exhibit "A" to this application.

LOCATION MAP

LEGAL AND SKETCH

SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of N02°20'50"W along the West line of the Southeast ¼ of Section 9, Township 55 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

POB	Point of Beginning	R	Radius
SEC.	Section	Δ	Central Angle Of Curve
SF	Square Feet	L	Length

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

By: _____
Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24 | DATE: 6-26-12 | DRAWN: BBL | CHECKED: AS | SCALE: AS NOTED



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CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL A

SHEET 1 OF 3 SHEETS

A B

LEGAL AND SKETCH

LEGAL DESCRIPTION:

A PORTION OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT CENTER OF SAID SECTION 9; THENCE S87°34'58"W FOR A DISTANCE OF 18.65 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°02'49"E; THENCE 129.21 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 05°34'55" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 30°39'16" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS S33°28'47"W; THENCE S30°09'08"W FOR A DISTANCE OF 44.02 FEET TO A POINT OF CURVATURE; THENCE 397.34 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 39°35'34" TO A POINT OF INTERSECTION WITH A COMPOUND CURVE; THENCE 269.36 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°08'05" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 203.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 20°13'42" TO A POINT OF TANGENCY; THENCE S02°20'50"E ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 260.82 FEET; THENCE S87°26'46"W FOR A DISTANCE OF 527.00 FEET TO A POINT ON THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W ALONG SAID WEST LINE FOR A DISTANCE OF 1612.66 FEET TO THE POINT OF BEGINNING. CONTAINING 697,978 SQUARE FEET OR 16.02 ACRES, MORE OR LESS.

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24

DATE: 6-26-12

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



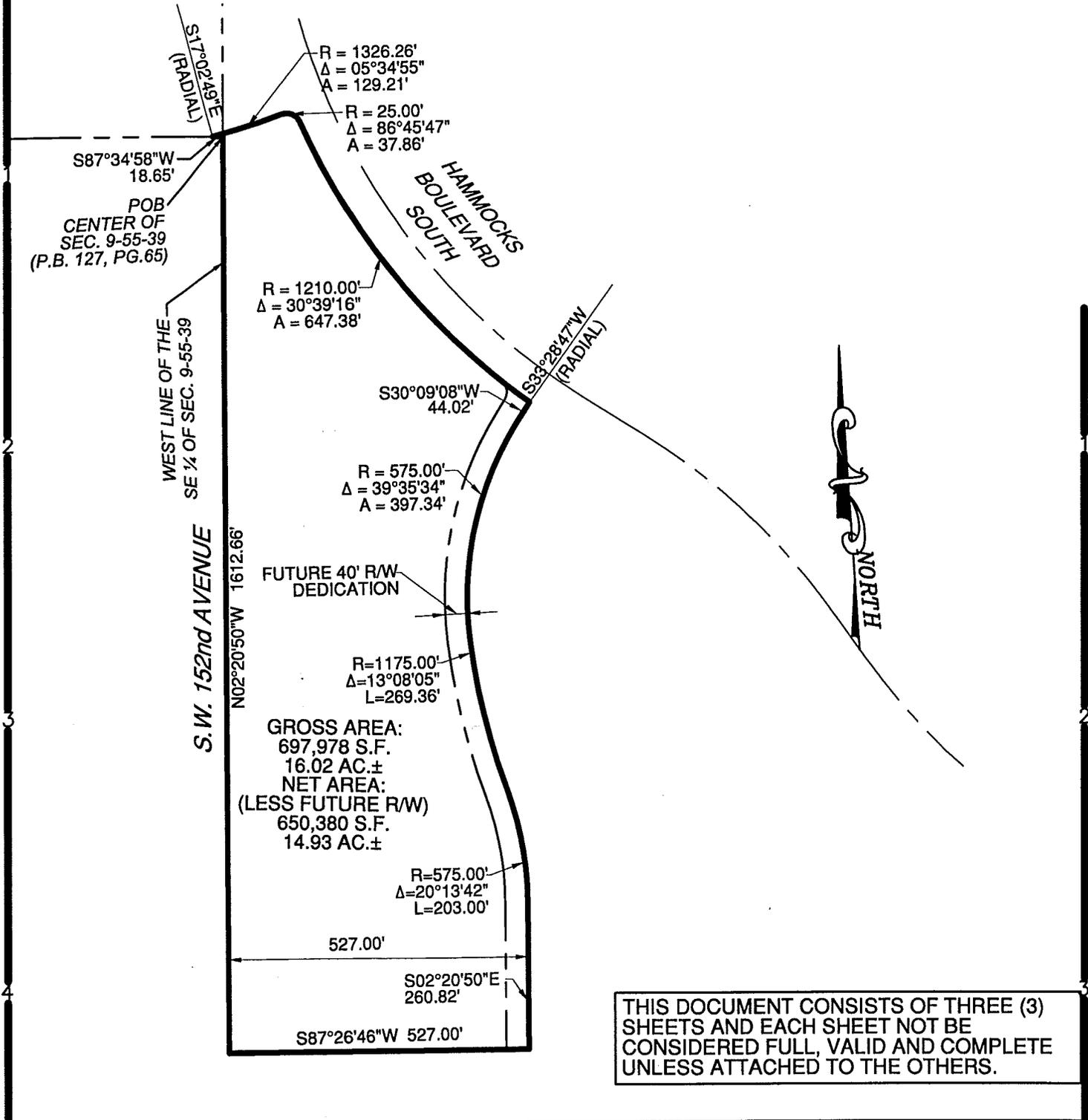
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CONSULTING ENGINEERS, INC.

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PARCEL A

SHEET 2 OF 3 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



PROJ. NO: 2012 24 | DATE: 6-26-12 | DRAWN: BBL | CHECKED: AS | SCALE: NTS

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PARCEL A
SHEET 3 OF 3 SHEETS

LEGAL AND SKETCH

SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of N02°20'50"W along the West line of the Southeast ¼ of Section 9, Township 55 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

POC	Point of Commencement	R	Radius
POB	Point of Beginning	Δ	Central Angle Of Curve
SEC.	Section	A	Length
		SF	Square Feet

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

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By: _____
Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2012 24

DATE: 7-17-12

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



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CONSULTING ENGINEERS, INC.

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PARCEL B

SHEET 1 OF 3 SHEETS

LEGAL AND SKETCH

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE CENTER OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 5.02 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS S17°52'53"E; THENCE 109.89 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1326.26 FEET AND A CENTRAL ANGLE OF 04°44'51" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 37.86 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 86°45'47" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 647.38 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 30°39'16" TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE 73.48 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1210.00 FEET AND A CENTRAL ANGLE OF 03°28'47" TO A POINT OF TANGENCY; THENCE S60°00'00"E FOR A DISTANCE OF 127.20 FEET TO A POINT OF CURVATURE; THENCE 422.97 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1090.00 FEET AND A CENTRAL ANGLE OF 22°14'00" TO A POINT OF TANGENCY; THENCE S37°46'00"E FOR A DISTANCE OF 50.50 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 246.19 FEET; THENCE S87°39'10"W FOR A DISTANCE OF 545.77 FEET TO A POINT OF INTERSECTION WITH A NON-TANGENT CURVE, A RADIAL LINE TO SAID POINT BEARS N68°12'56"E; THENCE 7.94 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 00°47'28" TO A POINT OF INTERSECTION WITH A REVERSE CURVE; THENCE 269.36 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 1175.00 FEET AND A CENTRAL ANGLE OF 13°08'05" TO A POINT OF INTERSECTION WITH A COMPOUND CURVE; THENCE 397.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 39°35'35" TO A POINT OF TANGENCY; THENCE N30°09'08"E FOR A DISTANCE OF 44.02 FEET TO THE POINT OF BEGINNING. CONTAINING 307,890 SQUARE FEET OR 7.07 ACRES, MORE OR LESS.

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24

DATE: 7-17-12

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



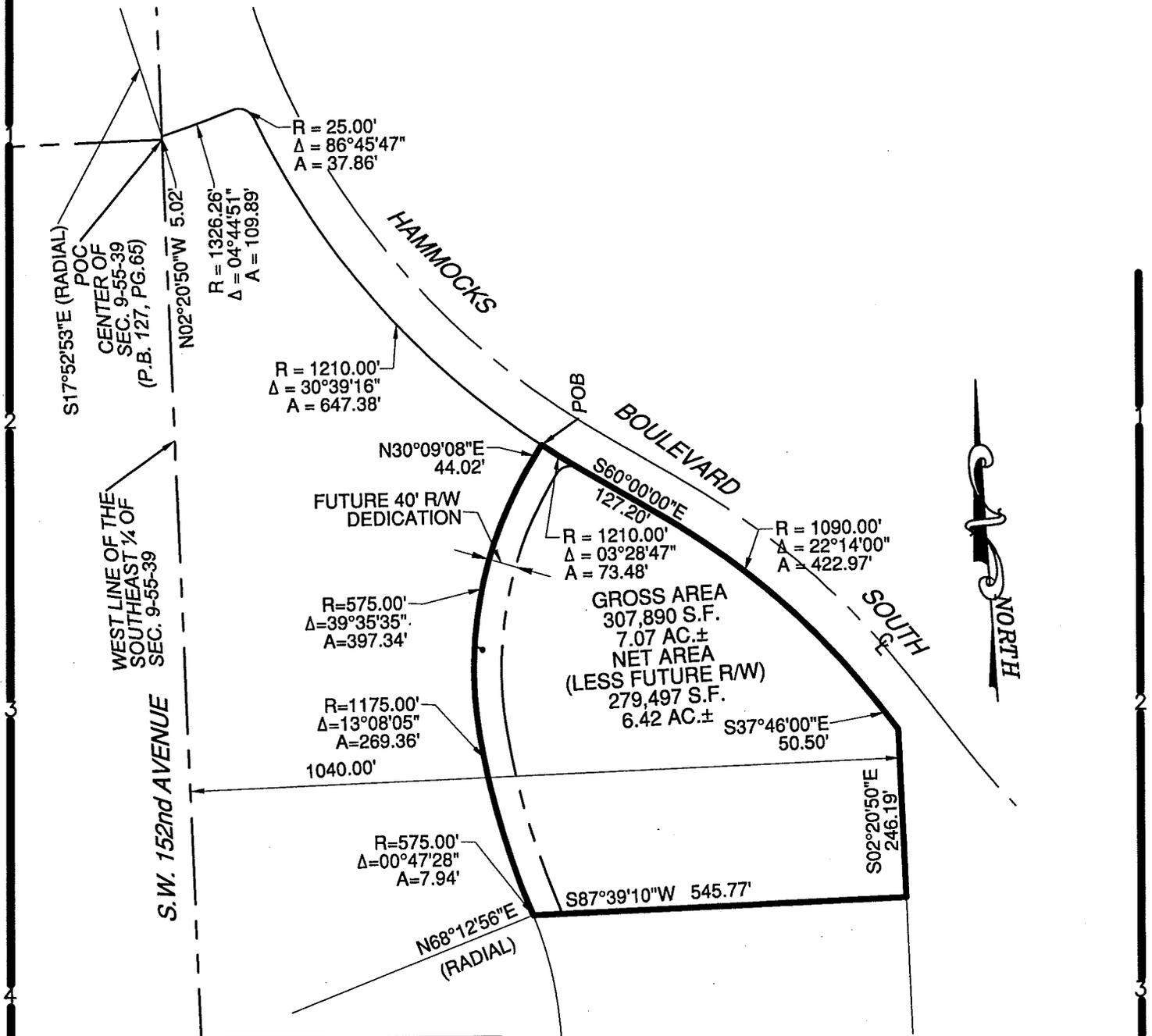
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PARCEL B

SHEET 2 OF 3 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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PROJ. NO: 2012 24	DATE: 7-17-12	DRAWN: BBL	CHECKED: AS	SCALE: NTS
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CONSULTING ENGINEERS, INC.
329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL B
SHEET 3 OF 3 SHEETS

LEGAL AND SKETCH

SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of N02°20'50"W along the West line of the Southeast ¼ of Section 9, Township 55 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

POC	Point of Commencement	R	Radius
POB	Point of Beginning	Δ	Central Angle Of Curve
SEC.	Section	A	Length
		SF	Square Feet

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.
Ludovici and Orange Consulting Engineers Inc. L.B. #1012

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By: _____
Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

PROJ. NO: 2012 24

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DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL C

SHEET 1 OF 3 SHEETS

LEGAL AND SKETCH

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9, FOR A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF AMERIFIRST PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA; THENCE N87°26'00"E ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 527.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE N02°20'50"W ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1308.48 FEET TO A POINT OF CURVATURE; THENCE 195.06 FEET ALONG THE ARC OF A CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 575.00 FEET AND A CENTRAL ANGLE OF 19°26'14" TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, A RADIAL LINE TO SAID POINT BEARS N68°12'56"E; THENCE N87°39'10"E FOR A DISTANCE OF 545.77 FEET; THENCE S02°20'50"E ALONG A LINE 1040.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1497.85 FEET; THENCE S87°26'00"W ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 513.00 FEET TO THE POINT OF BEGINNING. CONTAINING 770,965 SQUARE FEET OR 17.70 ACRES, MORE OR LESS.

