

APRIL 2006
APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN

FOR MIAMI-DADE COUNTY, FLORIDA



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APRIL 2006
APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN

June 5, 2006

Miami-Dade County
Department of Planning and Zoning
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Miami, Florida 33128-1972
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BACKGROUND AND INTRODUCTION

The purpose of this report is to present the applications to amend Miami-Dade County's Comprehensive Development Plan (CDMP) which were filed for evaluation during the April 2006 amendment review cycle. Amendments to the Plan may be needed to correct an error, to reflect changing circumstances or conditions in the community, or to improve the ability of the Plan to fulfill its purposes and goals. This report contains the tentative schedule of activities for this amendment review period along with a list and table summarizing all of the applications, followed by a complete copy of each application. The next report will be the April 2006 Initial Recommendations report to be published on August 25, 2006.

Section 2-116.1 of the Miami-Dade County Code establishes the exclusive procedures for the CDMP to be reevaluated and amended periodically, usually semiannually. These procedures involve thorough County and State review as required by Chapter 163, Florida Statutes, and Chapters 9J-5 and 9J-11, Florida Administrative Code. Current procedures provide for the filing of applications in April and October, with the amendment process generally taking eleven months to complete. The April 2007 filing period is the next cycle that is in the odd numbered year, when the Miami-Dade County Department of Planning and Zoning changes to the Land Use Plan map outside the Urban Development Boundary (UDB) may be considered. Plan components eligible for amendment application during the various semiannual filing periods are summarized below. *

Plan Components Eligible for Amendment		
Application Filing Period (Month)	Even-Numbered Years	Odd-Numbered Years
April Filing Period	All Components Except UDB, UEA and Land Uses Outside UDB (Mandatory Cycle)	All Components including UDB and UEA (Mandatory Cycle)
October Filing Period	All Components Except UDB, UEA and Land Use Outside UDB (Optional Cycle)	All Components Except UDB, UEA and Land Use Outside UDB (Mandatory Cycle)
Notes: UDB = Urban Development Boundary UEA = Urban Expansion Area		

*Source: Section 2-116.1, Code of Miami-Dade County.

The Plan review and amendment process provides for the filing of amendment applications, staff analysis of the applications, and public participation in the process. Each application will be thoroughly evaluated by the Department of Planning and Zoning will be subject to review at a series of public hearings. The final action adopting, adopting with a change, or denying each of the applications will be made by the Board of County Commissioners. Further details about the hearings and the review process are discussed in the next section.

Application Review Process and Schedule of Activities

Following is a summary of the Plan review and amendment activities and tentative schedule as required by Section 2-116.1, Code of Miami-Dade County (See Table 1). After all privately filed applications were finalized, the Department of Planning and Zoning published this Applications Report on **June 5, 2006** listing all applications filed.

The Department of Planning and Zoning (DPZ) will submit its initial recommendations to the Planning Advisory Board (PAB) regarding each requested change, no later than August 25, 2006. Community Councils, which have been elected into districts throughout unincorporated Miami-Dade County, at their option may make recommendations to the PAB and Board of County Commissioners on local planning matters, including proposals to amend the CDMP. Each Community Council, in which a proposed amendment to the Land Use Plan map is located, will have the opportunity to hold a public hearing in September 2006 to discuss the application(s) and to formulate recommendation(s) regarding the request(s). The PAB, acting as Miami-Dade County's Local Planning Agency (LPA) pursuant to Chapter 163, Part 2, Florida Statutes, will hold a public hearing scheduled for October, 2006, to receive comments on the proposed amendments and on the initial staff recommendations, and to formulate its recommendations to the Board of County Commissioners regarding adoption of requested "small-scale" amendments and regarding transmittal to the Florida Department of Community Affairs (DCA) for review and comment of all requested standard amendments for initial review and comments by State agencies. The Board of County Commissioners is scheduled to hold a public hearing in November 2006, to consider taking final action on requested "small-scale" amendments, and to consider transmittal of the requested standard amendments to DCA, as well as any of the requested "small-scale" amendments that the commission elects to process through the regular procedure. Adopted small-scale amendments will become effective 31 days after adoption unless there is a citizen challenge.

Transmittal of "standard" (non-small-scale) amendment proposals to DCA for review and comment does not constitute adoption of requested amendments. A second phase of the review addressing the standard applications begins after transmittal of the applications to the DCA and associated State agencies. Also, the board of County Commissioners may opt to neither adopt or deny a requested small-scale amendment at its first public hearing but may, instead, decide to transmit to DCA for State-agency review and comment as a "standard" amendment request.

With transmittal to DCA expected to occur on or around December 2006, DCA will return comments or an Objections, Recommendations and Comments (ORC) report in February 2007 addressing all transmitted applications. The PAB acting as the Local Planning Agency would then conduct its final public hearing during March 2007, and the Board of County Commissioners would conduct a public hearing and take final action in April or May 2007. During the DCA review period, the Department of Planning and Zoning will also review comments received at the transmittal hearings and any additional material submitted and then may issue a Revised Recommendations report reflecting any new information prior to the final public hearings. Final action by the Board of County Commissioners will be to adopt, adopt with change, or not adopt each of the transmitted applications.

Outside this regular CDMP amendment process, requests to amend the CDMP can be made only by the County Commission under a "Special" amendment process, or by an applicant for approval or amendment of a Development of Regional Impact (DRI), or for a closed or realigned military base. Procedures for processing such "Special" or DRI- or military base-related amendments are established in Section 2-116.1 of the Miami-Dade County Code.

Small-Scale Amendments

A procedure is provided for the expedited processing of "Small-Scale" amendments as defined in Section 163.3187(1)(c), F.S. This procedure authorizes the Board of County Commissioners to take final action on small-scale requests to amend the Land Use Plan Map (version dated October 2001) at the transmittal public hearing. During the April 2006 filing period, ten amendment applications were eligible for expedited processing as "small-scale" amendment under the following conditions:

1. The proposed amendment involves a land use change of 10 acres or less.
2. The cumulative annual acreage of all small-scale amendments shall not exceed 120 acres, and not more than 60 acres of the total can be located outside of areas designated in the CDMP as urban infill or urban redevelopment transportation concurrency exception areas, or in the Dadeland Chapter 380 Regional Activity Center.
3. Outside of the foregoing infill and redevelopment areas and Regional Activity Center, amendments involving residential land uses are limited to maximum density of 10 dwelling units per acre, but amendments inside these designated areas are eligible to request and density.
4. The proposed amendment does not involve the same property granted an amendment in the prior 12 months; and
5. The proposed amendment does not involve the same owner's property within 200 feet of property granted a change within the prior 12 months.

6. The proposal cannot involve any text changes to the Plan's goals, objectives, and policies.
7. The proposal involves the construction of affordable housing units, meeting the affordability criteria of Section 420.0004(3), Florida Statutes, on property which will be the subject of a restricted land use agreement or extended use agreement recorded in conjunction with the issuance of tax exempt bond financing or allocation of federal tax credits through the Florida Housing Finance Corporation or a local housing finance authority authorized by the Division of Bond Finance of the State Board of Administration.

Applicants who want their eligible applications processed under the expedited "small-scale" amendment procedure must explicitly make such a request in the application. Generally, small-scale amendments will not be reviewed by the Florida Department of Community Affairs (DCA) or issued a notice of intent, and they will take effect 31 days after adoption by the Commission unless a challenge is filed.

At its initial public hearing to address the April 2006 cycle applications, the Commission could elect to adopt, adopt with change, or not adopt small-scale amendments. If it does not adopt a small-scale amendment, the Commission may elect to transmit it to DCA for review along with the standard amendment requests and take final action at its second public hearing, which will occur after State-agency review. Of course, failure to adopt as a small-scale amendment or to transmit effectively denies approval of the application.

Additional Information

Anyone having questions regarding any aspect of the CDMP review and amendment process should visit or call the Metropolitan Planning Section of the Miami-Dade County Department of Planning and Zoning at 111 NW 1st Street, Suite 1210; Miami, Florida 33128-1972; telephone (305) 375-2835.

Prohibition on Argument or Representation Regarding Proposed Specific Future Uses Without Proffering a Restrictive Covenant

According to Ordinance 03-40 pertaining to CDMP procedures, no applicant or applicant's representative seeking a recommendation for approval or approval of an amendment to the land use plan map shall be permitted to argue or represent to the Board of County Commissioners or other recommending County board a specific future use or uses for an application site without proffering a restrictive covenant. The representation cannot include a specific use or uses or exclude a use or uses authorized by the proposed land use designation, unless the applicant has submitted a restrictive covenant committing to such representation for the subject property which has been submitted to the Director and has received approval as to form.

Deadlines for Submitting Covenants to be Considered

Deadlines exist for providing covenants to be considered in the Department's written recommendations and at public hearings. The deadline for covenants to be submitted to staff is **July 28, 2006**. If a Community Council, the Planning Advisory Board or the Board of County Commissioners is to consider a covenant in its decision-making, the deadline for submittal is 17 days prior to the hearing. If the Department is to consider the covenant in its written recommendation on an application in the Revised Recommendations Report, it must be received and finalized as to form and content at least four weeks prior to the final hearing of the Planning Advisory Board.

Table 1
TENTATIVE SCHEDULE OF ACTIVITIES
APRIL 2006-2007 CDMP AMENDMENT CYCLE

Application Filing Period	April 1-May 1, 2006
Deadline to withdraw Application and obtain Return of Full Fee	May 8, 2006
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of deficiency
Applications Report published by Department of Planning and Zoning	June 5, 2006
Deadline for submitting Technical Reports	June 30, 2006
Deadline for submitting Covenants to be considered in the Initial Recommendations Report	July 28, 2006
Initial Recommendations Report released by Department of Planning and Zoning	Friday, August 25, 2006
Community Council(s) Public Hearing(s)	Specific date(s) to be set in September 2006
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to Florida Department of Community Affairs (DCA)	Monday, October 16, 2006* County Commission Chamber 111 NW 1st Street
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendments and Transmittal of Standard Amendment requests to DCA	November 20, 2006* County Commission Chamber 111 NW 1 Street
Transmittal to DCA for comment	December, 2006**
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Comments	February, 2007** (Approximately 75 days after transmittal)
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	Specific date(s) to be set in March, 2007* (Within 30 days after DCA comments received)
Public Hearing and Final Action on Applications: Board of County Commissioners	Specific date(s) to be set in April, 2007* (No later than 60 days after receipt of DCA comments)

Note: * Date is subject to change. All hearings will be noticed by newspaper advertisement.

** Estimated Date.

Table 2
SCHEDULE OF COVENANT DEADLINES
April 2006-2007 CDMP Amendment Cycle

Deadline for submitting covenants to be considered in the Initial Recommendations Report	July 27, 2006
Deadline for submitting covenants to be considered at Community Council(s) Public Hearing(s)	Seventeen days prior to Community Council hearing
Deadline for submitting covenants to be considered at Planning Advisory Board (PAB) Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	September 29, 2006
Deadline for submitting covenants to be considered at Board of County Commissioners (BCC) Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	November 3, 2006
Deadline for submitting covenants to be considered in the Revised Recommendations Report	Four weeks prior to PAB Public Hearing Regarding Final Recommendations
Deadline for submitting covenants to be considered at PAB Hearing Regarding Final Recommendations	Seventeen days prior to hearing
Deadline for submitting covenants to be considered at BCC Hearing Regarding Adoption of Standard Amendments	Seventeen days prior to hearing

Overview of April 2006 Amendment Applications

A total of 16 applications were filed during this amendment cycle, of which 15 were filed by private parties requesting changes to the CDMP Land Use Plan map (approximately 220 acres), and 1 was filed by the Department of Planning and Zoning (DP&Z).

Of the 15 privately filed applications, ten (1-3, 5-7 and 9-12) have requested to be processed in the expedited small-scale amendment process, whereby requesting the redesignation of approximately 46 acres of changes to the Land Use Plan (LUP) map.

The other five privately filed requests are standard amendment Applications (Nos. 4, 8 and 13-15) and are also seeking to redesignate parcels of land (totaling approximately 174 acres on the CDMP LUP map).

The Department of Planning and Zoning (DP&Z) filed one application, (No. 16). This application updates the Schedule of Improvements in the Capital Improvements Element (CIE). The Applications Report does not contain the tables to be amended due to the difference in scheduling of the CDMP amendment process and the preparation of the annual County budget. These CIE tables will be formulated during the budget preparation process and will be published in the "April 2006 Initial Recommendations Report" to be issued on August 25, 2006.