THIS DOCUMENT CONSISTS OF THREE (3) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24 | DATE: 7-17-12 | DRAWN: BBL | CHECKED: AS | SCALE: AS NOTED



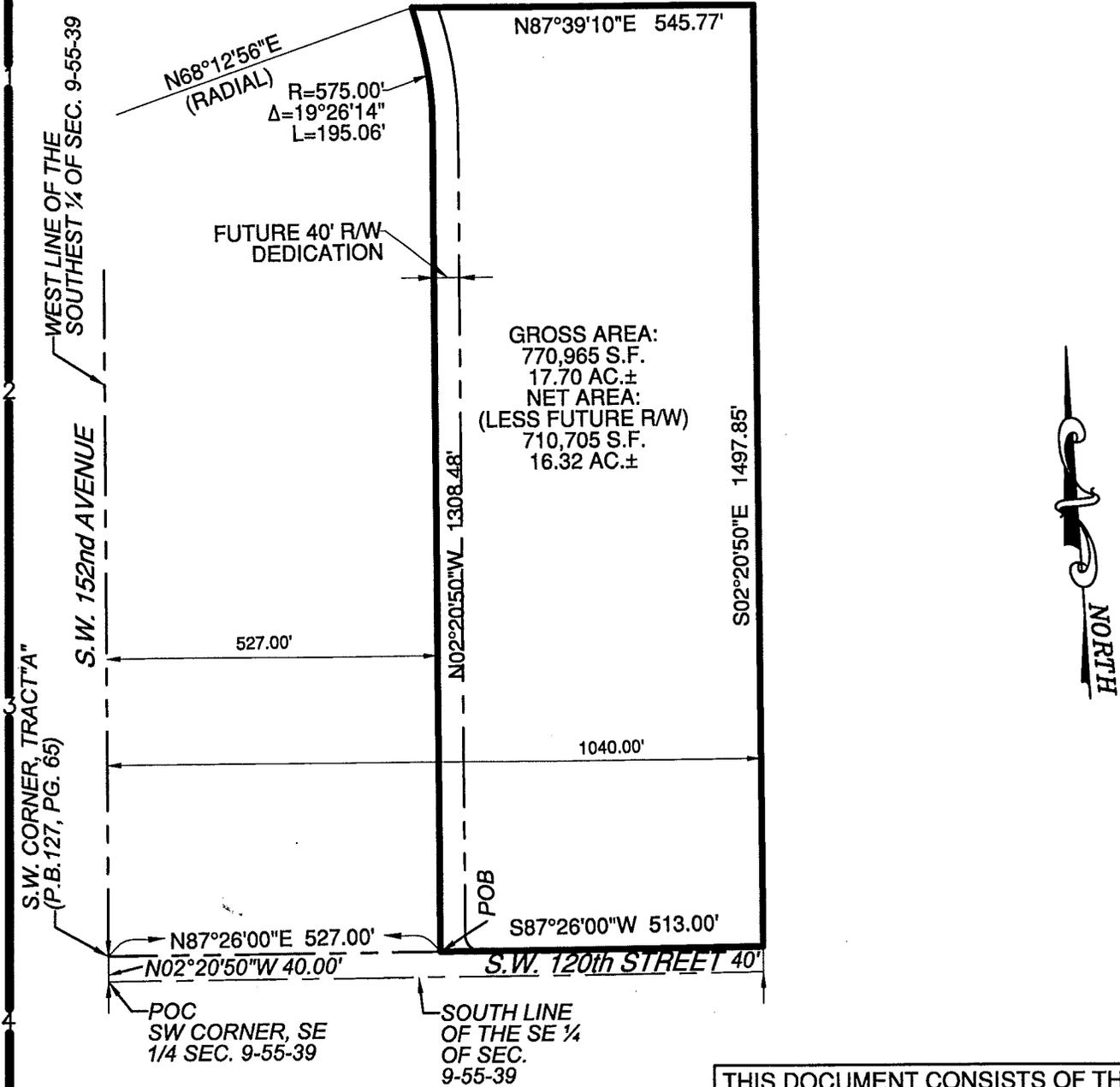
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PARCEL C

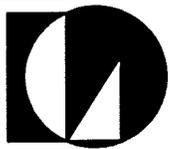
SHEET 2 OF 3 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



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PROJ. NO: 2012 24 DATE: 7-17-12 DRAWN: BBL CHECKED: AS SCALE: NTS



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL C

SHEET 3 OF 3 SHEETS

LEGAL AND SKETCH

SURVEYOR'S NOTES:

1. Bearings are based on an assumed value of N02°20'50"W along the West line of the Southeast ¼ of Section 9, Township 55 South, Range 39 East in Miami-Dade County, Florida.
2. The survey map and report or the copies thereof are not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.
3. This sketch does not represent a land survey.
4. Additions or deletions to survey maps or reports by other than the signing party or parties is prohibited without written consent of the signing party or parties.

LEGEND:

POB Point of Beginning SF Square Feet
SEC. Section

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHEAST ¼ OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST IN MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF THE SOUTHEAST ¼ OF SAID SECTION 9; THENCE N02°20'50"W, AS BASIS OF BEARING ALONG THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 40.00 FEET TO THE SOUTHWEST CORNER OF TRACT "A" OF AMERIFIRST PARK ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 127 AT PAGE 65 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA AND ALSO BEING THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND; THENCE CONTINUE N02°20'50"W ALONG SAID WEST LINE FOR A DISTANCE OF 1047.78 FEET; THENCE N87°26'46"E FOR A DISTANCE OF 527.00 FEET; THENCE S02°20'50"E ALONG A LINE 527.00 FEET EAST OF AND PARALLEL TO THE WEST LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 1047.66 FEET; THENCE S87°26'00"W ALONG A LINE 40.00 FEET NORTH OF AND PARALLEL TO THE SOUTH LINE OF THE SOUTHEAST ¼ OF SAID SECTION 9 FOR A DISTANCE OF 527.00 FEET TO THE POINT OF BEGINNING. CONTAINING 552,144 SQUARE FEET OR 12.68 ACRES, MORE OR LESS.

SURVEYOR'S CERTIFICATE:

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 5J-17.051. Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

Ludovici and Orange Consulting Engineers Inc. L.B. #1012

By: _____

Arturo A. Sosa
Surveyor and Mapper 2629
State of Florida

THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24

DATE: 7-17-12

DRAWN: BBL

CHECKED: AS

SCALE: AS NOTED



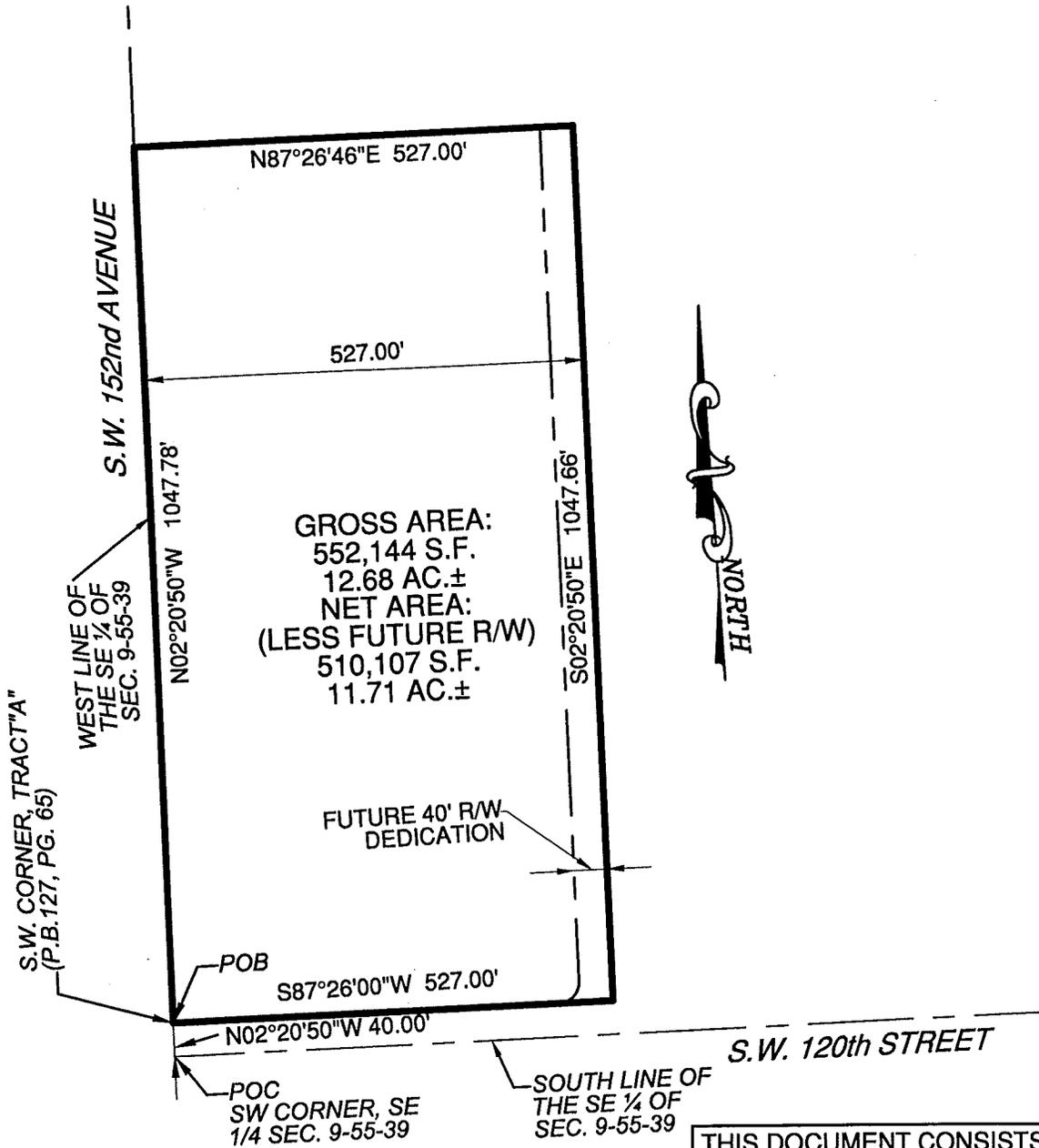
LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL D

SHEET 1 OF 2 SHEETS

SKETCH TO ACCOMPANY LEGAL DESCRIPTION



THIS DOCUMENT CONSISTS OF TWO (2) SHEETS AND EACH SHEET NOT BE CONSIDERED FULL, VALID AND COMPLETE UNLESS ATTACHED TO THE OTHERS.

PROJ. NO: 2012 24

DATE: 7-17-12

DRAWN: BBL

CHECKED: AS

SCALE: NTS



LUDOVICI & ORANGE
CONSULTING ENGINEERS, INC.

329 PALERMO AVENUE, CORAL GABLES, FLORIDA 33134 • 305/448-1600 • LB 1012

PARCEL D

SHEET 2 OF 2 SHEETS

Attachment E

History and Development Status of the Hammocks DRI Development Program

TABLE 1A
KENDALL PARADISE - HAMMOCKS DRI
STATUS OF THE HAMMOCKS DRI DEVELOPMENT PROGRAM

11/1/2012

Use	Hammocks DRI	Approved Program	Built Program	Unbuilt Program
Residential Uses	Parcel No.	Dwelling Units	Dwelling Units	Dwelling Units
Single-Family	1, 2, 3	229	226	3
Minimum Density Apartments	5-21, 37	2,925	2,166	759
Garden Apartments	4, 22, 23, 25	1,545	774	771
Mid Rise Apartments	24, 26-30	3,356	2,358	998
Apartment/Hotel	31	248	240	8
Total Residential Units		8,303	5,764	2,539
Use	Hammocks DRI	Approved Program	Built Program	Unbuilt Program
Non-Residential Uses	Parcel No.	1ST Net Acreage	1ST Net Acreage	Difference
Schools, Parks, Tennis Center	32-36, 41	77.07	77.07	0.00
General Business	38, 39, 40	38.21	38.21	0.00
Industrial [1]	42	102.93	49.46	53.47
Lakes and Buffers	43-49	111.24	111.24	0.00
Total Non-Residential Acreage		329.45	275.98	53.47
Development Status of the General Business and Industrial Parcels in the Hammocks DRI				
Non-Residential Uses	Parcel No.	Approved SF	Built SF	Unbuilt SF
General Business	38, 39, 40	437,239	437,239	0
Industrial [2]	42	1,699,626	540,026	1,159,600

Note [1] - The actual net acreage for the built and unbuilt portions of Industrial Parcel 42 is 102.93 acres as measured by the Miami-Dade County Property Appraiser's website for the following :

- * Folio No. 30-5909-014-0010 - 49.46 Acres - Beckman Coulter site at 11860 SW 147 Avenue - 540,026 SF built
- * Folio No. 30-5909-014-0011 - 2.05 Acres (rounded up to 2.06 acres) for Lucky Start at the Hammocks, LLC
- * Folio No. 30-5909-014-0012 - 51.41 Acres - Lucky Start at the Hammocks, LLC

Note [2] - The approved square footage for Industrial Parcel 42 is 1,699,626 based on the following:

- * 540,026 SF of Industrial and Office use built on 49.46 acres at 11860 SW 147 Avenue.
- * 1,159,600 SF of Industrial and Office use approved for T-Plat T-22873 to be located on 51.41 acres.