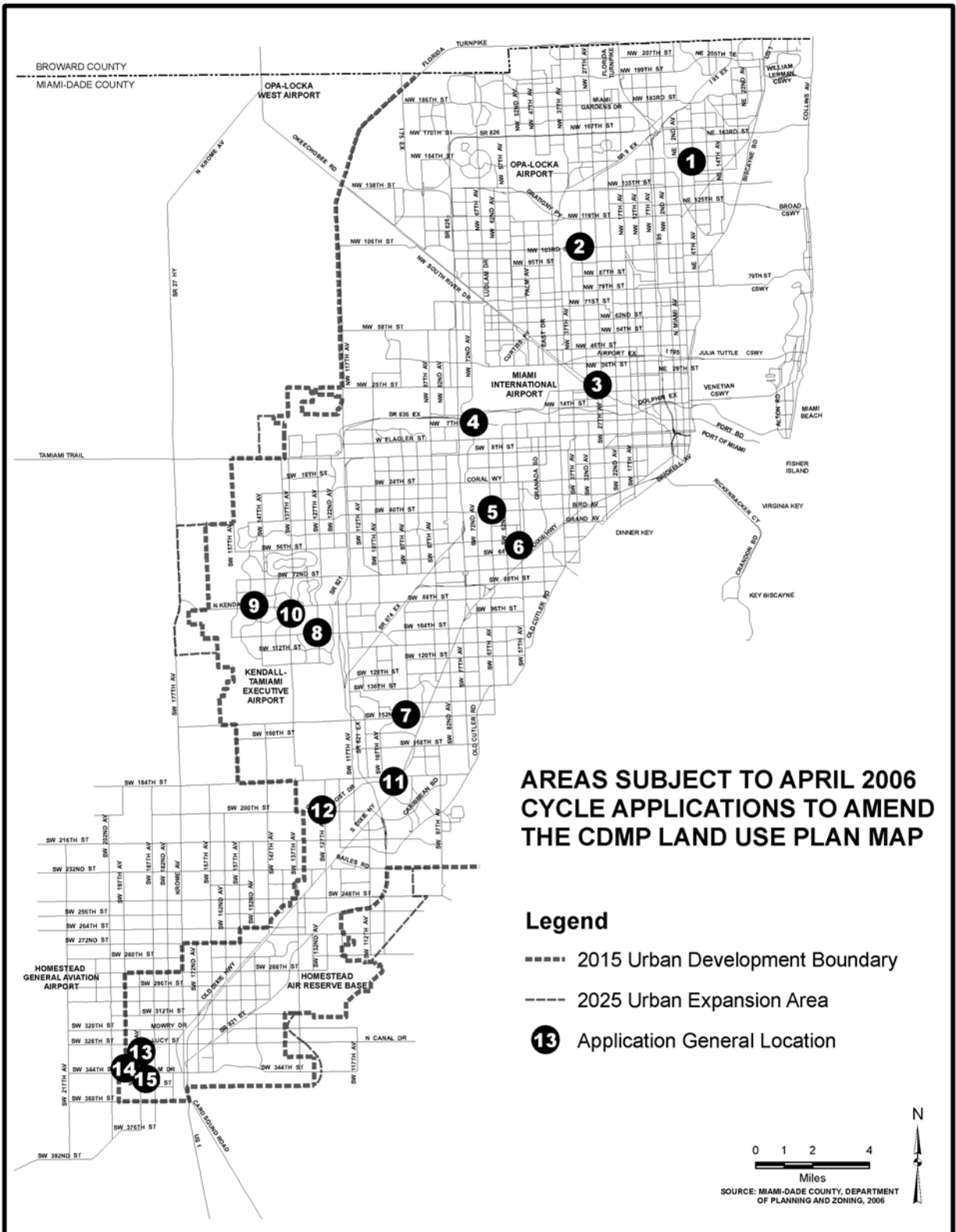


Table 3
LIST OF APRIL 2006 APPLICATIONS REQUESTING AMENDMENTS TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

Application Number	Applicant / Representative Location REQUESTED CHANGE(S)	Acres
1	Solid Oaks L.L.C., a Florida limited liability company/ Stanley B. Price, Esq. and William W. Riley, Esq. Approximately 165 feet west of NE 6 Avenue between NE 147 and NE 149 Streets (address: 14752 NE 6 Avenue) From: Low Density Residential To: Medium Density Residential Small-Scale Amendment	1.41
2	Abdel R. Ahmad c/o Nizar Investment, Corp. and Nedal Ahmad c/o Nizar Investment, Corp./ Mery Lopez, Esq. SE and SW corner of NW 103 Street and NW 32 Avenue Parcel A (0.36 Acres) From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Business and Office Parcel B (0.31 Acres) From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Business and Office Small-Scale Amendment	1.51
3	2260 Northwest 27 th Avenue L.L.C./Juan J. Mayol, Jr., Esq. West side of NW 27th Avenue between NW 22 and NW 23 Streets From: Industrial and Office To: Business and Office or is it High Density Residential Small-Scale Amendment	6.64
4	South Florida Hotel, Inc./Maria A. Gralia, Esq. and David J. Coviello, Esq. Southeast corner of NW 72 Avenue and the Dolphin Expressway (SR 836) <u>Parcel 1 (14.51 Acres)</u> From: Industrial and Office To: Business and Office <u>Parcel 2 (1.84 Acres)</u> From: Medium Density Residential (13 to 25 DU/Ac) To: Business and Office Standard Amendment	17.79

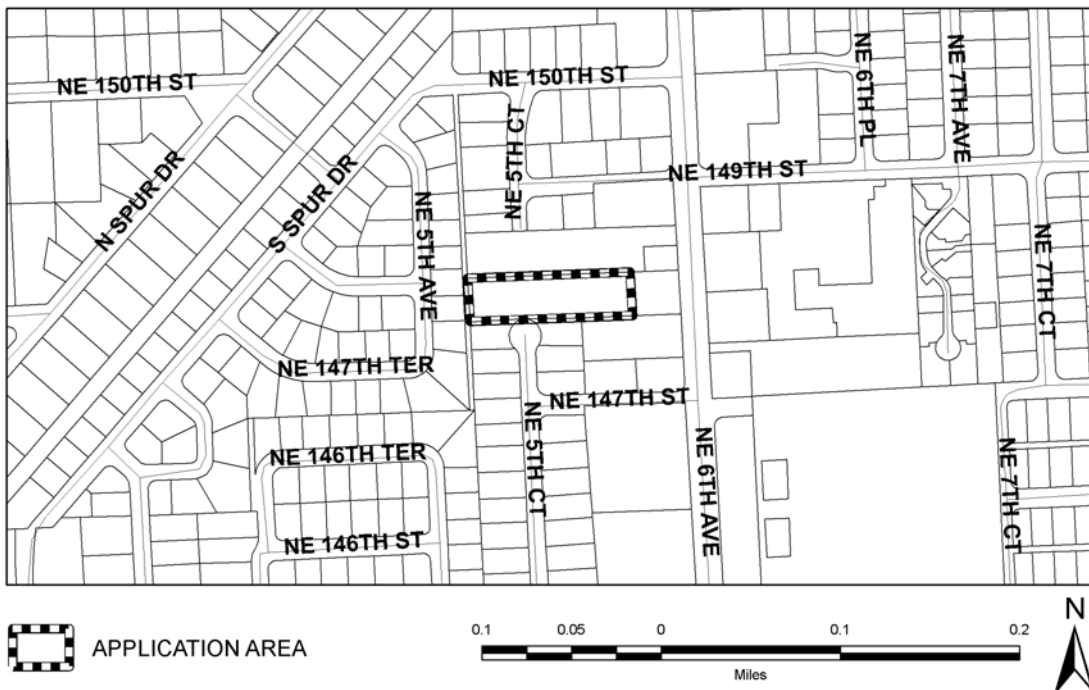
Application Number	Applicant / Representative Location REQUESTED CHANGE(S)	Acres
5	<p>Doral Court Enterprises, Inc. and M & S Development, L.L.C./ Felix M. Lasarte, Esq. East and west side of SW 65 Avenue between 40th Street (Bird Road) and SW 39th Terrace <u>Parcel A (0.54 Acres)</u> From: Business and Office To: Business and Office <u>Parcel B (0.53 Acres)</u> From: Low Density Residential (2.5 to 6 DU/Ac.) To: Business and Office <u>Parcel C (0.53 Acres)</u> From: Low Density Residential (2.5 to 6 DU/Ac.) and Office/Residential To: Business and Office Small-Scale Amendment</p>	±2.48
6	<p>Blue Cloisters, Inc., Red Rainbow Corporation and The Cloisters Investments, Inc./ Guillermo Olmedillo The area bounded by SW 57th Avenue on the east; SW 60th Street on the south; SW 58th Avenue on the west and SW 58th Terrace on the north From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Office/Residential Small-Scale Amendment</p>	7.8
7	<p>Coral Reef Drive Land Development, L.L.C./Juan J. Mayol, Jr., Esq. North side of SW 152nd Street along the east and west sides of theoretical SW 97 Avenue; the northern boundary is adjacent to the C100 canal From: Low Density Residential (2.5 to 6 DU/Ac.) To: Business and Office Small-Scale Amendment</p>	8.9
8	<p>Vanguardian Village L.L.P./Felix M. Lasarte, Esq. Northeast corner of SW 127 Avenue and SW 104 Street From: Estate Density Residential (1 to 2.5 DU/Ac) To: Medium-High Density Residential (25 to 60 DU/Ac) Standard Amendment</p>	5.37

Application Number	Applicant / Representative Location REQUESTED CHANGE(S)	Acres
9	West Kendall Baptist Church, Inc./ Jeffrey Bercow, Esq. and Graham Penn, Esq. East side of Hammocks Boulevard approximately 360 feet north of SW 88 Street (Kendall Drive); North of the West Kendall Baptist Church's parking lot From: Parks and Recreation To: Office/Residential Small-Scale Amendment	1.02
10	WMD London Square, L.L.C./Jeffrey Bercow, Esq. and Graham Penn, Esq. Southeast corner of SW 137 Avenue and theoretical SW 91 Terrace; Parking lot for Costco store located at 9191 SW 137 Avenue From: Office/Residential To: Business and Office Small-Scale Amendment	5.45
11	Frenchtex Inc./Guillermo Olmedillo Southside of SW 186 Street (Quail Roost Drive) between the South Dade Busway and SW 103 Court From: Industrial and Office To: Business and Office Small-Scale Amendment	6.35
12	Caval Commercial Development, L.L.C./ Jerry B. Proctor, Esq. and Alexandra Deas, Esq. Northwest corner of SW 200 Street (Quail Roost Drive) and SW 127 Avenue (Burr Road) From: Estate Density Residential (1 to 2.5 DU/Ac) To: Business and Office Small-Scale Amendment	±4.0
13	Tagoror Investments, L.L.C., A Florida limited liability company/ Juan J. Mayol, Jr., Esq. North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac) Standard Amendment	9.89

Application Number	Applicant / Representative Location REQUESTED CHANGE(S)	Acres
14	Q2 Florida City I, L.L.C., Q2 Florida City II, L.L.C., Q2 Florida City III, L.L.C. and Q2 Florida City IV, L.L.C./ Juan J. Mayol, Jr., Esq. Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac) Standard Amendment	119.7
15	Q2 Kings Mountain 485 LLC/ Juan J. Mayol, Jr., Esq. South of SW 344th Street between SW 188 th Avenue and SW 192 nd Avenue From: Low Density Residential (2.5 to 6 DU/Ac.) To: Low-Medium Density Residential (6 to 13 DU/Ac) Standard Amendment	20.76
16	Miami-Dade County Department of Planning and Zoning / Diane O'Quinn Williams, Director CAPITAL IMPROVEMENTS ELEMENT Tables of Proposed Projects. Modify the following currently adopted tables as indicated in the application and related information: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities. Standard Amendment	

APPLICATION NO. 1 **SMALL-SCALE AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Solid Oaks L.L.C., a Florida limited liability company	Stanley B. Price, Esq. William W. Riley, Esq. Bilzin Sumberg Baena Price & Axelrod L.L.C. 200 South Biscayne Boulevard, Suite 2500 Miami, Florida 33131 (305) 350-6139 (305) 351-2285 fax
Requested Amendment to the Land Use Plan Map From: Low Density Residential To: Medium Density Residential Location: Approximately 165 feet west of NE 6 Avenue between NE 147 and NE 149 Streets (address: 14752 NE 6 Avenue) Acreage: Application area: ±1.41 Gross Acres; ±1.41 Net Acres Acreage Owned by Applicant: ±1.41 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

**APPLICATION FOR AN AMENDMENT
TO THE LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN

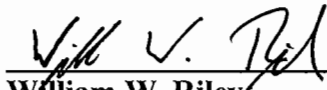
SMALL SCALE AMENDMENT**

1. APPLICANT

SOLID OAKS, LLC, a Florida limited liability company

2. APPLICANTS' REPRESENTATIVE

**Stanley B. Price, Esquire
William W. Riley, Esquire
Bilzin Sumberg Baena Price & Axelrod, LLC
200 South Biscayne Boulevard, Suite 2500
Miami, Florida 33131
Telephone: (305) 375-6139
Fax: (305)351-2285**

By: 
William W. Riley

April 28, 2006
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. A change to the Land Use Element, Land Use Plan Map
(Item A.1 in the fee schedule) is requested

B. Description of the subject property

The Property comprises approximately 1.41 acres located at 14752 N.E. 6 Avenue in unincorporated Miami-Dade County, Florida. The Property lies entirely within Section 19, Township 52, Range 42 and is more particularly described in the legal description attached hereto and incorporated herein as Exhibit "A".

C. Gross Acreage

Application area: 1.41+/- gross acres

Acreage owned by applicant: 1.41+/- gross acres

D. Requested Change

1. It is requested that the Property be re-designated on the Land Use Plan Map from LOW DENSITY RESIDENTIAL (2.5 to 6 dwelling units per gross acre) to MEDIUM DENSITY RESIDENTIAL (13 to 25 dwelling units per gross acre).
2. It is requested that this application be processed as a Small-Scale Amendment pursuant to the State of Florida and Miami-Dade County's expedited procedure.

4. REASON FOR AMENDMENT

The applicant petitions Miami-Dade County to amend the Comprehensive Development Master Plan (CDMP) Future Land Use Plan Map (FLUM) designation for approximately 1.41 acres of land described in the legal description attached hereto and incorporated herein as Exhibit "A" (the "Property"). The requested amendment seeks to change the Property's land use designation from Low Density to Medium Density Residential (the "Amendment").

Adoption of the Amendment will further the Goals, Objectives and Policies of the CDMP by promoting urban infill within environmentally suitable areas, by encouraging the production of housing units to accommodate countywide need projections, and by establishing compatibility among proximate land uses. In conjunction with these advancements, the Amendment satisfies all evaluation criteria set forth in Policy 8F of the CDMP Land Use Element (the "Land Use Element"). This Policy provides that applications requesting amendments to the FLUM "shall be evaluated to consider consistency with the Goals, Objectives and Policies of all [CDMP] Elements, other timely issues, and in particular the extent to which the proposal, if approved, would: (i) Satisfy a deficiency in the [FLUM] to accommodate projected population or economic growth of the County; (ii) Enhance or impede provision of services at or above adopted LOS Standards; (iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; (iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and (v) If located in a planned Urban Center, or within ¼ 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 7."