TABLE 1B
KENDALL PARADISE - HAMMOCKS DRI
STATUS OF THE HAMMOCKS DRI DEVELOPMENT PROGRAM WITH PROPOSED CHANGES

11/1/2012

Use	Hammocks DRI	Approved Program	Built Program	Unbuilt Program	New Units Parcel 50	Percent Change	New DRI Total	Built + New Units
Residential Uses	Parcel No.	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units	Dwelling Units
Single-Family	1, 2, 3	229	226	3	89	38.86%	318	315
Minimum Density Apartments	5-21, 37	2,925	2,166	759	138	4.72%	3,063	2,304
Garden Apartments	4, 22, 23, 25	1,545	774	771	0	0.00%	1,545	774
Mid Rise Apartments	24, 26-30	3,356	2,358	998	384	11.44%	3,740	2,742
Apartment/Hotel	31	248	240	8	0	0.00%	248	240
Total Residential Units		8,303	5,764	2,539	611	7.36%	8,914	6,375
Use	Hammocks DRI	Approved Program	Built Program	Unbuilt Program	New Program Parcel 51	Percent Change	New DRI Total	Built + New Program
Non-Residential Uses	Parcel No.	1st Net Acreage	1st Net Acreage	Difference	Acreage	Acreage	Acreage	Acreage
Schools, Parks, Tennis Center	32-36, 41	77.07	77.07	0.00	0.00	0.00%	77.07	77.07
General Business	38, 39, 40	38.21	38.21	0.00	7.07	18.50%	45.28	45.28
Industrial [1]	42	102.93	49.46	53.47	-53.47	-51.95%	49.46	49.46
Lakes and Buffers	43-49	111.24	111.24	0.00	0.00	0.00%	111.24	111.24
Total Non-Residential Acreage		329.45	275.98	53.47	-46.40	-14.08%	283.05	283.05
Development Status of the General Business and Industrial Parcels in the Hammocks DRI								
Non-Residential Uses	Parcel No.	Approved SF	Built SF	Unbuilt SF	Change in SF Parcel 51	Percent Change	New DRI Total	Built + New Program
General Business	38, 39, 40	437,239	437,239	0	50,000	11.44%	487,239	487,239
Industrial [2]	42	1,699,626	540,026	1,159,600	-1,159,600	-68.23%	540,026	540,026

Note [1] - The actual net acreage for the built and unbuilt portions of Industrial Parcel 42 is 102.93 acres as measured by the Miami-Dade County Property Appraiser's website for the following :

- * Folio No. 30-5909-014-0010 - 49.46 Acres - Beckman Coulter site at 11860 SW 147 Avenue - 540,026 SF built
- * Folio No. 30-5909-014-0011 - 2.05 Acres (rounded up to 2.06 acres) for Lucky Start at the Hammocks, LLC
- * Folio No. 30-5909-014-0012 - 51.41 Acres - Lucky Start at the Hammocks, LLC

Note [2] - The approved square footage for Industrial Parcel 42 is 1,699,626 based on the following:

- * 540,026 SF of Industrial and Office use built on 49.46 acres at 11860 SW 147 Avenue.
- * 1,159,600 SF of Industrial and Office use approved for T-Plat T-22873 to be located on 51.41 acres.

**TABLE 1C
KENDALL PARADISE - HAMMOCKS DRI
STATUS OF THE HAMMOCKS DRI DEVELOPMENT PROGRAM - RESIDENTIAL USE**

11/1/2012

Use	Parcel No.	Total DU			Residential Acreage			Parcel No.	Residential Open Space Acreage		
		DRI Approved	Built Per MDC GIS	Unbuilt Difference	DRI Approved Gross Acreage	Approved 1ST Net Acreage	Approved 2ND Net Acreage		DRI Approved Gross Acreage	Approved 1ST Net Acreage	Approved 2ND Net Acreage
Single-Family	1	110	110	0	23.82	21.73	19.51	1A	3.60	3.54	3.54
Single-Family	2	55	52	3	12.95	11.02	9.69	2A	2.91	2.87	2.87
Single-Family	3	64	64	0	15.95	12.59	11.11	3A	0.00	0.00	0.00
Single-Family Subtotal		229	226	3	52.72	45.34	40.31		6.51	6.41	6.41
Minimum Density Apartments	5	158	145	13	13.95	12.27	10.79	5A	4.56	4.52	4.52
Minimum Density Apartments	6	94	86	8	14.21	11.48	10.09	6A	0.00	0.00	0.00
Minimum Density Apartments	7	88	85	3	9.12	8.51	7.54	7A	3.14	3.00	3.00
Minimum Density Apartments	8	118	117	1	17.06	14.97	13.33	8A	4.07	4.02	4.02
Minimum Density Apartments	9	56	56	0	9.68	7.41	6.95	9A	1.99	1.99	1.99
Minimum Density Apartments	10	62	55	7	9.66	8.15	7.59	10A	2.67	2.57	2.57
Minimum Density Apartments	11	164	134	30	23.82	20.88	19.56	11A	4.27	4.19	4.19
Minimum Density Apartments	12	136	136	0	20.91	18.02	17.04	12A	4.26	4.18	4.18
Minimum Density Apartments	13	140	95	45	19.72	17.17	16.02	13A	5.67	5.61	5.61
Minimum Density Apartments	14	170	170	0	27.41	24.65	23.03	14A	6.14	6.06	6.06
Minimum Density Apartments	15	264	178	86	34.28	32.44	30.36	15A	5.58	5.54	5.54
Minimum Density Apartments	16	338	204	134	30.05	27.44	25.66	16A	9.95	9.60	9.60
Minimum Density Apartments	17	258	212	46	27.16	24.33	22.98	17A	2.87	2.80	2.80
Minimum Density Apartments	18	160	160	0	14.55	13.35	12.52	18A	6.30	6.18	6.18
Minimum Density Apartments	19	159	94	65	15.65	13.72	12.85	19A	4.40	4.29	4.29
Minimum Density Apartments	20	317	158	159	29.24	26.22	24.52	20A	5.16	5.12	5.12
Minimum Density Apartments	21	214	81	133	19.37	16.80	15.65	21A	4.45	4.34	4.34
Minimum Density Apartments	37	29	0	29	3.25	2.29	2.13	37A	0.00	0.00	0.00
Minimum Density Apartments		2,925	2,166	759	339.09	300.10	278.61		75.48	74.01	74.01
Garden Apartments	4	282	141	141	21.44	19.50	17.07	4A	2.78	2.72	2.72
Garden Apartments	22	524	85	439	26.22	24.45	23.17	22A	1.99	1.99	1.99
Garden Apartments	23	352	171	181	17.72	16.22	15.34	23A	3.81	3.74	3.74
Garden Apartments	25	387	377	10	20.54	17.92	16.98	25A	0.97	0.89	0.89
Garden Apartments		1,545	774	771	85.92	78.09	72.56		9.55	9.34	9.34
Mid-Rise Apartments	24	393	480	-87	21.77	19.55	17.14	24A	3.35	3.25	3.25
Mid-Rise Apartments	26	281	232	49	12.35	11.53	10.81	26A	2.59	2.54	2.54
Mid-Rise Apartments	27	264	264	0	15.13	13.30	12.47	27A	4.78	4.69	4.61
Mid-Rise Apartments	28	1,248	560	688	41.12	37.06	34.76	28A	7.53	7.40	7.40
Mid-Rise Apartments	29	767	528	239	25.74	22.81	21.40	29A	4.63	4.53	4.53
Mid-Rise Apartments	30	466	294	172	22.00	19.26	18.08	30A	2.71	2.68	2.68
Decrease in Units per Res. Z-226-89		-63									
Mid-Rise Apartments		3,356	2,358	1,061	138.11	123.51	114.66		25.59	25.09	25.01
Tennis Center Apt/Hotel	31	248	240	8	10.89	10.23	10.23	31A	0.00	0.00	0.00
Apartment/Hotel		248	240	8	10.89	10.23	10.23		0.00	0.00	0.00
RESIDENTIAL TOTAL	1-31, 37	8,303	5,764	2,539	626.73	557.27	516.37	1A-31A, 37A	117.13	114.85	114.77

TABLE 1D
KENDALL PARADISE - HAMMOCKS DRI
STATUS OF THE HAMMOCKS DRI DEVELOPMENT PROGRAM - NON-RESIDENTIAL USE

11/1/2012

Use	Hammocks DRI Parcel No.	DRI Approved Gross Acreage	[1] DRI Approved 1ST Net Acreage	[2] DRI Approved 2ND Net Acreage	Gross Less 1ST Net Acreage
School and Park	32	33.84	30.87	30.87	2.97
School, Park, Tennis Center	33	15.03	13.52	13.52	1.51
Park	34	14.52	13.00	13.00	1.52
School and Park	35	11.38	10.94	10.94	0.44
Park	36	6.17	5.30	5.30	0.87
School (Still Zoned BU-1A - developed as a Public School)	41	4.00	3.44	3.44	0.56
Schools, Parks, Tennis Center		84.94	77.07	77.07	7.87
General Business	38	38.98	34.28	34.28	4.70
General Business	39	2.34	1.86	1.86	0.48
General Business	40	2.86	2.07	2.07	0.79
General Business		44.18	38.21	38.21	5.97
Industrial	42	111.82	102.93	98.94	8.89
Industrial	[6]	111.82	102.93	98.94	8.89
Lakes and Buffers	43	13.50	13.38	13.38	0.12
Lakes and Buffers	44	27.64	27.43	27.43	0.21
Lakes and Buffers	45	36.90	36.68	36.68	0.22
Lakes and Buffers	46	3.99	3.99	3.99	0.00
Lakes and Buffers	47	18.71	18.54	18.54	0.17
Lakes and Buffers	48	8.29	8.29	8.29	0.00
Lakes and Buffers	49	2.93	2.93	2.93	0.00
Lakes and Buffers		111.96	111.24	111.24	0.72
Non-Residential Parcels	32-36 and 38-49	352.90	329.45	325.46	23.45
Residential Parcel Acreage	1-31, 37 [3]	626.73	557.27	516.37	69.46
Residential Parcel Open Space Acreage	1-31, 37 [4]	117.13	114.85	114.77	2.28
Total DRI Acreage	[5]	1,096.76	1,001.57	956.60	95.19

Note [1] - The 1ST Net Acreage (as noted on the Hammocks DRI Master Plan) equals the gross area minus adjacent public right-of-ways.

Note [2] - The 2ND Net Acreage (as noted on the Hammocks DRI Master Plan) equals the 1st Net Area minus interior road right-of-ways.

Note [3] - See Table 1C for the Unit and Acreage Breakdown for the Residential Parcels.

Note [4] - See Table 1C for the Acreage Breakdown for the Residential Open Space Parcels.

Note [5] - See the Hammocks DRI Master Plan for the Gross and Net Acre totals by development parcel.

Note [6] - See Table 1A for the 1st Net Acreage for the Industrial Parcel. The 2nd Net Acreage reflects the removal of the ROW for SW 151 Court.