Adoption of the Amendment will address a deficiency in the FLUM to accommodate projected population growth. Objective 8 and Policy 8G of the Land Use Element direct Miami-Dade County to maintain a reserve of developable land at a capacity level adequate to accommodate projected residential demands over a span of 15 years. The most recent studies performed by Miami-Dade County identify a deficiency in the FLUM to accommodate countywide projected population growths. The residential absorption rates identified in these studies demonstrate that the countywide capacity for residential

land inside the Urban Development Boundary (UDB) will be depleted in 12 years.¹ Adoption of the Amendment will address this demonstrated need by increasing the residential development potential on property located in one of the County's highest population bases--Minor Statistical Area (MSA) 2.1.² Population is projected to increase in this area by 22,230 residents over the next fourteen years. By 2025, MSA 2.1 is expected to contain the third highest population base in Miami-Dade County.

Increasing the development eligibility range for residential uses in this area is consistent with the Goals, Objectives and Policies of the CDMP. Policy 1C of the Land Use Element, for example, directs the County to give priority to residential development at increased densities in the infill area where the site under consideration is (1) underdeveloped and (2) located in an urban area having available public services.³ The Amendment satisfies these criteria, complies with the CDMP Guidelines for Urban Form, is compatible with abutting and nearby land uses, and conforms to the character of the surrounding neighborhood.

The application area encompasses a portion of a single tract of land located at 14752 N.E. 6 Avenue.⁴ The Parent Tract comprises 1.8958± net acres, which are wholly owned by the Applicant. The front 0.4858± acres are designated Business and Office on the FLUM and zoned BU-1. This portion of the property fronts along NE 6 Avenue with a width of 130.66 feet and a varying depth that ranges from 297.30 to 298.58 feet. The rear 1.41± acres, which comprise the subject of the Amendment, are designated Low Density Residential and zoned RU-3.⁵

Adoption of the Amendment will provide the Parent Tract with a residential development range that is comparable to similarly situated properties in the area, as evidenced by existing zoning classifications. Abutting the Property's southern boundary is a mixed-use multifamily building and a retail establishment situated within the RU-3 and BU-1 zoning districts. To the north lies another multifamily use and retail establishment on property zoned BU-1 and RU-4M, which in turn abut a series of RU-3 uses. Across NE 6 Avenue the predominance of the commercial and multifamily residential uses that form the character of the community along NE 6 Avenue continue with the BU-1, BU-1A, RU-TH, and RU-4M zoning classifications. These existing residential uses include a four-story apartment building containing 75 residential units on 2.16± acres.

¹ See CDMP Initial Recommendations, October 2005 cycle.

² The Property lies in Minor Statistical Area (MSA) 2.1. Population is projected to increase in this area by 22,230 residents over the next fourteen years. By 2025, MSA 2.1 is expected to be the County's third highest population base.

³ The Urban Infill Area is defined as that part of Miami-Dade County located east of, and including, SR 826 (Palmetto Expressway) and NW/SW 77 Avenue, excluding the area north of SR 826 and west of I-95, and the City of Islandia. See CDMP, Transportation Element, Page II-4.

⁴ The application area and the remaining acreage comprising the land located at this address are sometimes referred to collectively as the Parent Tract and is more particularly described in the legal description attached hereto and incorporated herein as Exhibit "B".

⁵ Despite the Property's current land use designation, the existing RU-3 zoning classification permits development to proceed at a density of 4 units per 7,500 square feet of lot area, which equates to 23.23 units per net acre. See CDMP, Land Use Element, Page I-62.

Adoption of the Amendment will increase the development eligibility of the Parent Tract to conform to the land use trend along NE 6 Avenue. The RU-4M zoning districts and Business and Office land use designations that occupy a large segment of the area permit development to proceed at 35.9 units per net acre with potential density bonuses and averaging allowances. Adoption of the Amendment with the retention of the Business and Office designation will create a development potential that is comparable to adjoining property and existing conditions on similarly situated property in the surrounding community.⁶

Adoption of the Amendment will adhere to the CDMP Guidelines for Urban Form. The Guidelines for Urban Form provide that within a section, a variety of residential types and densities are encouraged, with higher densities being located at the periphery, and lower densities in the interior.⁷ Existing development in the surrounding community complies with these guidelines by localizing higher residential densities and commercial uses along NE 6 Avenue and collector roads while restricting interior development to single-family detached homes. The Guidelines for Urban Form provided that the general pattern of land use in residential communities should conform to these guidelines to the maximum extent possible and that future amendments to the FLUM should endeavor to promote the same.

Adoption of the Amendment will also serve to promote Policy 8A of the CDMP Land Use Element, which provides that Miami-Dade County shall strive to accommodate residential development in proximity with and accessibility to employment, commercial and cultural centers. The Property is situated adjacent to several commercial centers that can provide employment opportunities and pedestrian traffic. Additionally, the Property is located within 1.5 miles from Interstate 95 and is near the Golden Glades intersection where several major travel routes converge, which can provide enhanced mobility for residents without overly burdening the local roadway network.

5. COMPLETED DISCLOSURE FORMS

See Attached

Attachments: **Exhibit "A" – Property Legal Description**
Exhibit "B" – Parent Tract Legal Description
Exhibit "C" – Disclosure of Interest Form
Exhibit "D" – Aerial Photograph
Exhibit "E" – Location Map

6. This application is being filed without Applicant's waiving of its rights to seek a refund of the filing fee if it is determined that, based on density averaging or other development criteria contained in the Code, or approval of a zoning application, the filing of this application is deemed unnecessary.

⁶ Residential development within the Business and Office category is eligible to proceed at "one density category higher than the LUP designated density of the adjacent or adjoining residentially designated area on the same side of the abutting principal roadway, or up to the density of any such existing residential development, or zoning if the adjacent or adjoining land is undeveloped, whichever is higher." See CDMP, Land Use Element, Page I-35.

⁷ See CDMP, Land Use Element, Page I-20.2.

LOCATION MAP FOR APPLICATION TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

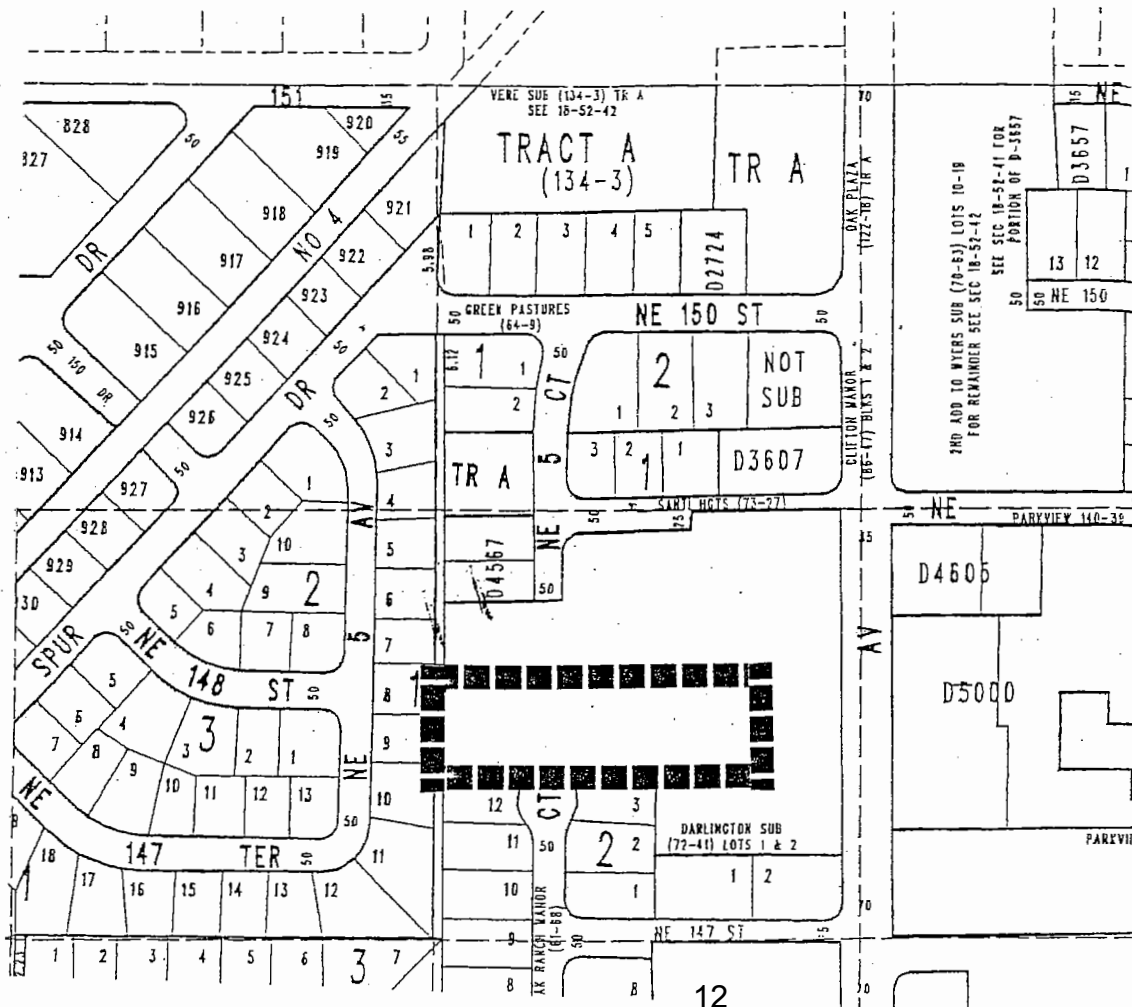
APPLICANT/REPRESENTATIVE

Stanley B. Price, Esquire
William W. Riley, Esquire
Bilzin Sumberg Baena Price & Axelrod, LLC
200 South Biscayne Boulevard, Suite 2500
Miami, Florida 33131
Telephone: (305) 375-6139
Fax: (305) 351-2285

DESCRIPTION OF SUBJECT AREA

The Property comprises approximately 1.41 acres located at 14752 N.E. 6th Avenue in unincorporated Miami-Dade County, Florida. The Property lies entirely within Section 19, Township 52, Range 42 and is more particularly described in the legal description attached hereto and incorporated herein as Exhibit "A".

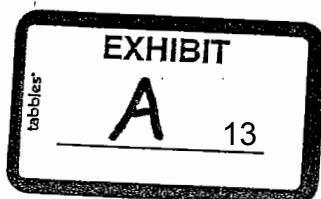
Folio # A Portion of 30-2219-000-0740



A Parcel of Land lying and Being in the Southeast 1/4, of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 52 South, Range 42 East, in Miami-Dade County, Florida; more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4 of said Section 19; Thence S00°14'06"E for 261.28 feet; Thence N89°40'18"W for 332.30 feet to the Point of Beginning; Thence S00°19'42"W for 130.66 feet; Thence N89°40'18"W for 333.58 feet; Thence N00°10'44"W, for 130.66 feet; Thence S89°40'18"E for 334.74 feet to the Point of Beginning.

Containing 43,550 square feet more or less by calculation.



A Parcel of Land lying and Being in the Southeast 1/4, of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 52 South, Range 42 East, in Miami-Dade County, Florida; more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4 of said Section 19; Thence S00°14'06"E for 261.28 feet; Thence N89°40'18"W for 332.30 feet to the Point of Beginning; Thence S00°19'42"W for 130.66 feet; Thence N89°40'18"W for 333.58 feet; Thence N00°10'44"W, for 130.66 feet; Thence S89°40'18"E for 334.74 feet to the Point of Beginning.

Containing 43,660 square feet more or less by calculation.

A Parcel of Land lying and Being in the Southeast 1/4, of the Northeast 1/4 of the Northwest 1/4 of Section 19, Township 52 South, Range 42 East, in Miami-Dade County, Florida; more particularly described as follows:

Commence at the Northeast corner of the Southeast 1/4, of the Northeast 1/4, of the Northwest 1/4 of said Section 19; Thence S00°14'06"E for 261.28 feet; Thence N89°40'18"W for 35.00 feet to the Point of Beginning; Thence S00°14'06"E for 130.66 feet; Thence N89°40'18"W for 298.58 feet; Thence N00°19'42"E, for 130.66 feet; Thence S89°40'18"E for 297.30 feet to the Point of Beginning.

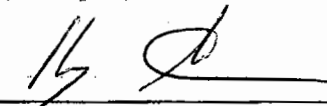
Containing 38,928 square feet more or less by calculation.

DISCLOSURE OF INTEREST

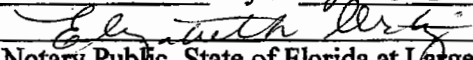
This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1.	APPLICANT(S) NAME AND ADDRESS:				
	APPLICANT:	Solid Oaks, LLC, a Florida limited liability company 19333 Collins Avenue, Suite 2306 Sunny Isles Beach, Florida 33160			
Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.					
2.	PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.				
	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES(Gross)	
	Solid Oaks, LLC, a Florida limited liability company	Yes	A portion of 30-2219-000-0740	1.41+/-	
3.	For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2 above.				
	APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
	Solid Oaks, LLC, a Florida limited liability company	Yes			

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>
	NOT APPLICABLE	
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:		SOLID OAKS, LLC a Florida limited liability company
	<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
	Leonardo Seidner, Member 19333 Collins Avenue, Unit 2306 Sunny Isles Beach, Florida 33160	25%
	Harry Seidner, Member 3380 North 40 th Street Hollywood, Florida 33021	25%
	Atlantic Echo, LLC, a Florida limited liability company 801 Brickell Avenue, 16 th Floor Miami, Florida 33131	25%
	Sion Tesone, Member 5825 Collins Avenue, Unit 10G Miami Beach, Florida 33140	50%
	Violeta Gomez, Member 16400 N.W. 15 th Avenue Miami, Florida 33169	50%
	Gabriel's Investments, LLC, a Florida limited liability company 3370 N.E. 190 th Street, #102, Aventura, FL 33180	12.5%
	Gabriel Markovich, Managing Member 3370 N.E. 190 th Street, #102 Aventura, Florida 33180	100%
	Marks Investments, L.L.C., a Florida limited liability company 19195 Mystic Pointe Drive, #107, Aventura, FL 33180	12.5%
	Wendy Marks, Managing Member 19195 Mystic Pointe Drive, #107 Aventura, FL 33180	100%

		<p>Applicant's Signatures and Printed Names</p> <p>SOLID OAKS, LLC, a Florida limited liability company</p> <p>By: <u></u> Harry Seidner, Member</p>

Sworn to and subscribed before me this
28 day of April, 2006


Notary Public, State of Florida at Large (SEAL)



My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

APPLICATION NO. 2 SMALL-SCALE AMENDMENT APPLICATION

Applicant	Applicant's Representative
<p>Abdel R. Ahmad c/o Nizar Investment, Corp. 3540 NW 103 Street Miami, FL 33147 (305) 978-9749</p> <p>Nedal Ahmad c/o Nizar Investment, Corp. 3540 NW 103 Street Miami, FL 33147 (305) 807-6594</p>	<p>Mery Lopez, Esq. Law Office of Mery Lopez, PA 1990 NE 163rd Street, Suite 203 North Miami Beach, FL 33162 (305) 882-2739 (305) 882-2779 fax</p>
<p>Requested Amendment to the Land Use Plan Map</p> <p>Parcel A (0.36 Acres) From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Business and Office</p> <p>Parcel B (0.31 Acres) From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Business and Office</p> <p>Location: SE and SW corners of NW 103 Street and NW 32 Avenue</p> <p>Acreage: Application area: ± 1.51 Gross Acres; ± 0.67 Net Acres Acreage Owned by Applicant: ± 0.67 Acres</p>	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

LAW OFFICE OF MERY LOPEZ, P.A.

1990 NE 163rd Street
Suite 203
North Miami Beach, FL 33162

(305)882-2739 Phone
(305)882-2779 Fax

Mery Lopez, Esq.
Bar of Florida

Email: lawyermlopez@bellsouth.net

APPLICATION

1. APPLICANTS:

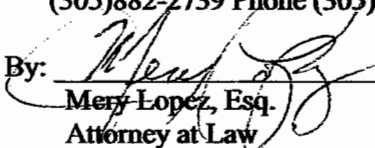
Abdel R. Ahmad
c/o Nizar Investment Corp.
3540 NW 103 Street
Miami, FL 33147
(305)978-9749

Nedal Ahmad
c/o Nizar Investment Corp.
3540 NW 103 Street
Miami, FL 33147
(305)807-6594

2. APPLICANTS' REPRESENTATIVE:

Law Offices of Mery Lopez, P.A.
Mery Lopez, Esq.
1990 NE 163rd Street
Suite 203
North Miami Beach, FL 33162
(305)882-2739 Phone (305)882-2779 Fax

By:


Mery Lopez, Esq.
Attorney at Law

Date:

May 1 2006

3. DESCRIPTION OF REQUESTED CHANGE

A. A change to the Land Use Element, Land Use Plan map (item A.1 in the fee schedule) is requested

From R1 to C1

B. Description of the Subject Property

Subject properties consists of 1.5 gross acres located in Lot 1, less the East 10 feet thereof, and all of Lots 2 & 3, less the North 35 feet in Block 1 and W 30 feet of Lot 4, all of Lots 5 and 6, Block 113. Located on the East and West side of the corner of NW 32nd Avenue and 102nd Street.

Lot - A - Net Acreage = 0.33 Acres

Lot - B - Net Acreage = 0.3 Acres

C. Gross Acreage

Lot - A
.076
1.46 AC NET
0.33 NET ACREAGE
Lot Size 15,540 Sq. Ft.

Folio No.: 30-3104-005-0010
3201 NW102 Street
Miami, FL 33147

Lot – B
.07
0.63 AC NET
0.3 NET ACREAGE
Lot Size 13,560 Sq. Ft.

Folio No.: 30-3104-003-8050
3177 NW 102 Street
Miami, FL 33147

D. Request Change

Property is going from Low-Density Residential to Business and Office use. (See attached plans from Richmond Corp. P.E.)

4. REASONS FOR AMENDMENT

The applicants intend to open a shopping center consisting of multiple tenants. Some examples of such tenants are a Daycare, a Pharmacy, a Medical Center, a Hair Salon, a Real Estate Office, an Attorney's Office and any other similar tenants.

5. ADDITIONAL MATERIAL SUBMITTED

Shall be provide upon request from the Law Offices Of Mery Lopez, P.A.

6. COMPLETE DISCLOSURE FORMS

(See attached plans from Richmond Corp. P.E.)

LAW OFFICE OF MERY LOPEZ, P.A.

1990 NE 163rd Street
Suite 203
North Miami Beach, FL 33162

Mery Lopez, Esq.

(305)882-2739 Phone

(305)882-2779 Fax

Email: lawyermlopez@bellsouth.net

LETTER OF INTENT

May 1, 2006

CDMP Amendment
Frank L. McCune
111 NW 1st Street
Miami, FL 33128

**Re: Folio Number: 30-3104-005-0010 &
30-3104-003-8050
Property Address: 3201 NW 102 Street, Miami, FL 33147 &
3177 NW 102 Street, Miami, FL 33147**

Dear Mr. McCune:

This letter is to notify you that the undersigned counsel represents the owner of the above referenced property.

The following two folios are under Nizar Investment Corp., a Florida Corporation:

Folio Number: 30-3104-005-0010
Property Address: 3201 NW 102 Street, Miami, FL 33147

Folio Number: 30-3104-003-8050
Property Address: 3177 NW 102 Street, Miami, FL 33147

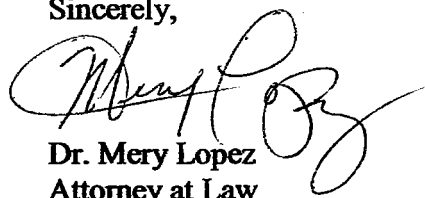
Our client intends to open a shopping center consisting of multiple tenants. Some examples of such tenants are a Daycare, a Pharmacy, a Medical Center, a Hair Salon, a Real Estate Office, an Attorney's Office and any other similar tenants.

Our client wants to provide one shopping plaza on each parcel mentioned above to offer services to local residents by having diversified tenants in the plaza. Also, one property will provide low density housing combined with commercial.

Should you have any questions and or concerns, please feel free to contact me.

Look forward to a positive response from you.

Sincerely,


Dr. Mery Lopez
Attorney at Law

APPLICANT/REPRESENTATIVE

MERRY LOPEZ P.A.

RICHMON-CONSTRUCTION CORP.

DESIGN-BUILDERS

HERMAN H. SANTANA

LICENSED - INSURED REG. 21522

12201 SW 91ST TERR. # 810
Miami, FL 33186

Cell: 305-803-8731

TEL 305-596-0143

7066 S.W. 44th St.

TEL 305-863-0543

Miami, FL 33155

Fax 305-274-4425

HHGROUP@BELLSOUTH.NET

May 25, 2006

Att Mr. FRANK L. McCUNE

METROPOLITAN PLANING SECTION

CITY OF MIAMI DADE

DESCRIPTION-OF-SUBJECT-AREA

SUBJECT PROPERTY CONSIST OF 1.5 GROSS ACRES LOCATED ON LOT 1 THE EAST 10 FEET THEREOF, AND ALL OF LOTS 2 & 3 LESS THE NORTH 35 FEET IN BLOCK 1 AND W 30 FEET OF LOT 4, ALL OF LOTS 5 AND 6, BLOCK 113. LOCATED ON THE EAST AND WEST SIDE OF THE CONER OF 32ND AVENUE AND 102ND STREET.

LOT-A NET ACREAGE = 0.33 ACRES

GROSS ACREAGE .076, 1.46 AC NET

AGREAGE / LOT SIZE 15,540 SQ. FT.

FOLIO No. 30-3104-005-0010

3201 N.W.102 STREET MIAMI,, FL 33147

LOT-B NET ACREAGE = 0.3 ACRES

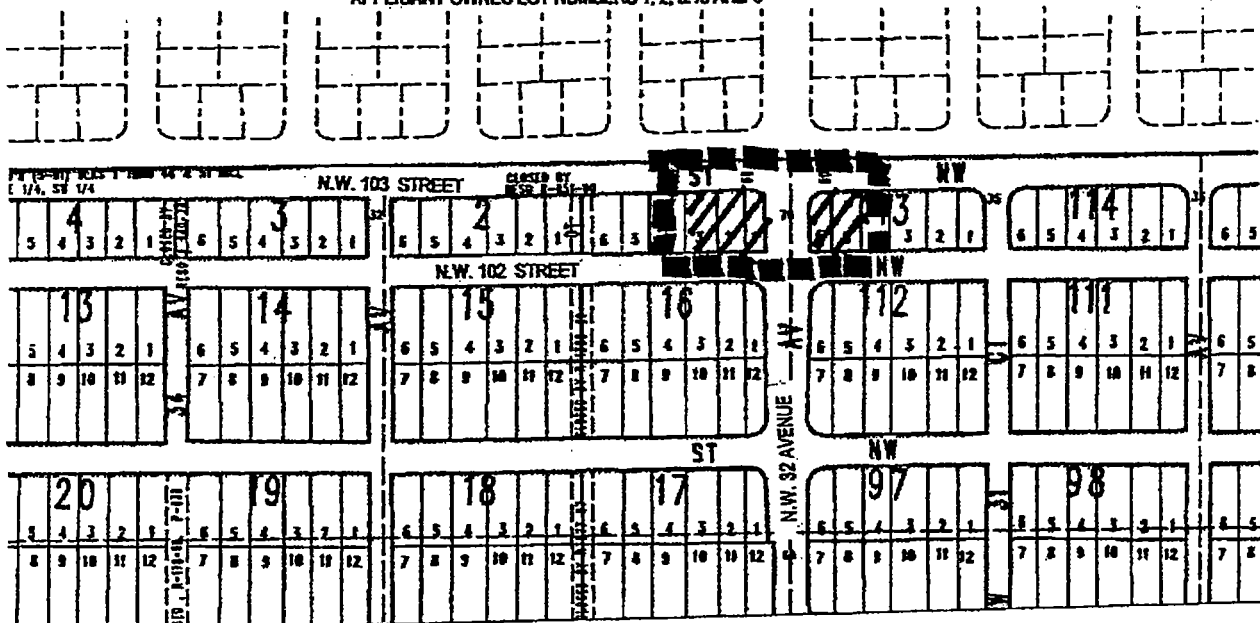
GROSS ACREAGE .07, 0.63 AC NET

.03 NET ACREGE / LOT SIZE 13,560 SQ. FT..

FOLIO No. 30-3104-003-8050

3177 N.W. 102 STREET MIAMI, FL 33147

APPLICANT OWNES LOT NUMBERS 1, 2, 3, 5 AND 6



LEDGEN:



APPLICATION AREA



AREA OWNED BY APPLICANT

SCALE

0 300'



DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Abdel R. Ahmad 3540 NW 103 St, Miami, FL 33147

APPLICANT B: Nedal Ahmad 3540 NW 103 St, Miami, FL 33147

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Abdel R. Ahmad	Nizar Investment Corp.	30-3104-003-8050	13,500 Sq. Ft.
A		Nizar Investment Corp.	30-3104-005-0010	15,540 Sq. Ft.
B.	Nedal Ahmad	Nizar Investment Corp.	30-3104-003-8050	13,500 Sq. Ft.
B.		Nizar Investment Corp.	30-3104-005-0010	15,540 Sq. Ft.

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	Abdel Ahmad Nizar Investment Corp.			(See "Letter of Intent" attached)
	Nedal Ahmad Nizar Investment Corp.			(See "Letter of Intent" attached)

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.

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
Abdel R. Ahmad 3540 NW 103 St, Miami, FL. 33147	(100%)
Nedal Ahmad 3540 NW 103 St, Miami, FL. 33147	(0%)

- 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: Nizar Investment Corp.

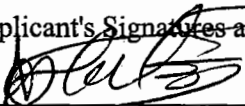
NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
Abdel R. Ahmad; 3540 NW 103 St, Miami, FL. 33147; President;	100%.
Nedal Ahmad; 3540 NW 103 St, Miami, FL. 33147; Vice President;	0%.