Attachment F

Hammocks DRI Approved and Proposed Development for the +53.47 Net Acres

**TABLE 2A
KENDALL PARADISE - HAMMOCKS DRI
EXISTING AND PROPOSED DEVELOPMENT PROGRAM - 53.47 ACRES**

11/1/2012

Existing Land Use	Hammocks DRI	Gross SF	Gross Acres	Approved Development - Per T-Plat 22873			
Industrial and Office Use	Portion of Parcel 42	2,328,995	53.47	T-Plat T-22873 = 51.41 Gross Acres and 48.06 Net Acres [1] [2]			
				Blocks 1,2, Lots 1-4	Office	620,000	SF
				Blocks 1,2, Lots 1-3	Storage	510,000	SF
				Block 1, Lot 4	Restaurant	23,000	SF
				Block 2, Lot 5	Bank	6,600	SF
	T-Plat 22873 Gross Acres		51.41	Total		1,159,600	SF
	SW Corner not in T-Plat		2.06				
	Total Acreage		53.47				
Proposed Land Use	Hammocks DRI	Gross SF	Gross Acres	Proposed Development - Site Plan Parcels A - B - C - D			
Varies - See Below:	New DRI Parcels 50, 51, 52, 53	2,328,995	53.47	Portion of TRACT "A" of "AMERIFIRST PARK", P.B. 127, p. 65. [3]			
Low-Medium Density Residential	DRI Parcel 50 - Site Plan Parcel A	697,978	16.02	Parcel A	Single Family	89	DU
Business and Office	DRI Parcel 51 - Site Plan Parcel B	307,890	7.07	Parcel B	Commercial	50,000	SF
Medium Density Residential	DRI Parcel 52 - Site Plan Parcel C	770,965	17.70	Parcel C	Apartments	384	DU
Low-Medium Density Residential	DRI Parcel 53 - Site Plan Parcel D	552,144	12.68	Parcel D	Townhomes	138	DU
Residential Summary	Hammocks DRI	Gross SF	Gross Acres	Summary of Site Plan Parcels A - C - D - Residential			
Low-Medium Density Residential	Parcels A and D	1,250,122	28.70	Parcels A and D	SF and Townhomes	227	DU
Medium Density Residential	Parcel C	770,965	17.70	Parcel C	Apartments	384	DU
Total Residential	Parcels A - C - D	2,021,087	46.40	Parcels A - C - D	Total Residential	611	DU
Business and Office Summary	Hammocks DRI	Gross SF	Gross Acres	Summary of Site Plan Parcel B - Business and Office			
Business and Office	New DRI Parcel 51	307,890	7.07	Proposed Commercial Use for DRI - 50,000 SF			
				Retail [4]	Proposed Site Plan	34,193	SF
				Restaurant	Proposed Site Plan	4,000	SF
				Fast Food Rest	Proposed Site Plan	7,807	SF
				Bank	Proposed Site Plan	4,000	SF
				Total Retail	Proposed Site Plan	50,000	SF
Land Use Designation	Hammocks DRI	Gross SF	Gross Acres	Type of Use	Summary of Proposed Change		
Industrial and Office	Portion of Parcel 42		51.41	Office	Reduction	-620,000	SF
Industrial and Office	Portion of Parcel 42			Storage/Warehouse	Reduction	-510,000	SF
Industrial and Office	Portion of Parcel 42			Bank/Restaurant	Reduction	-29,600	SF
					Total Reduction	-1,159,600	SF
Low-Medium Density Residential	New DRI Parcel 50 and 53		28.70	Dwelling Units	Increase	227	DU
Medium Density Residential	New DRI Parcel 52		17.70	Dwelling Units	Increase	384	DU
					Total Residential	611	DU
Business and Office	New DRI Parcel 51		7.07	Commercial	Increase	50,000	SF
Business and Office					Net Increase	20,400	SF

Note [1] - Tentative Plat No. T-22873 was approved by Miami-Dade County in 2007 and has a valid Concurrency Approval through 2/24/2013.

Note [2] - The T-Plat Area = 51.41 acres. The SW corner not included in the T-Plat = 2.06 acres. Total Acreage = 53.47.

Note [3] - Proposed development is located on 53.47 acres = a portion of TRACT "A" OF "AMERIFIRST PARK", recorded in Plat Book 127, page 65, in public records of MD County.

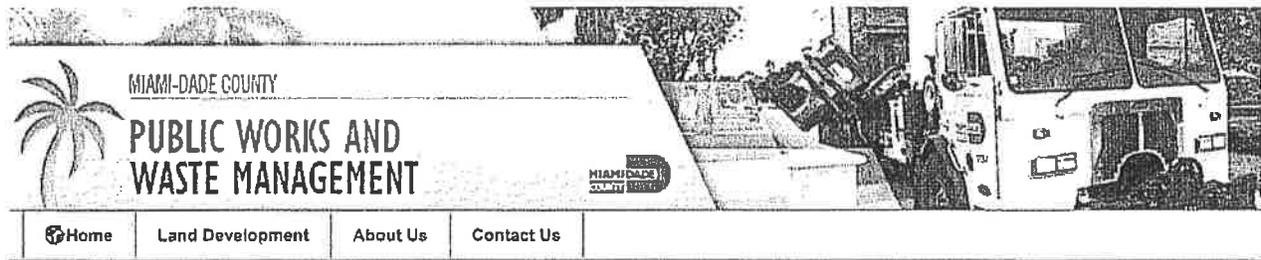
Note [4] - The amended DRI and the CDMP Amendment is proposed for 50,000 sf of retail use (including 34,193 sf Retail, 7,307 sf Restaurant Sit Down, 4,500 sf Restaurant Fast Food, and 6,000 sf Bank). The proposed site plan is less than the amended DRI and CDMP Amendment as it proposed for 42,627 sf of retail (including 26,820 sf Retail, 7,307 sf Restaurant Sit Down, 4,500 sf Restaurant Fast Food, and 6,000 sf Bank). Therefore, this analysis slightly overstates the impacts of the proposed site plan.

TABLE 2B
AMERIFIRST PARK FIRST ADDITION - TENTATIVE PLAT NO. T-22873
APPROVED DEVELOPMENT PROGRAM

10/9/2012

Block	Lot	Office SF	Storage SF	Restaurant SF	Bank SF	Total
1	1	23,100	86,000	0	0	
1	2	8,380	85,000	0	0	
1	3	8,380	85,000	0	0	
1	4	161,700	0	23,000	0	
1	Total	201,560	256,000	23,000	0	480,560
2	1	21,450	76,000	0	0	
2	2	7,640	78,000	0	0	
2	3	9,850	100,000	0	0	
2	4	379,500	0	0	0	
2	5	0	0	0	6,600	
2	Total	418,440	254,000	0	6,600	679,040
1+2	Total	620,000	510,000	23,000	6,600	1,159,600
	% of Total	53.47%	43.98%	1.98%	0.57%	100.00%

Note: Tentative Plat No. T-22873 was approved by Miami-Dade County in 2007.
Tentative Plat No. T-22873 has a Valid Concurrency Approval through 2/24/2013.



Plat Status

[Entrance Feature](#)

Enter information to display pertinent tentative and waiver of plat information such as project location, applicant and surveyor. Additional information shown is a history of the submittal with the action taken along with items that must resolved for approval. When both a tentative plat is approved and final plat has been submitted, an option is given to view the final punch list. Searching for the record can be done by selecting from the drop down menu containing tentative number, plat book and page, plat name, surveyor name or owner name. Additionally, you may select an item from a drop down list once 3 letters or more have been entered on searches done by plat name, surveyor name or owner name.

Search By

Enter the Plat Name: [Report](#)

[Show tentative Plan](#)

	Plat Status
Plat No	T-22873
Plat Name	AMERIFIRST PARK FIRST ADDITION
Municipality	UNINCORPORATED MIAMI-DADE
District	11
Utility Letter	10/03/2007
Plat Location	SW 120TH ST & SW 152ND AVE
STR1	095539
STR2	
Zoning	IUC
Sites	9
Date Received	10/01/2007
Action Level	10-EXT.
Agenda Date	02/24/2012
Concurrency Approval Date	02/24/2012
Concurrency Valid Until	02/24/2013
Linen Date	
N.O.A. DATE	02/24/2012
Last action affecting Plat Expiration Date	02/24/2012
Valid Till	11/24/2012
Owner Name	LUCKY START AT AMERIFIRST PARK, LLC.
Owner Address	8785 SW 165 AVENUE - SUITE 301
Owner City	MIAMI
Owner State	FL
Owner ZIP	
Owner Phone	3053826588
Owner Email	jfernandez@luckystarthomes.com
Surveyor Name	AVINO AND ASSOCIATES
Surveyor Address	1350 SW 57 AVE., SUITE 207
Surveyor City	MIAMI
Surveyor State	FL
Surveyor ZIP	33144
Surveyor Phone	3052655030
Surveyor Email	JRAVINO@AVINOANDASSOCIATES.COM
Plat Book/Page	
Plat Book Page	
Plat Recording date:	
Resolution No:	
Commissioner's Meeting Date	

Date Received	Action	Meeting Date	Action Taken	N.A.O.Sent	Concurrency Status
10/01/2007	1-NEW	10/12/2007	DEFERRED	10/15/2007	
10/01/2007	2-CORR.	11/02/2007	DEFERRED	11/02/2007	
10/01/2007	3-CORR.	11/16/2007	APPROVED	11/21/2007	
10/01/2007	4-EXT.	02/27/2009	APPROVED	02/27/2009	
10/01/2007	5-EXT.	11/25/2009	APPROVED	11/25/2009	02/27/2009
10/01/2007	6-EXT.	02/26/2010	APPROVED	02/26/2010	02/27/2009
10/01/2007	7-EXT.	11/24/2010	APPROVED	11/24/2010	02/26/2010
10/01/2007	8-EXT.	02/25/2011	APPROVED	02/25/2011	02/26/2010
10/01/2007	9-EXT.	11/23/2011	APPROVED	11/23/2011	02/25/2011
10/01/2007	10-EXT.	02/24/2012	APPROVED	02/24/2012	02/25/2011

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SURVEYOR'S NOTES:

1. MAP OF TENTATIVE PLAT:

Last day of field work was performed on September 26, 2007.

2. LEGAL DESCRIPTION:

Tract "A," "Amerifirst Park," according to the Plat thereof, as recorded in Plat Book 127, Page 65 of the Public Records of Miami-Dade County, Florida;

Less that portion of the Tract "A" of "Amerifirst Park" according to the Plat thereof, as recorded in Plat Book 127, Page 65 of the Public Records of Miami-Dade County, Florida, Lying Easterly of a line measured 1040.00 feet Easterly of, at Right Angles to and parallel with the Westerly Line of said Tract "A."

And less therefrom the following parcel of land:

BEGIN at the Southwest Corner of Tract "A" of "Amerifirst Park," according to the plat thereof, as recorded in Plat Book 127 at Page 65 of the Public Records of Dade county (now Miami-Dade County) Florida; thence N02°20'50"W along the West Line of said Tract "A" and the West Line of the Southeast ¼ of Section 9, Township 55 South, Range 39 East as shown on said plat of "Amerifirst Park" for 1047.78 Feet; thence departing said West Line of Tract "A," N87°26'46"E for 86.97 Feet; thence S02°10'32"E for 1047.77 Feet to a Point of Intersection with the Southerly Line of said Tract "A" of "Amerifirst Park;" thence S87°26'00"W along said Southerly Line of Tract "A" as shown on the Plat of "Amerifirst Park" for 83.83 Feet to the POINT OF BEGINNING.

4. ACCURACY:

The minimum relative distance accuracy for this type of Survey is 1 foot in 10000 feet. The accuracy obtained by measurement and calculation of closed geometric figures was found to exceed this requirement.

Well-identified features as depicted on the Survey Map were measured to an estimated horizontal positional accuracy of 1/10 foot.

5. SOURCES OF DATA:

As to Vertical Control:

By scaled determination the subject property appears to lie in Flood Zone AH, Elev.= 9 feet, as per Federal Emergency Management Agency (FEMA) Community-Panel Number 120635, Map No. 0255, Suffix J, Revised Date: 07-17-1995. An accurate Zone determination should be made by the preparer of the map, the Federal Emergency Management Agency, or the Local Government Agency having jurisdiction over such matters prior to any judgments being made from the Zone as noted. The referenced Federal Emergency Management Agency Map states in the notes to the user that "this map is for insurance purposes only".

The vertical control element of this survey was derived from the National Geodetic Vertical Datum.

Benchmark Identification:
Miami-Dade County Benchmark: P-523-RA
Elevation: 9.62 feet (National Geodetic Vertical Datum 1929)
Location:
S.W. 112nd Street 94' South of Centerline,
S.W. 142nd Avenue 31.8' East of Centerline.
PK Nail and Brass Washer in conc. sidewalk.