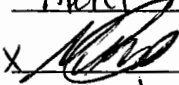
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

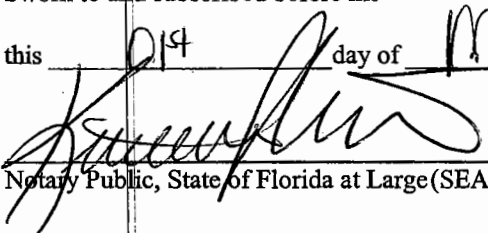
Applicant's Signatures and Printed Names

x 
Abdel R. Ahmad

x 
Nedal Ahmad

Sworn to and subscribed before me

this 01st day of May, 2008


Notary Public, State of Florida at Large (SEAL)

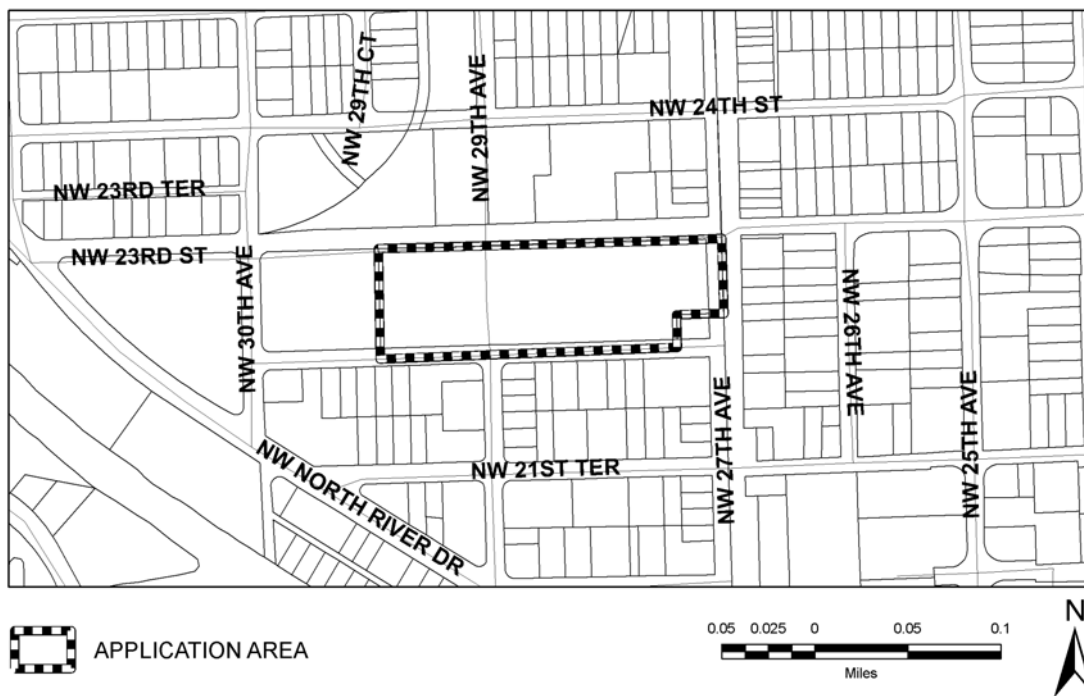


My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

APPLICATION NO. 3 SMALL-SCALE AMENDMENT APPLICATION

Applicant	Applicant's Representative
2260 Northwest 27 th Avenue L.L.C. 1395 Brickell Avenue, 14 th Floor Miami, Florida 33131	Juan J. Mayol, Jr., Esq. Holland & Knight L.L.P. 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305 789-7787 305 789-7799 (fax)
Requested Amendment to the Land Use Plan Map From: Industrial and Office, and Business and Office To: High Density Residential Location: West side of NW 27 Avenue between NW 22 and NW 23 Streets Acreage: Application area: ± 6.64 Gross Acres; ± 5.94 Net Acres Acreage Owned by Applicant: ± 5.94 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

**APPLICATION FOR A SMALL-SCALE AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

2260 Northwest 27th Avenue, L.L.C.
1395 Brickell Avenue, 14th Floor
Miami, Florida 33131

2. APPLICANT'S REPRESENTATIVE

Juan J. Mayol, Jr., Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, FL 33131
(305) 374-8500

By: 
Juan J. Mayol, Jr., Esq.

4-27-06
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Land Use Plan Map (Item A.1(d) in the fee schedule) is requested. 2260 Northwest 27th Avenue, L.L.C. (the "Applicant") is requesting a change in the Property's land use designation from "Industrial and Office" and "Business and Office" to "High Density Residential." The Applicant also requests expedited processing of the application as a "Small-Scale" amendment, as defined in Section 163.3187(1)(c)(1), Florida Statutes, because the subject property is located within a Concurrency Redevelopment Exception Area as identified in Figure 2 of the Capital Improvements Element.

B. Description of Subject Area.

The subject property consists of approximately 5.94 acres of land located in Section 28, Township 53, Range 41, in unincorporated Miami-Dade County, Florida. The subject property is located on the west side of NW 27th Avenue

between NW 22nd Street and NW 23rd Street and is more specifically described in Exhibit "A" to this application (the "Property").

C. Acreage.

Subject application area: ±5.94 acres (gross)

Acreage owned by applicant: ±5.94 acres (gross)

D. Requested Changes.

1. It is requested that the Property be re-designated on the Land Use Plan map from "Industrial and Office" and "Business and Office" to "High Density Residential."
2. It is requested that this application be processed under the expedited procedure as a small-scale amendment.

4. REASONS FOR AMENDMENT

The Applicant requests the re-designation of the Property from "Industrial and Office" and "Business and Office" to "High Density Residential." The Property is located on the west side of NW 27th Avenue, between NW 22nd Street and NW 23rd Street. The Property consists ±5.94 gross acres. The Property's frontage on NW 27th Avenue is currently designated "Business and Office," while the balance of the Property is designated "Industrial and Office."

The Property, currently improved with a mobile home park approved in 1965, is located on a section line road with multi-family residential development located to the south and industrial uses located to the north and west. Over the years, the conditions at the mobile home park have deteriorated. Following the recent purchase of the park by the Applicant, the Applicant has corrected the Code violations and other deficiencies at the mobile home park. Across NW 27th Avenue to the east, lies the City of Miami, where property fronting the roadway is zoned C-2. The C-2 zoning classification allows a range of retail uses as well as multi-family development.

The Property is located in the North Central Tier of the County. More specifically, it is located in Minor Statistical Area 4.6 (the "MSA"). At the current rate of growth in Miami-Dade County, the existing available residential land in the MSA is projected to be depleted in 2008 for single family housing and approximately 2025 for multi-family housing. *Initial Recommendations October 2005 Applications to Amend the Comprehensive Development Master Plan*, Pg. 2-22. However, it is estimated that the remaining residential capacity of vacant land within the current Urban Development Boundary will be exhausted by 2018. There is thus an immediate need for an additional supply of residential land in the County, especially within urban areas. Infill and Redevelopment are a crucial part of the smart growth of the County. The 2003 Evaluation and Appraisal Report indicated that there would only be 14,788 multi-family units forthcoming in the Urban Infill Area. At the time the report was drafted, it was estimated

that there was only a three-year countywide residential housing supply. The Property is located within the Central Potential Redevelopment Subarea. The Central area contains 41 percent of the total redevelopment area and a majority of the potential infill and redevelopment sites within the County.

The redevelopment of the Property with multi-family housing would be compatible with the development trend in the area and would be in the best interest of the community. The current "Industrial and Office" and "Business and Office" designations of the Property would not permit effective redevelopment of the Property needed to meet the demands of the area. The Property would best serve the community designated as "High Density Residential" in order to provide the additional capacity for the projected growth in the County by providing infill and redevelopment, particularly because the Property is located on a section line road, has close proximity to downtown, ease of access, and compatibility with the adjacent uses.

Approval of the requested Amendment would further implementation of the following CDMP policies:

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 conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

LAND USE POLICY 1F: 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. (Residential Communities).

LAND USE POLICY 1G: 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 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 2005, 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 4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE OBJECTIVE 5: Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives, and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map" as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

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 countywide growth.

LAND USE POLICY 8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; proximity and accessibility to employment, commercial and cultural centers; character of existing and adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY 8F: 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.

LAND USE POLICY 9L: Miami-Dade County shall update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

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

Additional information may be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

Attachments: Legal Description - Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"

EXHIBIT A

LEGAL DESCRIPTION

The North ½ of Lot 101, except the East 15 feet thereof, of NORTH RIVER DRIVE PARK, according to the Plat thereof, as recorded in Plat Book 34, Page 74, of the Public Records of Miami-Dade County, Florida.

AND

That portion of N.W. 29th Avenue lying North of the North line of N.W. 22nd Street and South of the South line of N.W. 23rd Street; the East ½ of Tract 2; and all of Tract 1 except the East 15 feet thereof, all according to the Amended Plat of portions of NORTH RIVER DRIVE PARK, according to the Plat thereof as recorded in Plat Book 34, page 94, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "C"

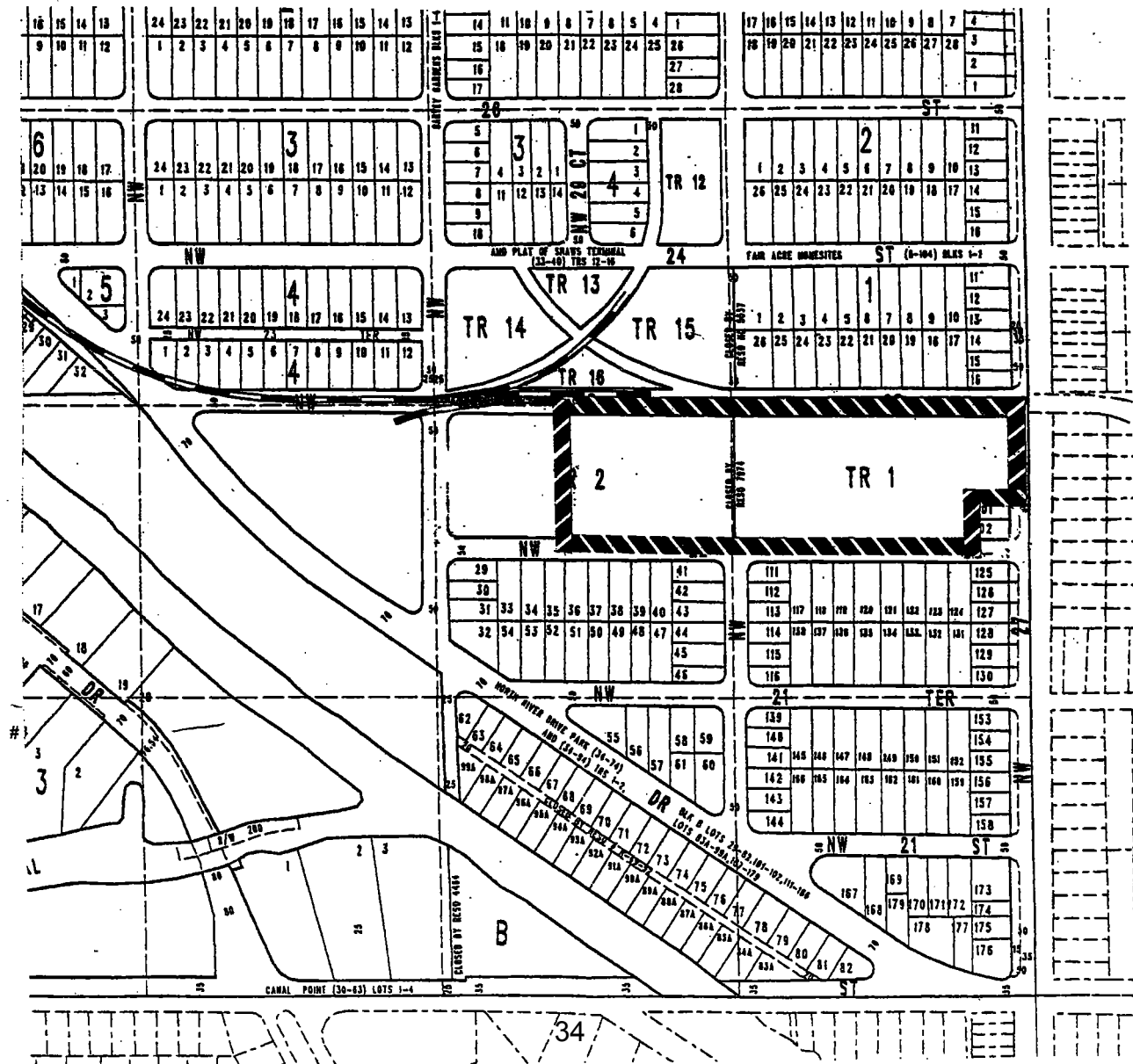
LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT / REPRESENTATIVE

2260 Northwest 27th Avenue, L.L.C. / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The subject property consists of approximately 5.94 acres of land located in Section 28, Township 53, Range 41, in unincorporated Miami-Dade County, Florida. The Property is located on the west side of NW 27th Avenue between NW 22nd Street and NW 23rd Street and is more specifically described in Exhibit "A" to this application (the "Property").



DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: 2260 Northwest 27th Avenue, LLC, a Florida limited liability company

1395 Brickell Avenue, 14th Floor

Miami, Florida 33131

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	2260 Northwest 27 th Avenue, LLC	30-3128-018-0010	± 5.94

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	X			

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.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

- 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 2260 Northwest 27th Avenue, LLC, a Florida limited liability company

NAME, ADDRESS, AND OFFICE (if applicable) PERCENTAGE OF
STOCK

George R. Timinsky, Manager 100%

1395 Brickell Avenue, 14th Floor

Miami, Florida 33131

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: N/A

BENEFICIARY'S NAME AND ADDRESS PERCENTAGE OF
INTEREST

N/A

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signatures and Printed Names

2260 Northwest 27th Avenue, LLC, a Florida limited liability company

by: _____

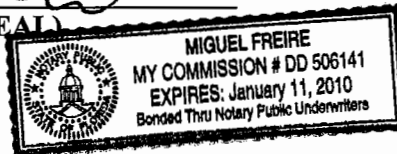
George R. Timinsky, Managing Member

Sworn to and subscribed before me

this 28 day of APRIL, 2006

Notary Public, State of Florida at Large (SEAL)

My Commission Expires:

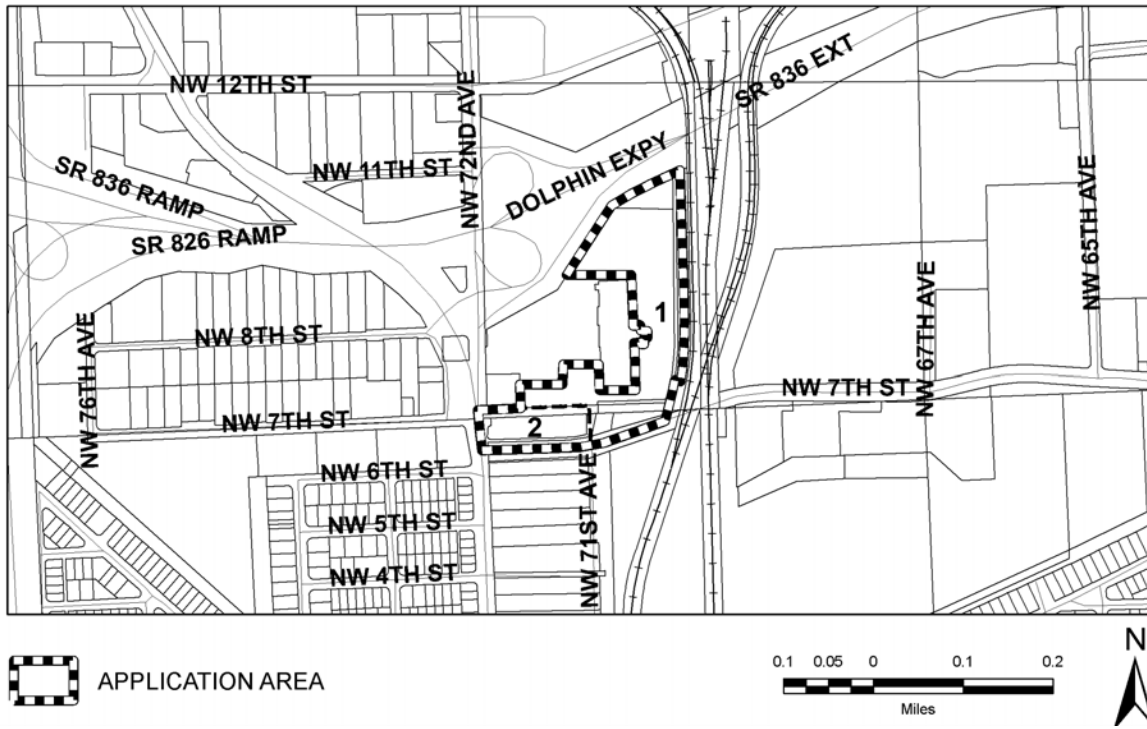


Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

3742424_v1

APPLICATION NO. 4 **STANDARD AMENDMENT APPLICATION**

Applicant	Applicant's Representative
South Florida Hotel, Inc. 711 NW 72nd Avenue Miami, FL 33126	Maria A. Gralia, Esq. David J. Coviello, Esq. Shutts & Bowen, L.L.P. 1500 Miami Center 201 South Biscayne Boulevard Miami, Florida 33131 (305) 347-7328
Requested Amendment to the Land Use Plan Map Parcel 1 (14.51 Acres) From: Industrial and Office To: Business and Office Parcel 2 (1.84 Acres) From: Medium Density Residential (13 to 25 DU/Ac) To: Business and Office Location: Southeast corner of NW 72 Avenue and the Dolphin Expressway (SR 836) Acreage: Application area: ±17.79 Gross Acres; ±16.35 Net Acres Acreage Owned by Applicant: ±15 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

4:32

**STANDARD AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
APRIL 2006 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

I. APPLICANT

South Florida Hotel, Inc.
711 NW 72nd Avenue
Miami, Florida 33126

II. APPLICANT'S REPRESENTATIVES

Maria A. Gralia, Esq.
David J. Coviello, Esq.
Shutts & Bowen LLP
1500 Miami Center
201 South Biscayne Boulevard
Miami, Florida 33131

By: Maria A. Gralia
Maria A. Gralia, Esq.
Attorney for Applicant

Date: 4/28/06

III. DESCRIPTION OF REQUESTED CHANGES

An amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

(A) A change to the Land Use Element, Land Use Plan Map (item A.1 in the fee schedule) is requested.

(B) Description of Application Area

The Application Area is located in Section 02, Township 53,54, Range 40 and Section 02, Township 54, Range 40 in unincorporated Miami-Dade County. See location section maps indicating area that is the subject of the application (herein "Application Area") attached as **Exhibit "A"**.

(C) Acreage

Application Area:

17.79 gross acres (approximately 2.7 acres of which are currently designated “Medium Density Residential, and the remaining “Industrial and Office”).

16.35 net acres (note that 1.35 acres of which are currently right-of-way (original NW 7th Street), which will be vacated)

Parcel 1 of Application Area:

15 gross acres

14.51 net acres

Parcel 2 of Application Area:

2.79 gross acres

1.84 net acres

* * *

Acreage owned by Applicant:

30.457 net acres

(D) Requested Changes

It is requested that Parcel 1 be re-designated on the Land Use Plan Map (the “LUP”) from “Industrial and Office” to “Business and Office” and Parcel 2 from “Medium Density Residential” to “Business and Office.”

IV. REASONS FOR AMENDMENT

As stated above, the Applicant is requesting that the Application Area currently designated “Industrial and Office” and “Medium Density Residential” on the LUP be re-designated to “Business and Office” (“Amendment”). Incidentally, the majority of the Application Area is currently zoned IU-2 (Industrial, Heavy Manufacturing District). Smaller segments, however, are zoned IU-1 (Industrial, Light Manufacturing District) and RU-5 (Residential, Semi-Professional Office District).

Generally speaking, the Application Area contains portions of a number of irregularly shaped parcels that comprise the existing Miami International Merchandise Mart (the “MART”) and Sheraton Hotel complex (the “Property”). Initially, it is important to note that neither the existing MART or the Sheraton Hotel are included in the Application Area. Rather, the majority of the Application Area is currently utilized as surface parking for these existing uses on the Property, as well as a convention center building, which will eventually be demolished as part of the proposed redevelopment. Also, as part of the redevelopment, the surface parking being displaced will be incorporated into structured parking.

The existing uses on the Property include approximately 376,567 square feet comprising the MART, and approximately 303,699 square feet comprising the Sheraton Hotel. There are 334 units within the hotel. These uses will remain on the Property. In addition, approximately 132,533 square

feet of convention space currently exists, which, as stated above, will be demolished as part of the redevelopment. The Property currently provides approximately 1931 parking spaces (1885 regular and 46 handicap). See floor plans showing square footage of existing uses on the Property, which are attached as composite **Exhibit "B"**.

Together with the existing uses on the Property, the Application Area is essentially surrounded by arterial roadways, including SR 836 to the north; NW 72nd Avenue to the west; NW 7th Street to the south; and property of the Miami-Dade County Expressway Authority to the east. Other than the MART and Sheraton Hotel, other uses in close proximity to the Application Area include mixed commercial uses and warehouses to the north, west, and east, as well as multi-family and single family residential to the south and southwest. The Amendment would be consistent with the existing uses on the Property, as well as existing uses in close proximity to the Application Area. Moreover, consistent with planning principles, the Amendment would provide a buffer from the portion of the Property that will remain designated "Industrial and Office" from the adjacent residential properties to the south and southwest.

Objectives and Policies of the CDMP

The Amendment to the LUP is consistent with the stated objectives and policies of the Comprehensive Development Master Plan ("CDMP"). It is important to note that the Application Area is located within the County's Urban Infill Area ("UIA"). As such, the Application Area is ideal for infill redevelopment. This Application, together with others like it, will collectively decrease the need for future expansion outside the UIA. As discussed above, the Application Area is primarily utilized as surface parking to serve the Sheraton Hotel and MART. The current use of the Application Area is clearly an under-utilization of prime infill land. Because the Application Area is located within the UIA, the proposed redevelopment is contemplated to be a mixed-use project. Specifically, the proposed redevelopment will contain office, commercial and residential components, including a vertical retail portion. The proposed residential component will include workforce housing, which would place employees within walking distance from the MART, Sheraton Hotel, and proposed retail and office uses (the proposed residential component is contained in Parcel 2). See Exhibit "A". Finally, the Applicant has integrated into the proposed redevelopment a number of "green" areas to compliment the existing and proposed uses. See preliminary rendering of proposed redevelopment attached as **Exhibit "C"**. Not only will the Amendment enable this proposed infill redevelopment to be economically feasible to construct, the Amendment will also be consistent with the CDMP.

More specifically, the Amendment would be consistent with **Objective 1 of the CDMP Land Use Element** regarding the "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." **Policy 1C within the Land Use Element** states that the County "shall give priority to infill development on vacant sites and redevelopment of substandard properties in currently urbanized areas. . . ." Here, the approval of the application will permit the mixed-use infill redevelopment of the Application Area, and will also compliment and support the existing commercial MART and Sheraton Hotel development, as well as improve the surrounding areas.

The Amendment is also consistent with **Policy 9D of the CDMP Land Use Element**, which states that the County "shall continue to investigate, maintain, and enhance methods, standards and

regulatory approaches which facilitate sound compatible mixing of uses in projects and communities.” The Applicant is proposing to redevelop the Application Area with a mixture of uses consisting of commercial, office and residential. Work force housing units will be incorporated within the residential component of the proposed redevelopment. The Applicant’s proposed mixed-use project will be compatible with the surrounding neighborhood and provide additional “population serving” commercial uses for area residents.

Similarly, the Amendment is consistent with **Policy 10A of the CDMP of the Land Use Element**, which states that “Miami-Dade County shall facilitate continuous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed use projects to support energy conservation.” The mixing of office, retail, and residential uses into this infill area will support energy conservation by including these uses in one development so as to make the area a place to live, work, and shop.

Lastly, in addition to being located in close proximity to arterial roadways and Miami International Airport, the Application Area is also in close proximity to a future transit corridor. Thus, the redevelopment of this Property would also be consistent with **Objective 7A**, which requires that the County “encourage development of a wide variety of residential and non-residential land uses and activities in nodes around existing and planned rapid transit stations.”

Minor Statistical Area - Initial Recommendations for the October 2005 Amendment Cycle

With respect to the Initial Recommendations for the October 2005 Amendment Cycle to Amend the Comprehensive Development Master Plan (“Initial Recommendations”), the Application Area is located within the North Central Tier, and more specifically, in Minor Statistical Area (MSA) 3.2. A portion of the property also appears to be located within MSA 5.1, and in close proximity to MSA 4.5. As mentioned in the Initial Recommendations, it is inappropriate to draw conclusions regarding the adequacy or inadequacy of supply in any individual MSA, as well as the projected supply and demand in a single MSA. Rather, it is necessary to consider all types of land supply and also land in adjoining MSAs. It is also important to fully understand the methodology behind the projections outlined in the Initial Recommendations.

With that said, although the projections indicate that commercial land will not be depleted until 2025+ in MSA 3.2 and 2014 in MSA 5.1, respectively, which arguably indicates a sufficient supply, analysis and explanation beyond that data is warranted. Initially, and perhaps most importantly, the Application Area is not vacant land that will be added to the pool of commercial acreage. Rather, the Application Area is part of a redevelopment proposal that would expand already existing commercial development and convert surface parking to more intensive uses, which is consistent with the aforementioned County goals for land within the UIA. Therefore, any argument that the Amendment will increase commercial land that is otherwise of sufficient supply within the applicable MSAs is misplaced. These “supply” projections are simply not relevant to infill redevelopment where commercial uses are already present. According to the County’s own classification of the existing land uses on the site, the Application Area is classified as commercial and transient-residential (i.e. hotels). As a result, the Application Area has already been included in the supply of commercial acreage that is the subject of the analysis in the Initial Recommendations. Simply stated, the approval of the Amendment and the contemplated redevelopment of the Application Area would not expand the commercial acreage already deemed sufficient through at least 2014.

Relying on similar analysis, although the projections also indicate that there is sufficient commercial acreage per thousand persons (11.6 acres per 1000 persons) within MSA 3.2, this analysis is also not relevant to the Application Area where, as stated above, such land is already included in the supply of commercial acreage. It should be noted that even if the "supply" of commercial acreage was relevant, the commercial acreage per thousand in MSA 5.1 is relatively low at 4.4 acres per 1000 persons. Again, it is inappropriate to draw conclusions regarding the adequacy or inadequacy of supply in any individual MSA, as well as the projected supply and demand in a single MSA. Rather, it is necessary to consider all types of land supply and also land in adjoining MSAs

Admittedly, the County has also indicated a concern for conversion of industrial land to commercial land based upon the projected absorption of industrial land. However, the redevelopment of the Application Area for commercial development is also not relevant to the study evidencing that concern. The Application Area has not been included in the supply of industrial land that the County is concerned will be converted to commercial acreage. As stated above, the land uses on the site have already been classified as commercial by the County. Thus, any argument that this redevelopment runs contrary to the projections raised in the Initial Recommendations concerning conversion of industrial land is misplaced. Further, even if the Application Area was deemed to be relevant to the absorption of industrial land, the projected year of depletion is relatively high (2022 in MSA 3.2 and 2025+ in MSA 5.1, respectively).

For the preceding reasons, the Applicant respectfully requests that the Application to amend the Comprehensive Development Master Plan Land Use Plan Map be approved.

V. ADDITIONAL MATERIAL SUBMITTED

(A) Aerial Photograph (scale 1" = 300') with Application Area Indicated (see **Exhibit "D"**).

(B) Section Map (scale 1" = 300') with Application Area Indicated (see **Exhibit "E"**).

The Applicant reserves the right to supplement the Application with additional documentation within the time permitted by the Code of Miami-Dade County.