TENTATIVE PLAT

Benchmark Identification:
Miami-Dade County Benchmark: P-637
Elevation: 10.62 feet (National Geodetic Vertical Datum)
Location:
S.W. 120th Street 23' North of North edge of pavement.
S.W. 147th Avenue 45' West of West projected edge of pavement,
95.6' North of North fence of airport.
14.2' NNW of a Fire Hydrant.
PK Nail and Brass Washer in conc. sidewalk.

As to Horizontal Control:
North Arrow and Bearings as shown hereon are based on an assumed value of S87°26'00"E along the centerline of S.W. 120th Street.

6. LIMITATIONS:

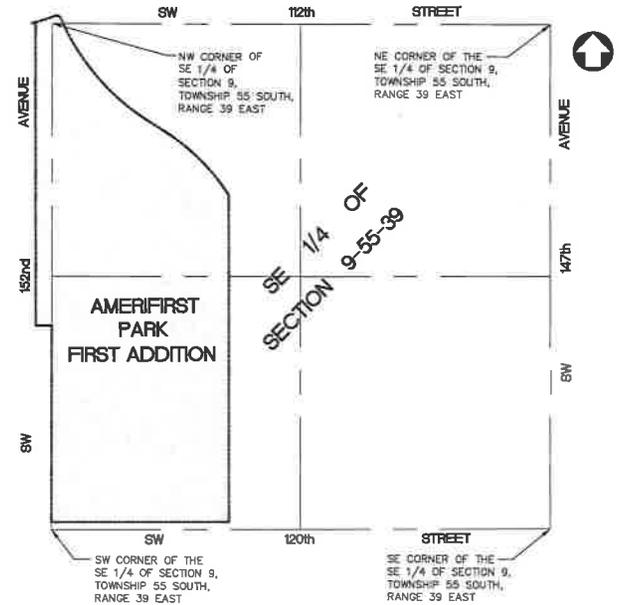
Since no other information other than what is cited in the Sources of Data were furnished, the Client is hereby advised that there may legal restrictions on the Subject Property that are not shown on the Survey Map or contained within this Report that may be found in the Public Records of Miami-Dade County, or the records of any other public and private entities as their jurisdictions may appear.

The Surveyor makes no representation as to ownership or possession of the Subject Property by any entity or individual who may appear of public record. No excavation or determination was made as to how the Subject Property is served by utilities. No improvements were located, other than those shown. No underground foundations, improvements and/or utilities were located or shown hereon. This notice is required by the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 61G17-6 of the Florida Administrative Code.

7. DEVELOPMENT CRITERIA:

- a) Present Zoning: IU-C Industrial District, Conditional.
- b) Number of Lots: Nine (9) Lots.
- c) Proposed use: Commercial Buildings:
 - Office 620,000 Square Feet.
 - Storage 510,000 Square Feet.
 - Bank 6,800 Square Feet.
 - Restaurant 23,000 Square Feet (360 Seats).

CONTACT PERSON INFORMATION	
NAME	JORGE R. AVINO, PE, PSM
TELEPHONE NO.	305-265-5030
FAX NUMBER	305-265-5033
E-MAIL	jravino@avinoandassociates.com



LOCATION MAP
A PORTION OF SE 1/4 OF SECTION 9, TOWNSHIP 55 SOUTH, RANGE 39 EAST.
1" = 300'

- d) Area of Property: 2,239,516 Square Feet or 51.41 acres more or less.
- e) Miami-Dade County Flood Criteria: 8.5' NGVD as per "Amended Plat of Flood Criteria Map", Plat Book 120, Page 13, Miami-Dade County Records.
- f) Public Water: Miami-Dade Water & Sewer Department.
Sanitary Sewer: Miami-Dade Water & Sewer Department.

CERTIFIED TO:

LUCKY START AT AMERIFIRST PARK, LLC.
Managing Partner, Jorge Fernandez
12515 North Kendall Drive - Suite 328
Miami, Florida 33183

SURVEYOR'S CERTIFICATE:

I hereby certify that this "Tentative of Plat" and the Survey Map and Report resulting therefrom was performed under my direction and is true and correct to the best of my knowledge and belief and further, that said "Tentative of Plat" meets the intent of the applicable provisions of the "Minimum Technical Standards for Land Surveying in the State of Florida," pursuant to Rule 61G17-6 of the Florida Administrative Code and its implementing law, Chapter 472.027 of the Florida Statutes.

PLOT DATE: 10/01/2007			ACAD FILE: TENTATIVE PLAT.dwg																	
TENTATIVE PLAT AMERIFIRST PARK FIRST ADDITION MIAMI, FLORIDA 33186		LUCKY START AT AMERIFIRST PARK, LLC. 12515 NORTH KENDALL DRIVE - SUITE 328 MIAMI, FLORIDA 33183 (305) 598-0053		Avino & Associates ENGINEERS • PLANNERS • SURVEYORS 1350 S.W. 57TH AVENUE, SUITE 207 WEST MIAMI, FLORIDA 33144 TEL: (305) 265-5030 FAX: (305) 265-5033 EB = 5098 LB = 5098 E-MAIL: JRAVINO@AVINOANDASSOCIATES.COM																
<table border="1"> <thead> <tr> <th>MAIN</th> <th>DATE</th> <th>REVISIONS</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	MAIN	DATE	REVISIONS													SEAL: _____ DRAWN BY: R.J.S. CHECKED BY: J.R.A. APPROVED BY: J.R.A. DATE: 10/01/2007 SCALE: 1"=100' JOB NO. 07134.00			SHEET 1 SHEET 1 of 2	
MAIN	DATE	REVISIONS																		

LEGEND

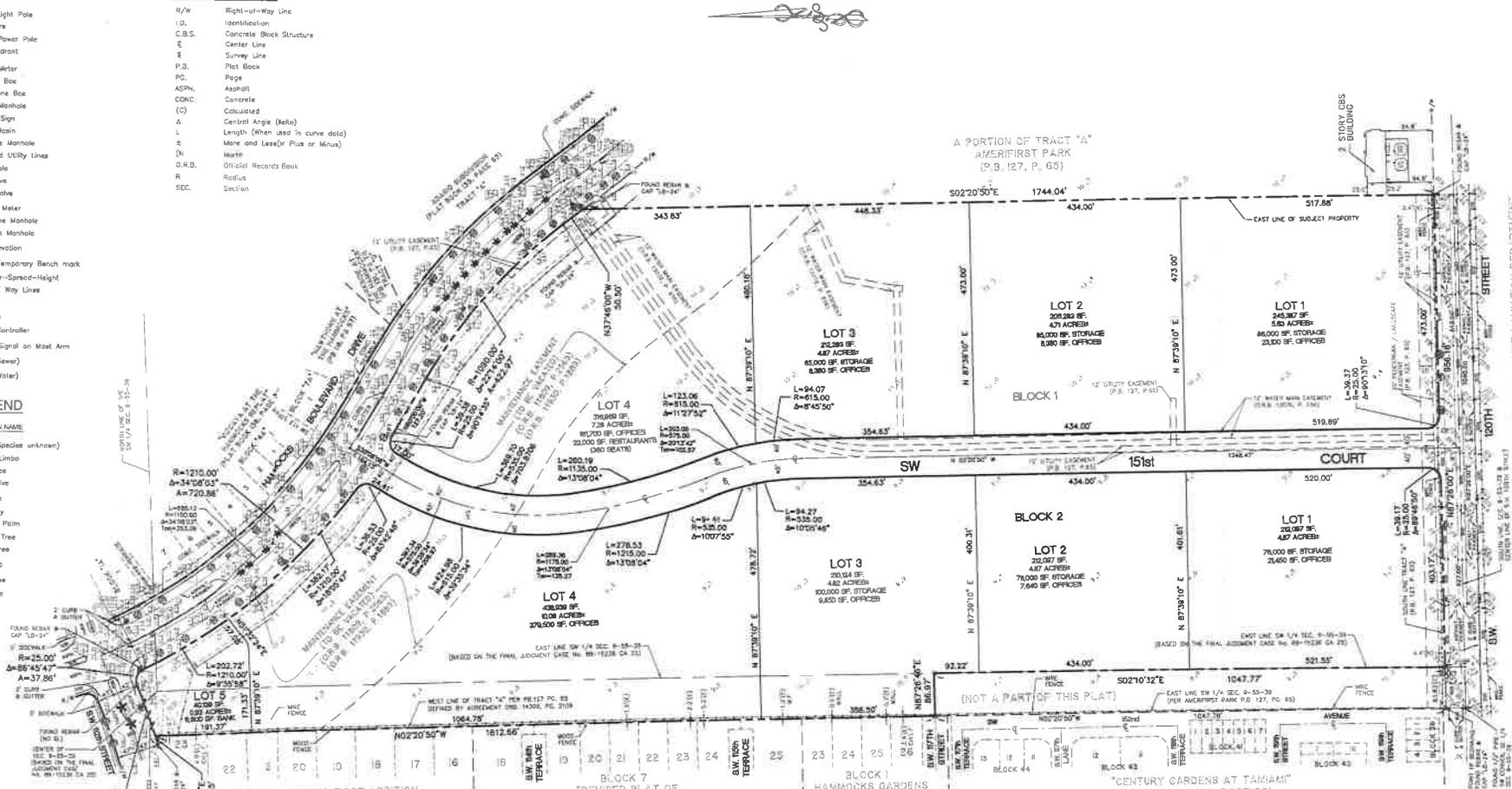
- M.L.P. Metal Light Pole
- G.W. City Wire
- U.P. Utility Power Pole
- F.H. Fire Hydrant
- W.M. Water Meter
- E.B. Electric Box
- T.B. Telephone Box
- S.M. Sewer Manhole
- T.S. Traffic Sign
- C.B. Catch Basin
- D.M. Drainage Manhole
- O.U.L. Overhead Utility Lines
- L.P. Light Pole
- O.V. Gas Valve
- W.V. Water Valve
- P.M. Parking Meter
- T.M. Telephone Manhole
- U.M. Unknown Manhole
- S.D. Spot Elevation
- T.B.M. Temporary Bench Mark
- D.S. Diameter-Spacer-Height
- R.W.L. Right of Way Lines
- P. Post
- S.C. Signal Controller
- T.S. Traffic Signal on Mast Arm
- V.S. Valve (Sewer)
- V.W. Valve (Water)

ABBREVIATIONS

- R/W Right-of-Way Line
- ID. Identification
- C.B.S. Concrete Block Structure
- C.L. Center Line
- S.L. Survey Line
- T.B. Tied Book
- P. Page
- ASPH. Asphalt
- CONC. Concrete
- (C) Calculated
- C.A. Central Angle (Bearing)
- L. Length (When Used in Curve data)
- M. More or Less (Plus or Minus)
- (N) North
- O.R.B. Official Records Book
- R. Radius
- SEC. Section

TREE LEGEND

- | SYMBOL | COMMON NAME |
|----------|------------------------|
| (Symbol) | Tree (Species unknown) |
| (Symbol) | Gumbo Limbo |
| (Symbol) | Palm Tree |
| (Symbol) | Black Olive |
| (Symbol) | Oak Tree |
| (Symbol) | Mohogany |
| (Symbol) | Coconut Palm |
| (Symbol) | Cypress Tree |
| (Symbol) | Laural Tree |
| (Symbol) | Melaleuca |
| (Symbol) | Ficus Tree |
| (Symbol) | Pine Tree |



PLAT DATE: 11/05/2007

<p>BOUNDARY AD TOPOGRAPHIC SURVEY AMERIFIRST PARK FIRST ADDITION MIAMIFLORIDA 33186</p>	<p>LUCKY START AT AMERIFIRST PARK, L.L.C. 12515 NORTH KENDALL DRIVE - SUITE 328 MIAMI, FLORIDA 33183 (305) 598-0053</p>	<p>Aviño & ASSOCIATES ENGINEERS • PLANNERS • SURVEYORS</p>	<p>1350 S.W. 57TH AVENUE, SUITE 207 WEST MIAMI, FLORIDA 33144 TEL: (305) 265-5030 FAX: (305) 265-5033 EB # 5098 LB # 5098 E-MAIL: J.AVINO@AVINOANDASSOCIATES.COM</p>
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<p>ACAD FILE: TENTATIVE PLAT.dwg</p> <p>SCALE: <i>1"=100'</i></p> <p>DATE: 10/01/2007</p> <p>SCALE: 1"=100'</p> <p>JOB NO: 02154.00</p>	<p>DRAWN BY: J.A.S. CHECKED BY: J.A.S. APPROVED BY: J.A.S.</p>	<p>SHEET: 2</p> <p>TOTAL SHEETS: 2</p>
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KENDALL-TAMIAMI EXECUTIVE AIRPORT - MIAMI-DADE COUNTY AVIATION DEPARTMENT

LEGEND

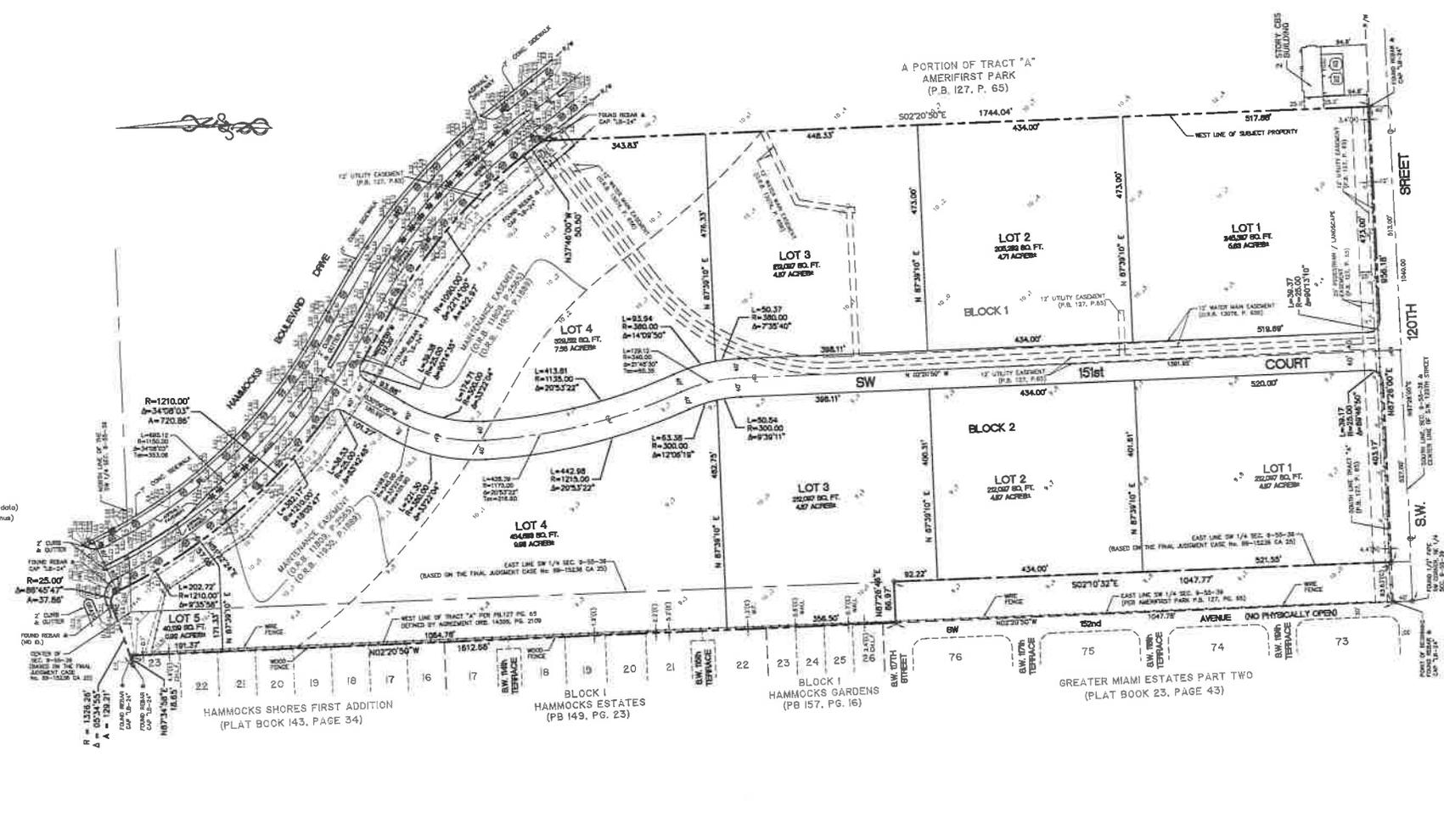
- Metal Light Pole
- Guy Wire
- Utility Power Pole
- Fire Hydrant
- Water Meter
- Electric Box
- Telephone Box
- Sewer Manhole
- Traffic Sign
- Catch Basin
- Drainage Manhole
- Overhead Utility Lines
- Light Pole
- Gas Valve
- Water Valve
- Parking Meter
- Telephone Manhole
- Unknown Manhole
- Spot Elevation
- T.B.M. - Temporary Bench mark
- Diameter - Spread - Height
- Right of Way Lines
- Post
- Pull Box
- Signal Controller
- Traffic Signal on Mast Arm
- Valve (Sewer)
- Valve (Water)

ABBREVIATIONS

- R/W Right-of-Way Line
- I.D. Identification
- C.B.S. Concrete Block Structure
- C Center Line
- S Survey Line
- P.B. Plat Book
- P.C. Asphalt
- CONC. Concrete
- (C) Calculated
- ± Central Angle (Delta)
- L Length (When used in curve data)
- M More and Less (or Plus or Minus)
- N North
- O.R.B. Official Records Book
- R Radius
- SEC. Section

TREE LEGEND

- | SYMBOL | COMMON NAME |
|--------|------------------------|
| | Tree (Species unknown) |
| | Gumbo Limbo |
| | Palm Tree |
| | Black Olive |
| | Oak Tree |
| | Mahogany |
| | Coconut Palm |
| | Cypress Tree |
| | Laurel Tree |
| | Moleleuca |
| | Ficus Tree |
| | Pine Tree |



PLAT DATE: 10/01/2007

AVIÑO & ASSOCIATES, P.L.L.C. 1350 S.W. 57TH AVENUE, SUITE 207 WEST MIAMI, FLORIDA 33144 TEL: (305) 265-5030 FAX: (305) 265-5033 EB = 5098, LB = 5098 E-MAIL: JRAVIN@AVIÑOANDASSOCIATES.COM

ACAD FILE: TENTATIVE PLAT.DWG

NO.	DATE	REVISIONS

**TENTATIVE PLAT
AMERIFIRST PARK FIRST ADDITION
MIAMI, FLORIDA 33186**

**LUCKY START AT AMERIFIRST PARK, LLC.
12515 NORTH KENDALL DRIVE - SUITE 328
MIAMI, FLORIDA 33183
(305) 598-0053**



**Aviño
& ASSOCIATES**
BUSINESS • PLANNING • SURVEYING

1350 S.W. 57TH AVENUE, SUITE 207
WEST MIAMI, FLORIDA 33144
TEL: (305) 265-5030
FAX: (305) 265-5033
EB = 5098, LB = 5098
E-MAIL: JRAVIN@AVIÑOANDASSOCIATES.COM

DATE: 10/01/2007
SCALE: 1"=100'
JOB NO. 07134.00

DRAWN BY: J.R.A.
CHECKED BY: J.R.A.
DATE: 10/01/2007
SCALE: 1"=100'
JOB NO. 07134.00

Attachment G

Hammocks DRI Trip Generation Analysis of Approved and Proposed Uses for the +53.47 Net Acres

TABLE 3A
KENDALL PARADISE - HAMMOCKS DRI
TRIP GENERATION FOR THE APPROVED DEVELOPMENT PROGRAM PER TENTATIVE PLAT T-22873

10/9/2012

USES APPROVED - T PLAT T-22873	UNITS	ITE LUC	ITE 8TH ED TRIP RATES	DAILY	% IN	TRIPS IN	% OUT	TRIPS OUT
OFFICE	620,000 SQ. FT.	710	$\ln(T) = 0.77 \ln(X) + 3.65$	5,436	50%	2,718	50%	2,718
STORAGE	510,000 SQ. FT.	150	$T = 3.56(X)$	1,816	50%	908	50%	908
RESTAURANT	23,000 SQ. FT.	932	$T = 127.15(X)$	2,924	50%	1,462	50%	1,462
BANK	6,600 SQ. FT.	912	$T = 148.15(X)$	978	50%	489	50%	489
GROSS TOTAL SF AND TRIPS	1,159,600 SQ. FT.			11,154	50%	5,577	50%	5,577
PASS BY FOR EXTERNAL TRIPS OF COMMERCIAL USE		25.00%	$\ln(TP) = -0.291 \ln(X) + 5.001$	976	50%	488	50%	488
NET EXTERNAL TRIPS				10,178	50%	5,089	50%	5,089
USES APPROVED - T PLAT T-22873	UNITS	ITE LUC	ITE 8TH ED TRIP RATES	AM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT
OFFICE	620,000 SQ. FT.	710	$\ln(T) = 0.80 \ln(X) + 1.55$	807	88%	710	12%	97
STORAGE	510,000 SQ. FT.	150	$T = 0.30(X)$	153	79%	121	21%	32
RESTAURANT	23,000 SQ. FT.	932	$T = 11.52(X)$	265	52%	138	48%	127
BANK	6,600 SQ. FT.	912	$T = 12.35(X)$	82	56%	46	44%	36
GROSS TOTAL SF AND TRIPS	1,159,600 SQ. FT.			1,306	78%	1,015	22%	291
PASS BY FOR EXTERNAL TRIPS OF COMMERCIAL USE		25.00%	$\ln(TP) = -0.291 \ln(X) + 5.001$	87	50%	43	50%	44
NET EXTERNAL TRIPS				1,219	80%	972	20%	247
USES APPROVED - T PLAT T-22873	UNITS	ITE LUC	ITE 8TH ED TRIP RATES	PM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT
OFFICE	620,000 SQ. FT.	710	$T = 1.12(X) + 78.81$	773	17%	131	83%	642
STORAGE	510,000 SQ. FT.	150	$T = 0.32(X)$	163	25%	41	75%	122
RESTAURANT	23,000 SQ. FT.	932	$T = 11.15(X)$	256	59%	151	41%	105
BANK	6,600 SQ. FT.	912	$T = 25.82(X)$	170	50%	85	50%	85
GROSS TOTAL SF AND TRIPS	1,159,600 SQ. FT.			1,363	30%	408	70%	955
PASS BY FOR EXTERNAL TRIPS OF COMMERCIAL USE		25.00%	$\ln(TP) = -0.291 \ln(X) + 5.001$	107	50%	53	50%	54
NET EXTERNAL TRIPS				1,256	28%	355	72%	901

**TABLE 3B
KENDALL PARADISE - HAMMOCKS DRI
TRIP GENERATION FOR THE PROPOSED DEVELOPMENT PROGRAM - PARCELS 50-51-52-53 - 53.47 ACRES**