VI. COMPLETE DISCLOSURE FORMS: See attached.

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LANDER SUB (35-57)

CARONI PARK (111-53) TR A

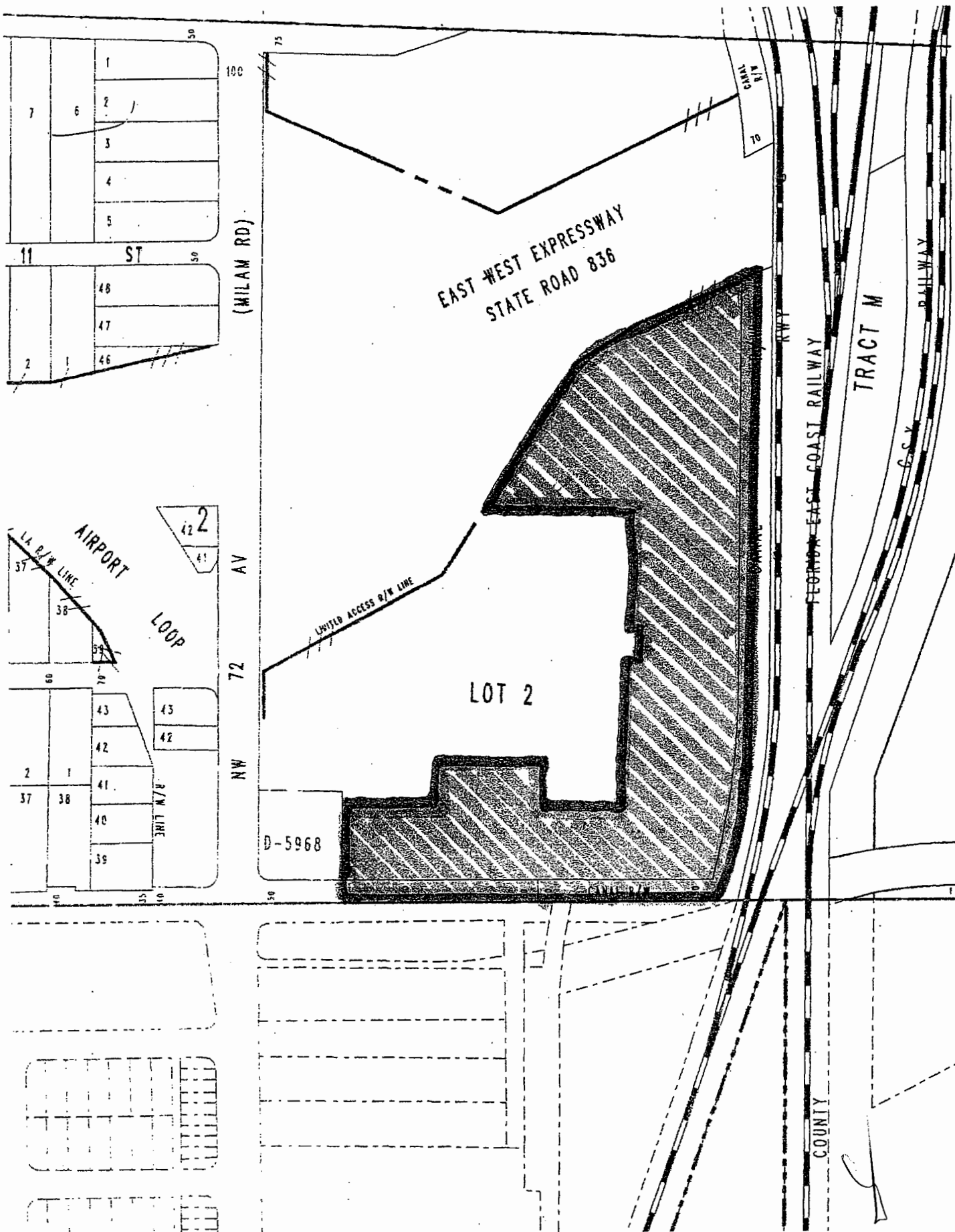
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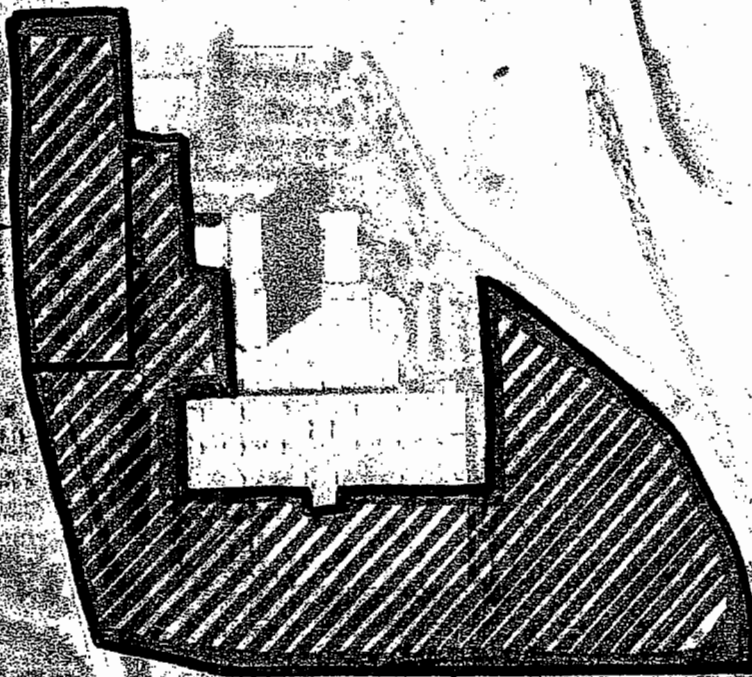
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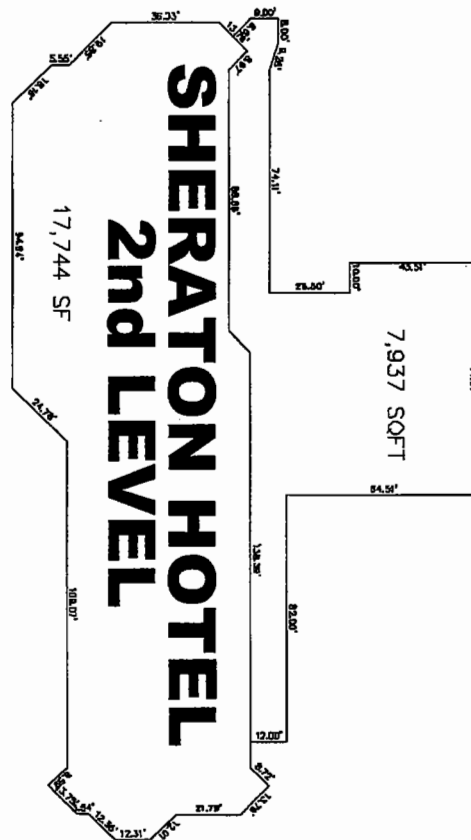
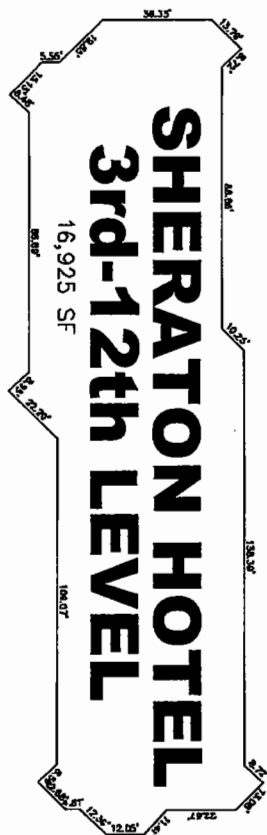
TR D



**Parcel
2**



**Parcel
1**



7,937 SQFT



8775 BLUE LAGOON DR.,
SUITE 110,
MIAMI FL, 33128.
TEL: 305.261.8483
FAX: 305.261.8781



TYPE OF PROJECT:
SHERATON MERCHANDISE MART (areas)

PROJECT LOCATION:
711 NW 72nd Ave, Miami, FL 33128

CLIENT NAME: South Florida Hotel, Inc. CLIENT TELEPHONE: (305)-503-2719

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

SCALE: 1"=50'

DATE: 03-21-06

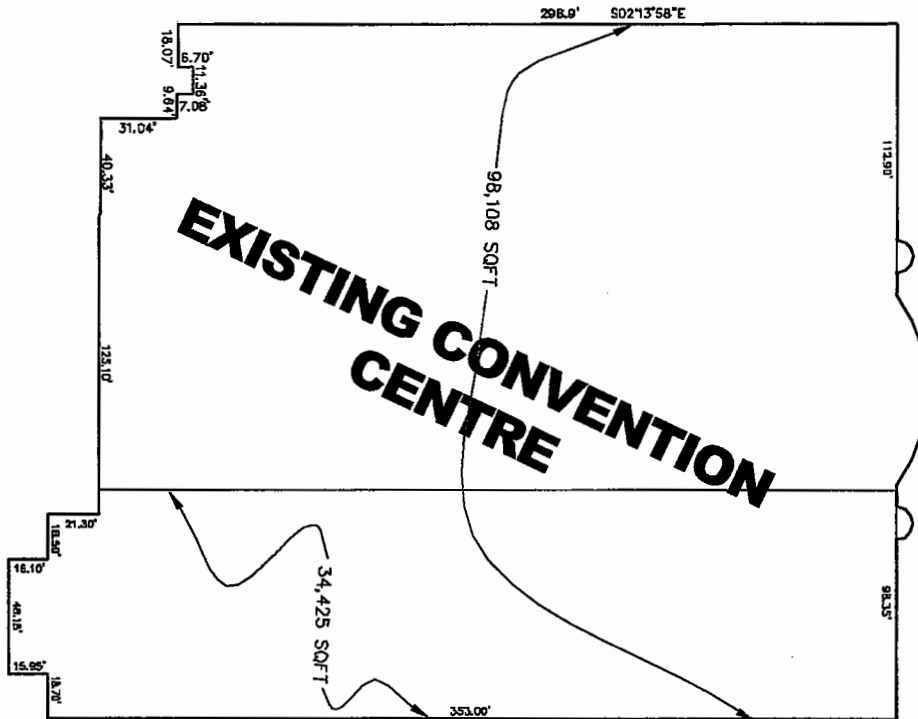
DRAWN BY: B.B.


FIELD BOOK: N/A

PROJECT No: XXX

SHEET: 2

SHEETS OF: 6



 <p>5776 BLUE LABOON DR., SUITE 110, MIAMI FL 33128 TEL: 305.261.8483 FAX: 305.261.8781</p> <p>LEVEL-TECH SURVEYORS, LLC. LS # 7154 LAND SURVEYORS • LAND PLANNERS</p>	TYPE OF PROJECT: SHERATON MERCHANDISE MART (areas)	SCALE: 1"=40' DATE: 03-21-06 DRAWN BY: B.B. FIELD BOOK: N/A PROJECT NO: XXX	
	PROJECT LOCATION: 711 NW 72nd Ave, Miami, FL 33128	CLIENT NAME: South Florida Hotel, Inc.	CLIENT TELEPHONE: (305)-503-2719
	DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.		
	SHEET: 3 SHEETS OF 6		

**MIAMI INTERNATIONAL MERCHANDISE
MART CONDOMINIUM**

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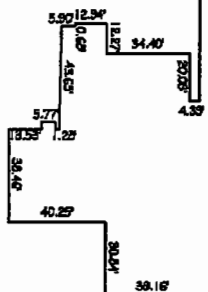
128,035 SQFT

270.68'

270.68'

	8778 BLUE LAGOON DR., SUITE 110, MIAMI FL 33128. TEL: 305.261.8453 FAX: 305.261.8781	TYPE OF PROJECT: SHERATON MERCHANDISE MART (areas)			SCALE: 1"=50'
	PROJECT LOCATION: 711 NW 72nd Ave., Miami, FL 33128	CLIENT NAME: South Florida Hotel, Inc.	CLIENT TELEPHONE: (305)-503-2719		DATE: 03-21-05 DRAWN BY: B.B. FIELD BOOK: N/A PROJECT NO: XXX
DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC, AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING WITH THE APPROPRIATE COOPERATION TO LEVEL-TECH SURVEYORS, LLC.		SHEET: 4 SHEETS OF 6			

MIAMI INTERNATIONAL MERCHANDISE MART CONDOMINIUM 2nd FLOOR



124,606 SQFT



5776 BLUE LAGOON DR.,
SUITE 110,
MIAMI FL 33128.
TEL: 305.261.8453
FAX: 305.261.8781



TYPE OF PROJECT:

SHERATON MERCHANDISE MART (areas)

PROJECT LOCATION:

711 NW 72nd Ave, Miami, FL 33128

CLIENT NAME:

South Florida Hotel, Inc.

CLIENT TELEPHONE:

(305)-503-2719

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENT
ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING WITH THE APPROPRIATE CONFIDENTIALITY
TO LEVEL-TECH SURVEYORS, LLC.

SCALE: 1"=50'

DATE: 03-21-06

DRAWN BY: B.B.