11/1/2012

PROPOSED USE	UNITS	ITE LUC	ITE 8TH ED TRIP RATES	DAILY	% IN	TRIPS IN	% OUT	TRIPS OUT
PARCELS 50-52-53 - 46.40 ACRES								
SINGLE FAMILY	89 DU	210	$\ln(T) = 0.92 \ln(X) + 2.71$	934	50%	467	50%	467
TOWNHOMES	138 DU	230	$T = 5.81 (X)$	802	50%	401	50%	401
APARTMENTS	384 DU	220	$T = 6.65 (X)$	2,554	50%	1,277	50%	1,277
PARCEL 51 - 7.07 ACRES								
SPECIALTY RETAIL [1]	19,373 SQ. FT.	814	$T = 44.32 (X)$	859	50%	429	50%	430
PHARMACY	14,820 SQ. FT.	881	$T = 88.16 (X)$	1,307	50%	653	50%	654
RESTAURANT	7,307 SQ. FT.	932	$T = 127.15 (X)$	929	50%	465	50%	464
FAST FOOD RESTAURANT	4,500 SQ. FT.	934	$T = 496.12 (X)$	2,233	50%	1,116	50%	1,117
BANK	4,000 SQ. FT.	912	$T = 148.15 (X)$	593	50%	296	50%	297
GROSS TOTAL TRIPS	50,000 SQ. FT.			10,209	50%	5,104	50%	5,105
PASS BY FOR EXTERNAL TRIPS OF COMMERCIAL USE		25.00%	$\ln(TP) = -0.291 \ln(X) + 5.001$	1,480	50%	740	50%	740
NET EXTERNAL TRIPS				8,729	50%	4,364	50%	4,365
PROPOSED USE	UNITS	ITE LUC	ITE 8TH ED TRIP RATES	AM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT
PARCELS 50-52-53 - 46.40 ACRES								
SINGLE FAMILY	89 DU	210	$T = 0.70 (X) + 9.74$	72	25%	18	75%	54
TOWNHOMES	138 DU	230	$\ln(T) = 0.80 \ln(X) + 0.26$	67	17%	11	83%	56
APARTMENTS	384 DU	220	$T = 0.51 (X)$	196	20%	39	80%	157
PARCEL 51 - 7.07 ACRES								
SPECIALTY RETAIL [1]	19,373 SQ. FT.	820	$T = 1.00 (X)$	19	61%	12	39%	7
PHARMACY	14,820 SQ. FT.	881	$T = 2.66 (X)$	39	57%	22	43%	17
RESTAURANT	7,307 SQ. FT.	932	$T = 11.52 (X)$	84	52%	44	48%	40
FAST FOOD RESTAURANT	4,500 SQ. FT.	934	$T = 49.35 (X)$	222	51%	113	49%	109
BANK	4,000 SQ. FT.	912	$T = 12.35 (X)$	49	56%	28	44%	21
GROSS TOTAL TRIPS	50,000 SQ. FT.			749	38%	287	62%	462
PASS BY FOR EXTERNAL TRIPS OF COMMERCIAL USE		25.00%	$\ln(TP) = -0.291 \ln(X) + 5.001$	104	50%	52	50%	52
NET EXTERNAL TRIPS				645	36%	235	64%	410
PROPOSED USE	UNITS	ITE LUC	ITE 8TH ED TRIP RATES	PM TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT
PARCELS 50-52-53 - 46.40 ACRES								
SINGLE FAMILY	89 DU	210	$\ln(T) = 0.90 \ln(X) + 0.51$	95	63%	60	37%	35
TOWNHOMES	138 DU	230	$\ln(T) = 0.82 \ln(X) + 0.32$	78	67%	52	33%	26
APARTMENTS	384 DU	220	$T = 0.62 (X)$	238	65%	155	35%	83
PARCEL 51 - 7.07 ACRES								
SPECIALTY RETAIL [1]	19,373 SQ. FT.	814	$T = 2.71 (X)$	53	44%	23	56%	30
PHARMACY	14,820 SQ. FT.	881	$T = 10.35 (X)$	153	50%	77	50%	76
RESTAURANT	7,307 SQ. FT.	932	$T = 11.15 (X)$	81	59%	48	41%	33
FAST FOOD RESTAURANT	4,500 SQ. FT.	934	$T = 33.84 (X)$	152	52%	79	48%	73
BANK	4,000 SQ. FT.	912	$T = 25.82 (X)$	103	50%	52	50%	51
GROSS TOTAL TRIPS	50,000 SQ. FT.			954	57%	546	43%	408
PASS BY FOR EXTERNAL TRIPS OF COMMERCIAL USE		25.00%	$\ln(TP) = -0.291 \ln(X) + 5.001$	136	50%	68	50%	68
NET EXTERNAL TRIPS				818	58%	478	42%	340

Note [1] - The retail use is rounded up by 7,373 sf to reflect at total of 50,000 sf of Retail Use on the 7.07 acres.

**TABLE 3C
KENDALL PARADISE - HAMMOCKS DRI
DIFFERENCE IN TRIP GENERATION**

10/10/2012

TIMEFRAME	APPROVED USE - T PLAT 22873 - SEE TABLE 3A	TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT
NET EXTERNAL TRIPS - DAILY	Approved Use - Daily	10,178	50%	5,089	50%	5,089
NET EXTERNAL TRIPS - AM PEAK HOUR	Approved Use - AM Peak Hour	1,219	80%	972	20%	247
NET EXTERNAL TRIPS - PM PEAK HOUR	Approved Use - PM Peak Hour	1,256	28%	355	72%	901
TIMEFRAME	PROPOSED USE - SEE TABLE 3B	TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT
NET EXTERNAL TRIPS - DAILY	Proposed Use - Daily	8,729	50%	4,364	50%	4,365
NET EXTERNAL TRIPS - AM PEAK HOUR	Proposed Use - AM Peak Hour	645	36%	235	64%	410
NET EXTERNAL TRIPS - PM PEAK HOUR	Proposed Use - PM Peak Hour	818	58%	478	42%	340
TIMEFRAME	TRIP COMPARISON	TRIPS	% IN	TRIPS IN	% OUT	TRIPS OUT
CHANGE IN NET EXTERNAL DAILY TRIPS	Proposed less Existing - Trip Reduction with Proposed Plan	-1,449	50%	-725	50%	-724
CHANGE IN NET EXTERNAL AM PEAK HOUR TRIPS	Proposed less Existing - Trip Reduction with Proposed Plan	-574	128%	-737	-28%	163
CHANGE IN NET EXTERNAL PM PEAK HOUR TRIPS	Proposed less Existing - Trip Reduction with Proposed Plan	-438	-28%	123	128%	-561

Attachment H

Hammocks DRI

Water, Sewer and Solid Waste

Usage and Generation

for the

Approved and Proposed Uses

for the ±53.47 Net Acres

Water, Sewer, and Solid Waste Infrastructure Impact Analysis

I. DEVELOPMENT PROGRAM

TABLE 1
APPROVED USES AND THE MAGNITUDE OF THE PROPOSED CHANGE

USE	MIAMI-DADE COUNTY TENTATIVE PLAT T-22873	PROPOSED MODIFICATION	CHANGE IN DENSITY / INTENSITY BETWEEN EXISTING APPROVED PROGRAM AND PROPOSED PROGRAM
Single-Family	0 du	89 du	89 du increase
Townhouse	0 du	138 du	138 du increase
Apartments	0 du	384 du	384 du increase
Retail	0 sf	34,193 sf*	34,193 sf increase
Office	620,000 sf	0 sf	620,000 sf reduction
Storage	510,000 sf	0 sf	510,000 sf reduction
Restaurant Sit Down	23,000 sf	7,307 sf	15,693 sf reduction
Restaurant Fast Food	0 sf	4,500 sf	4,500 sf increase
Bank	6,600 sf	4,000 sf	2,600 sf reduction

Note:

* The amended DRI and the CDMP Amendment is proposed for 50,000 sf of retail use (including 34,193 sf Retail, 7,307 sf Restaurant Sit Down, 4,500 sf Restaurant Fast Food, and 6,000 sf Bank). The proposed site plan is less than the amended DRI and CDMP Amendment as it proposed for 42,627 sf of retail (including 26,820 sf Retail, 7,307 sf Restaurant Sit Down, 4,500 sf Restaurant Fast Food, and 6,000 sf Bank). Therefore, this analysis slightly overstates the impacts of the proposed site plan.

II. POTABLE WATER DEMAND ANALYSIS

A potable water demand analysis has been performed for the approved and proposed development programs for Lucky Start Kendall Paradise as summarized in Table 1, above. Detailed potable water demand analyses (Table 2A) are provided for:

- the approved development program per Miami-Dade County Tentative Plat T-22873; and
- the Proposed Development Program requested by this Application.

The analysis demonstrates that there will be an increase in potable water demand resulting from the proposed change to the development program. The proposed changes will result in an average 0.056 million gallon per day (MGD) potable water demand increase compared with the program approved by Miami-Dade County Tentative Plat T-22873.

TABLE 2A
PROJECTED POTABLE WATER DEMAND

APPROVED USE	POTABLE WATER DEMAND RATE	APPROVED PROGRAM	POTABLE WATER DEMAND (MGD)
Office	5 gdp/100 sf	620,000 sf	0.031 mgd
Storage	1 gdp/100 sf	510,000 sf	0.005 mgd
Restaurant	100 gdp/100 sf	23,000 sf	0.023 mgd
Bank	10 gdp/100 sf	6,600 sf	0.001 mgd
TOTAL POTABLE WATER DEMAND FOR EXISTING PROGRAM			0.060 MGD
PROPOSED USE	POTABLE WATER DEMAND RATE	PROPOSED PROGRAM	POTABLE WATER DEMAND (MGD)
Single-Family	220 gpd/du	89 du	0.020 mgd
Townhouse	180 gpd/du	138 du	0.025 mgd
Apartment	150 gpd/du	384 du	0.058 mgd
Retail	10 gdp/100 sf	34,193 sf	0.003 mgd
Restaurant Sit Down	100 gdp/100 sf	7,307 sf	0.007 mgd
Restaurant Fast Food	50 gdp/100 sf	4,500 sf	0.002 mgd
Bank	10 gdp/100 sf	4,000 sf	0.000 mgd
TOTAL POTABLE WATER DEMAND FOR PROPOSED PROGRAM			0.115 MGD
CHANGE IN POTABLE WATER DEMAND BETWEEN ALLOWED AND PROPOSED PROGRAM			0.056 MGD

Miami-Dade Water and Sewer Department issued a memorandum to Miami-Dade Regulatory and Economic Resources Department on September 26, 2012 regarding the project. The memorandum establishes service area jurisdiction and provides the following comments regarding potable water availability.

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

The Applicant understands that a water and sewer agreement for water and sewer service with the Department will be required for all net new development in the project area, provided the Department is able to offer those services. Exhibit D-1 includes a copy of the memorandum.

III. SANITARY SEWER GENERATION ANALYSIS

A sanitary sewer generation analysis has been performed for the approved and proposed development programs for Lucky Start Kendall Paradise as summarized in Table 1, above. Detailed sanitary sewer generation analyses (Table 2B) are provided for:

- the approved development program per Miami-Dade County Tentative Plat T-22873; and
- the Proposed Development Program requested by this Application.

The analysis demonstrates that there will be an increase in sanitary sewer generation resulting from the proposed change to the development program. The proposed changes will result in an average 0.056 million gallon per day (MGD) sanitary sewer generation increase compared with the program approved by Miami-Dade County Tentative Plat T-22873.

TABLE 2B
PROJECTED SANITARY SEWER GENERATION

APPROVED USE	SANITARY SEWER GENERATION RATE	APPROVED PROGRAM	SANITARY SEWER GENERATION (MGD)
Office	5 gdp/100 sf	620,000 sf	0.031 mgd
Storage	1 gdp/100 sf	510,000 sf	0.005 mgd
Restaurant	100 gdp/100 sf	23,000 sf	0.023 mgd
Bank	10 gdp/100 sf	6,600 sf	0.001 mgd
TOTAL SANITARY SEWER GENERATION FOR EXISTING PROGRAM			0.060 MGD

PROPOSED USE	SANITARY SEWER GENERATION RATE	PROPOSED PROGRAM	SANITARY SEWER GENERATION (MGD)
Single-Family	220 gpd/du	89 du	0.020 mgd
Townhouse	180 gpd/du	138 du	0.025 mgd
Apartment	150 gpd/du	384 du	0.058 mgd
Retail	10 gdp/100 sf	34,193 sf	0.003 mgd
Restaurant Sit Down	100 gdp/100 sf	7,307 sf	0.007 mgd
Restaurant Fast Food	50 gdp/100 sf	4,500 sf	0.002 mgd
Bank	10 gdp/100 sf	4,000 sf	0.000 mgd
TOTAL SANITARY SEWER GENERATION FOR PROPOSED PROGRAM			0.115 MGD

CHANGE IN SANITARY SEWER GENERATION BETWEEN ALLOWED AND PROPOSED PROGRAM			0.056 MGD
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Miami-Dade Water and Sewer Department issued a memorandum to Miami-Dade Regulatory and Economic Resources Department on September 26, 2012 regarding the project. The memorandum establishes service area jurisdiction and provides the following comments regarding sanitary sewer service.

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

The Applicant understands that a water and sewer agreement for water and sewer service with the Department will be required for all net new development in the project area, provided the Department is able to offer those services. Exhibit D-1 includes a copy of the memorandum.

IV. SOLID WASTE GENERATION ANALYSIS

A solid waste generation analysis has been performed for the approved and proposed development programs for Lucky Start Kendall Paradise as summarized in Table 1, above. Detailed solid waste generation analyses (Table 2C) are provided for:

- the approved development program per Miami-Dade County Tentative Plat T-22873; and
- the Proposed Development Program requested by this Application.

The analysis demonstrates that there will be a decrease in solid waste generation resulting from the proposed change to the development program. The proposed changes will result in an average 11,015.015 cubic yards per day (CYD) solid waste generation decrease with a 1,338.398 tons per day (TPD) decrease, compared with the program approved by Miami-Dade County Tentative Plat T-22873.

TABLE 2C
PROJECTED SOLID WASTE GENERATION

APPROVED USE	SOLID WASTE GENERATION RATE ¹	APPROVED PROGRAM	SOLID WASTE GENERATION ²	
			CUBIC YARDS PER DAY	TONS PER DAY
Office	2.52 lbs/sf/day	620,000 sf	6,429.63 cyd	781.24 tpd
Storage	2.25 lbs/sf/day	510,000 sf	4,722.22 cyd	573.78 tpd
Restaurant	25.58 lbs/sf/day	23,000 sf	2,421.15 cyd	294.19 tpd
Bank	1.33 lbs/sf/day	6,600 sf	36.12 cyd	4.39 tpd
TOTAL SOLID WASTE GENERATION FOR EXISTING PROGRAM			13,609.13 CYD	1,653.60 TPD

PROPOSED USE	SOLID WASTE GENERATION RATE ¹	PROPOSED PROGRAM	SOLID WASTE GENERATION ²	
			CUBIC YARDS PER DAY	TONS PER DAY
Single-Family	6.05 lbs/u/day	89 du	2.216 cyd	0.269 tpd
Townhouse	3.91 lbs/du/day	138 du	2.220 cyd	0.270 tpd
Apartment	3.91 lbs/du/day	384 du	6.179 cyd	0.751 tpd
Retail	7.47 lbs/sf/day	34,193 sf	1,051.118 cyd	127.718 tpd
Restaurant Sit Down	25.58 lbs/sf/day	7,307 sf	769.190 cyd	93.462 tpd
Restaurant Fast Food	40.03 lbs/sf/day	4,500 sf	741.296 cyd	90.072 tpd
Bank	1.33 lbs/sf/day	4,000 sf	21.893 cyd	2.660 tpd
TOTAL SOLID WASTE GENERATION FOR PROPOSED PROGRAM			2,594.112 CYD	315.202 TPD

CHANGE IN SOLID WASTE GENERATION BETWEEN ALLOWED AND PROPOSED PROGRAM	(11,015.015) CYD	(1,338.398) TPD
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¹ Based on Solid Waste Authority of Palm Beach County 1997 Residential Generation Study and 1995 Commercial Generation Study.

² The following conversion rates were used:

Single-family residential: 42.38 lbs/unit/week (6.05 lbs/unit/day)

Multi-family residential: 27.40 lbs/unit/week (3.91 lbs/unit/day)

1 cubic foot = 9 lbs of waste

1 cubic yard = 27 cubic feet

1 cubic yard = 9 lbs times 27 cubic feet = 243 lbs

1 ton = 2,000 lbs = 8.23 cubic yards

Exhibit D-2 includes a memorandum from Miami-Dade Dade Public Works and Waste Management Department to Miami-Dade Regulatory and Economic Resources Department dated August 17, 2012, indicating their ability to maintain five (5) years of solid waste disposal capacity services on a system wide basis.

Miami-Dade Water and Sewer Department Memorandum

Memorandum



Date: September 26, 2012

To: Jack Osterholt, Deputy Mayor/Director
Sustainability, Planning and Economic Enhancement (SPEE)

From: Maria A. Valdes, Chief, LEED® Green Associate *Maria A. Valdes*
Comprehensive Planning & Water Supply Certification Section

Subject: Lucky Start at the Hammocks, LLC - DIC Application # Z2012000096

Below, please find the Miami-Dade Water and Sewer Department's (MDWASD) comments for the subject project.

Application Name: Lucky Start at the Hammocks, LLC

Proposed Development: The applicant is requesting a district boundary change from IU-C (Industrial District Conditional to BU-1A, RU-1M(A), RU-TH, and RU-4L. The site plan for this project consists of the following developments:

Parcel "A": 88 detached single family residential units.

Parcel "B": 14,820 SF of pharmacy use, 4,000 SF of bank use, 2,500 SF of restaurant use, 4,500 S.F. of fast food restaurant use and 16,000 S.F. of retail use.

Parcel "C": 384 multi-family development.

Parcel "D" : 138 townhome units.

The total water demand for this development will be 114,232 gpd.

Project Location: The subject property is located on the east side of theoretical S.W. 152nd avenue, between Hammocks Blvd. and S.W. 120th Street, in unincorporated Miami-Dade County.

Water:

The subject project is located within MDWASD's service area. The source of water for the overall development is the Alexander-Orr Water treatment Plant.

There are existing 12-inch water mains within the subject site from where the developer can connect and extend water mains to serve the proposed use. At the time of development, a Water Supply Certification will be required for the proposed development. Said Certification is issued to assure adequate water supply is available to all water users of the MDWASD as required by Policy CIE-5D and WS-2C in the County's CDMP and in accordance with the permitted withdrawal capacity in the MDWASD's 20-year Water Use Permit.

MDWASD will be the utility providing water services subject to the following conditions:

- Adequate transmission and Plant capacity exist at the time of the applicant's request.
- Adequate water supply is available prior to issuance of a building permit or its functional equivalent.

- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

Sewer:

The subject project is located within MDWASD's service area. There is an existing 8-inch gravity sanitary sewer within the subject site from which the developer can connect to serve the proposed development provided there is sufficient depth and that there are no obstacles which would preclude construction of the sewer.

The South District Wastewater Treatment Plant (WWTP) is the facility for treatment and disposal of the wastewater. This WWTP is currently operating under a permit from the Florida Department of Environmental Protection. MDWASD will be the utility providing sewer services subject to the following conditions:

- Adequate transmission and plant capacity exist at the time of the owner's request consistent with policy WS-2A(2) of the CDMP. Capacity evaluations of the plant for average flow and peak flows will be required, depending on the compliance status of the United States Environmental Protection Agency (USEPA) Second and Final Partial Consent Decree.
- Approval of all applicable governmental agencies having jurisdiction over these matters are obtained.

The downstream pump station for the subject project is Pump Station 565. Please note that the projected NAPOT for said pump station will increase to 9.25 hours per day as noted below. If at the time of development, the projected NAPOT of the pump station exceeds the ten-hour NAPOT criteria as stipulated in the USEPA First Partial Consent Decree, the pump station will be required to be upgraded according to the remedial plan submitted to the USEPA by MDWASD.

Pump Station: 0565
Yearly NAPOT: 3.68Hrs
Projected NAPOT: 3.81Hrs
Projected NAPOT including this project flows: 9.25 Hrs

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

For more information about our Water Conservation Program please go to <http://www.miamidade.gov/conservation/home.asp>.

For information concerning the Water-Use Efficiency Standards Manual please go to http://www.miamidade.gov/conservation/library/WUE_standards_manual_final.pdf

Should you have any questions, please call me at (786) 552-8198 or Alfredo B. Sanchez at (786) 552-8237.

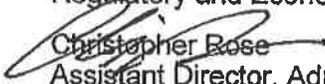
Miami-Dade Public Works and Waste Management Department Memorandum

Memorandum



Date: August 17, 2012

To: Jack Osterholt, Director
Regulatory and Economic Resources Department

From:  Christopher Rose
Assistant Director, Administration
Public Works and Waste Management Department

Subject: DIC # 12-096
Lucky Start at the Hammocks, LLC

Attached please find a copy of this Department's review of the above-referenced item. Final comments will be offered as needed. If you should have any questions, please do not hesitate to contact Stacey McDuffie of the Fiscal, Planning and Performance Management Division at 305-514-6661.

Attachment

PUBLIC WORKS AND WASTE MANAGEMENT DEPARTMENT

DIC REVIEW #12-096 Lucky Start at the Hammocks, LLC

Application: *Lucky Start at the Hammocks, LLC*, seeks a district boundary change to divide a property, presently zoned Industrial / Office (IU-C), into four separate parcels providing for Low Medium Density residential uses on Parcels A (RU-1M(a)) and D (RU-3M); Medium Density residential (RU-4L) on Parcel C; and Business and Office (BU-1A) on Parcel B.

The applicant also request a series of modifications to the Covenant Governing Land Development to address the Distribution of Units to add an additional 609 dwellings for a total of 8,912 units, Industrial Parks to provide for a light industrial park, and Controlled Densities to provide a maximum of 8,912 units as a whole for the total community.

Size: The subject property is approximately 53.47 acres.

Location: The subject property is located on the east side of theoretical S.W. 152nd Avenue, between Hammocks Boulevard and SW 120th Street, in Miami-Dade County, Florida.

Analysis:

1. Solid Waste Disposal

The Miami-Dade County Solid Waste Management System consists of both County facilities and private facilities under contract as follows: three Class I landfills (two owned by Waste Management Inc., of Florida) a Class III landfill, a Resources Recovery Facility waste to energy plant and associated ash monofill, and three regional transfer facilities. The Public Works and Waste Management Department (PWWM) does not assess or adjust estimated capacity requirements based on the impacts of individual developments. Instead, the Department maintains sufficient disposal capacity to accommodate five years of waste flows committed to the system through long-term interlocal agreements or contracts with municipalities and private waste haulers and anticipated non-committed waste flows. The latest Concurrency Status Determination issued on September 12, 2011, which is valid for one year, shows sufficient disposal system capacity to exceed the County's adopted level of service (five years of capacity). This determination, which is on file with the Sustainability, Planning and Economic Enhancement Department (formerly the Department of Planning and Zoning) is contingent upon the continued ability of the County to obtain and renew disposal facility operating permits from the Florida Department of Environmental Protection, as needed.

2. Garbage and Trash Collection Services

The property as mentioned in the application falls within the PWWM solid waste collection service area. The district boundary change of the property from Industrial / Office (IU-C) to Low Medium Density residential uses on Parcels A (RU-1M(a)) and D (RU-3M); Medium Density residential (RU-4L) on Parcel C; and Business and Office (BU-1A) on Parcel B will likely be considered development for "multi-family residential units" for Parcels A, D and C and "commercial units" for Parcel B. Chapter 15 of the Miami-Dade Code, entitled Solid Waste Management, requires the following of commercial developments located in unincorporated Miami-Dade County:

"every commercial and multi-family residential establishment shall utilize the solid waste collection services of either the proper governmental agency able to provide such services, or that of a licensed solid waste hauler authorized to perform such services by the Director of the Department." Therefore, the landlord or property owner is required to contact a private hauler to provide waste and recycling collection service. The collected material will subsequently be disposed of at PWWM facilities.

3. Recycling: Multi-family Units

Regarding **multi-family units**, **Section 15-2.2a** requires "every multi-family residential establishment shall provide for a recycling program which shall be serviced by a permitted hauler or the appropriate governmental agency and shall include, at a minimum, the five (5) materials listed in Section 15-2.2 below."

- 1) Newspaper
- 2) Glass (flint, emerald, amber)
- 3) Aluminum cans
- 4) Steel cans
- 5) Plastics (PETE, HDPE-natural, HDPE-colored)

Section 15-2.2b states the failure of a multi-family residential establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner(s) shall be liable, provided, however, that in the case of a condominium or cooperative apartment having a condominium association or cooperative apartment association, said association, rather than individual unit owners, shall be liable for any such violation.

Applicants are **strongly** advised to incorporate adequate space and facilities in their building plans to accommodate the required recycling program. Requests for approval of modified recycling programs must be made directly to the Department at 305 514-6666.

4. Recycling: Commercial Establishments

The following language from **Section 15-2.3a** requires commercial establishments "to provide for a recycling program, which shall be serviced by a permitted hauler or the appropriate governmental agency. The recycling program for commercial establishments must include a minimum of three (3) materials chosen from the following:

- | | |
|----------------------------------|--|
| 1) High grade office paper | 6) Steel (cans, scrap) |
| 2) Mixed paper | 7) other metals/scrap production materials |
| 3) Corrugated cardboard | 8) Plastics (PETE, HDPE-natural, HDPE-colored) |
| 4) Glass (flint, emerald, amber) | 9) Textiles |
| 5) Aluminum (cans, scrap) | 10) Wood |

Section 15-2.3 states the failure of a commercial establishment to provide a recycling program or a modified recycling program pursuant to Section 15-2.4 hereof shall constitute a violation of this section for which the property owner and the owner(s) and operator(s) of the commercial establishment shall be jointly and severally liable.

5. Waste Storage/Setout Considerations

Section 15-4 of the Code requires that plans for storage and collection of solid waste be adequate before a building permit may be issued. Site plans must address location, accessibility, number and adequacy of solid waste collection and storage facilities. The site plan legend must contain the following statement: "Facilities for the collection and storage of solid waste are shown in accordance with Section 15-4 of the Miami-Dade County Code."

6. Site Circulation Considerations

It is required that development associated with this project ensure that either of the following criteria be present in project design plans and circulation operations to minimize the reversing of waste vehicles and hence, provide for the safe circulation of service vehicles:

- a. Cul-de-sac with a minimum 49 foot turning radius (no "dead-ends").
- b. "T" shaped turnaround 60 feet long by 10 feet wide.
- c. Paved throughway of adequate width (minimum 15 feet).

In addition, any and all alleyways designed with utilities, including waste collection, provided at the rear of the property should be planned in accordance with standard street specifications with sufficient width and turning radii to permit large vehicle access. Additionally, there should be no "dead-end" alleyways developed. Also, a sufficient waste set-out zone should be preserved (between the edge of the pavement and any possible obstructions such as parked cars, fencing, etc.) that would interrupt or preclude waste collection. **The PWWM has no objections to the proposed application.**