FIELD BOOK: N/A

PROJECT NO: XXX

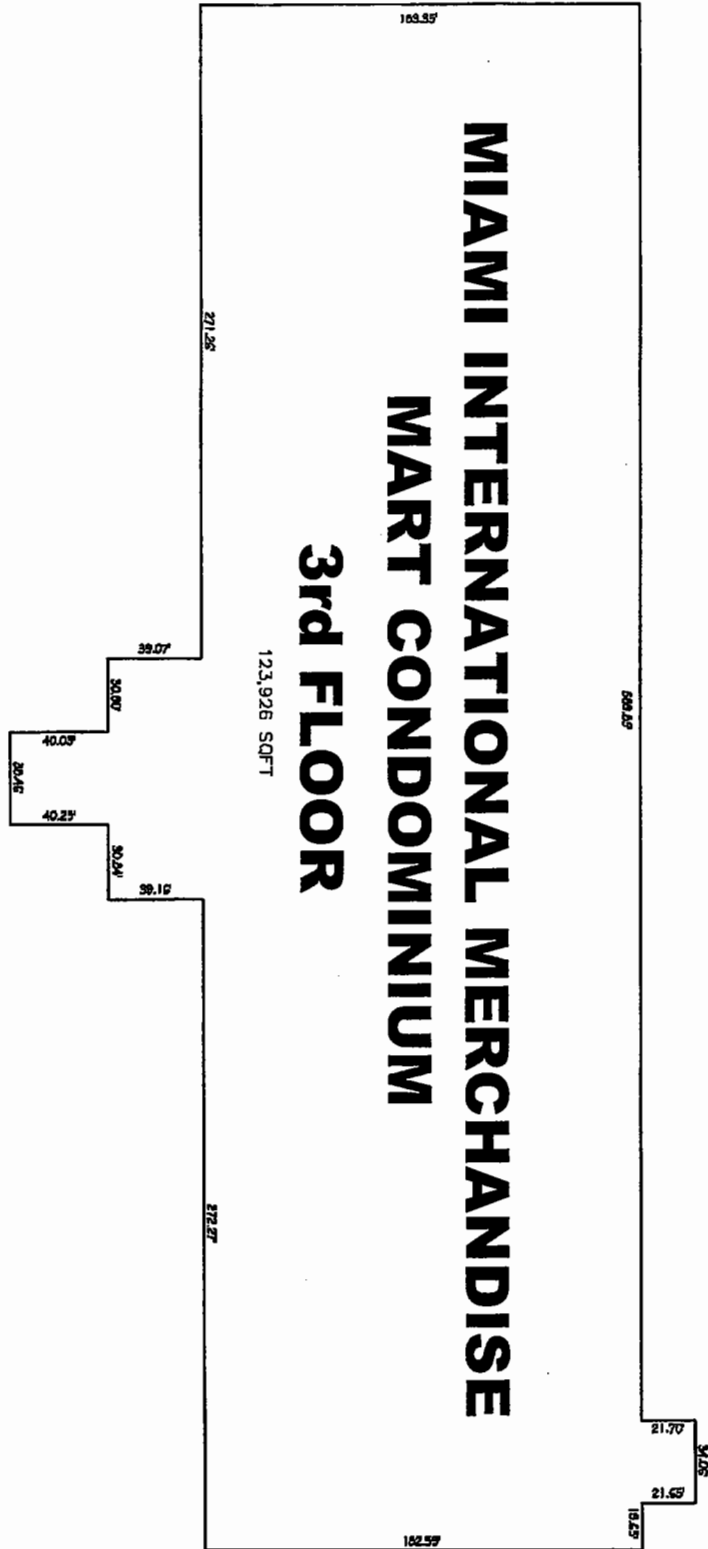
SHEET: 5

SHEETS OF: 6

MIAMI INTERNATIONAL MERCHANDISE MART CONDOMINIUM

3rd FLOOR

123,926 SQFT



5776 BLUE LAGOON DR.,
SUITE 110,
MIAMI FL 33128.
TEL: 305.261.8483
FAX: 305.261.8781



LS # 7154

TYPE OF PROJECT: **SHERATON MERCHANDISE MART (areas)**

PROJECT LOCATION: 711 NW 72nd Ave, Miami, FL 33128

CLIENT NAME: South Florida Hotel, Inc. CLIENT TELEPHONE: (305)-503-2719

DRAWINGS ARE THE PROPERTY OF LEVEL-TECH SURVEYORS, LLC. AND MAY NOT BE USED BY CLIENT ON OTHER PROJECTS EXCEPT BY AGREEMENT IN WRITING AND WITH THE APPROPRIATE COMPENSATION TO LEVEL-TECH SURVEYORS, LLC.

SCALE: 1" = 50'
DATED: 03-21-06
DRAWN BY: B.B.
FIELD NO: N/A
PROJECT No: XXX
SHEET: 6
SHEETS OF: 6

**Pages Of Disclosure Form Not Applicable To This Application Are
Intentionally Omitted From This Printing.**

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT: South Florida Hotel, Inc.
711 NW 72nd Avenue
Miami, Florida 33126

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.


- 2. PROPERTY DESCRIPTION: Provide the following information for all properties in the Application Area in which the applicant has an interest. Complete information must be provided for each parcel. (See Exhibit "H", Parcel 1, 2 and 4.)**

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES IN SIZE</u> (net)
South Florida Hotel, Inc.	South Florida Hotel, Inc.	30-3052-000-0050*	
South Florida Hotel, Inc.	South Florida Hotel, Inc.	30-3052-000-0055	.896
South Florida Hotel, Inc.	South Florida Hotel, Inc.	30-3052-000-0043	.989
South Florida Hotel, Inc.	South Florida Hotel, Inc.	30-3052-000-0053	.743
South Florida Hotel, Inc.	South Florida Hotel, Inc.	30-3052-000-0040	.196
South Florida Hotel, Inc.	South Florida Hotel, Inc.	30-4002-000-0170*	
South Florida Hotel, Inc.	South Florida Hotel, Inc.	30-4002-000-0110	1.784

*The Application Area contains only a portion of this property.

- 2a. Additional properties within the Application Area that Applicant has no interest. (See Exhibit "H", Parcel 5.)**

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES IN SIZE</u> (net)
South Florida Hotel, Inc.	Miami-Dade County Public Works	30-3052-000-0042	.484
South Florida Hotel, Inc.	Right-of-Way (a portion of the old NW 7 th Street)	N/A	1.35



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</u> <u>FOR PURCHASE</u>	<u>OTHER</u> (Attach Explanation)
South Florida Hotel, Inc.	X			

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>
--------------------------------------	-------------------------------

N/A

- 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 (5), trustees(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individuals) (natural persona) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: South Florida Hotel, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
--	----------------------------

South Florida Hotel, Inc.

Zaczac Management Development, LLC	100%
------------------------------------	------

George Zaczac	50%
---------------	-----

Lourdes Zaczac	50%
----------------	-----

- c. If the applicant is a TRUSTEE, list the trustee's name, the name beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: N/A

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
---------------------------------------	-------------------------------

N/A

(natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME:

Miami-Dade County, a political subdivision
of the State of Florida

PERCENTAGE OF STOCK

100%

- c. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individuals) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

N/A

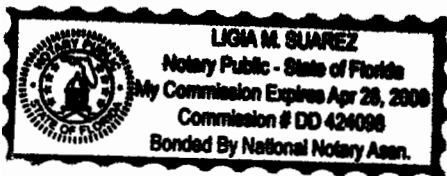
If any contingency clause or contract terms involve additional parties; list all individuals or officers, if a corporation, partnership, or trust.

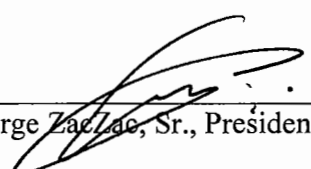
For any changes of ownership or changes in contract for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shay be filed.

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

South Florida Hotel, Inc., a Florida corporation

By: Zaczac Management Development, LLC, a
Delaware limited liability company



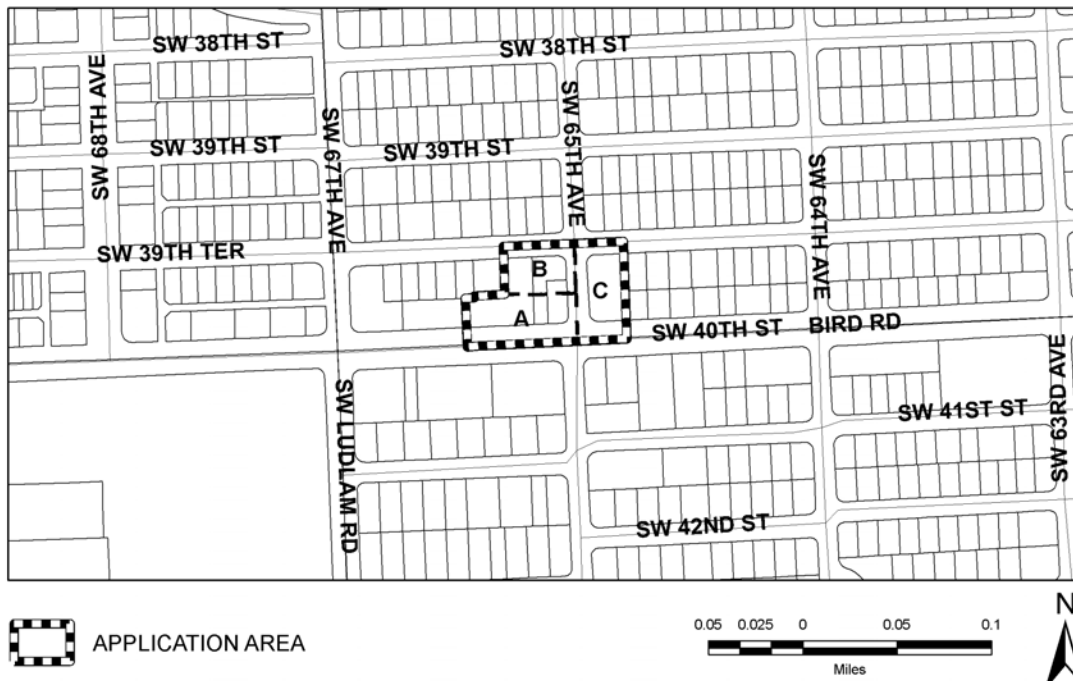

George ZacZac, Sr., President

Sworn to and subscribed before me
this 27 day of April, 2006.

Notary Public, (SEAL)
My Commission Expires: 04/28/2009

APPLICATION NO. 5 **SMALL-SCALE AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Doral Court Enterprises, Inc. 10 NW 42 Avenue Miami, FL 33126-5473	Felix M. Lasarte, Esq. Holland & Knight L.L.P. 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 (305) 789-7580
M & S Development, L.L.C. 10 NW 42 Avenue, 4 th Floor Miami, FL 33126-5473	
Requested Amendment to the Land Use Plan Map Parcel A (0.54 Acres) From: Business and Office To: Business and Office Parcel B (0.53 Acres) From: Low Density Residential (2.5 to 6 DU/Ac.) To: Business and Office Parcel C (0.53 Acres) From: Low Density Residential (2.5 to 6 DU/Ac.) and Office/Residential To: Business and Office Location: East and west sides of SW 65 Avenue between SW 40 Street (Bird Road) and SW 39 Terrace Acreage: Application area: ±2.48 Gross Acres; ±1.60 Net Acres Acreage Owned by Applicant: ±1.43 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

**APPLICATION FOR AN AMENDMENT TO THE LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

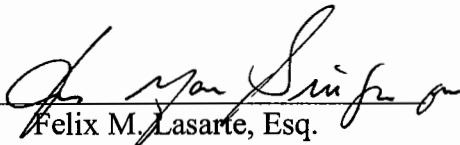
1. APPLICANTS

Doral Court Enterprises, Inc.
10 NW 42 Avenue
Miami, Florida 33126-5473

M & S Development, LLC.
10 NW 42 Avenue, 4th Floor
Miami, Florida 33126-5473

2. APPLICANT'S REPRESENTATIVE

Felix M. Lasarte, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 789-7580

By:  May 1, 2006
Felix M. Lasarte, Esq. Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Land Use Plan map is requested. The Applicant is requesting a change in the property's designation from "Low Density Residential," "Business and Office," and "Office/Residential" to "Business and Office".

B. Description of Subject Area.

The subject property consists of approximately 1.6 net acres and 2.48 gross acres of land located in Section 13, Township 54, Range 40, in unincorporated Miami-Dade County, Florida. This subject area is situated on the East and West side of SW 65 Avenue between 40th Street (Bird Rd.) and SW 39th Terrace and is more specifically described in Exhibit "A" to this application (the "Property"). The Property is in a dilapidated area and has 3 land use classifications. The Parcel East of 65 Avenue has a "Low Density Residential" designation on the northern portion of the property and a "Office/Residential" designation along Bird Road. The

property West of 65 Avenue is designated "Business and Office" along Bird Road and "Low Density Residential" on the northern portion of the property.

C. Acreage.

Subject application area: 1.6 acres (net)

Acreage owned by applicants: 1.43 acres (net)

D. Requested Changes.

1. Parcel A: It is requested that the Property be redesignated on the Land Use Plan map from "Business and Office" to "Business and Office."
(⁺/- 0.54 net acres)
2. Parcel B: It is requested that the Property be redesignated on the Land Use Plan map from "Low Density Residential" to "Business and Office."
(⁺/- 0.53 net acres)
3. Parcel C: It is requested that the Property be redesignated on the Land Use Plan map from "Low Density Residential" and "Office/Residential" to "Business and Office." (⁺/- 0.53 net acres)
4. It is requested that the application be processed as a Small-Scale Amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The applicant requests the small-scale re-designation from "Low Density Residential" and "Office/Residential" to "Business and Office." The subject property consists of 1.42 acres. The property is situated on both sides of 65th Avenue and is located North of SW 40th Street (Bird Road) and South of SW 39th Terrace. The property has three land use designations and the applicant seeks to consolidate the parcels to business and office.

The property is located along a section line road and is in an area of Bird Road which is dilapidated. Furthermore, the property has previous approvals for a Night Club. The Applicant is proffering a covenant to limit the uses on the property to an Office Building with parking for both buildings facing SW 39th Terrace. Currently the property is a dirt patch used for parking.

Based on the foregoing, the Applicant believes that the approval of this application would be prudent community planning at the appropriate time. Accordingly, approval of the requested amendment would further the implementation of the following CDMP goals, objectives and policies:

LAND USE OBJECTIVE NUMBER ONE: The location and configuration of Miami-Dade County's urban growth through the year 2015 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 OBJECTIVE POLICY 1(C): **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 1(D): Miami-Dade County shall endeavor to secure cooperative funding and, by October 1997, commence a study in association with affected municipalities to promote development of **bypassed infill sites**.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information may be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

Attachments: Legal Description - Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"

Exhibit "A"

Parcel A:

Lots 10,11, & 12, & the East 20 feet of Lot 9,Block 42 of Central Miami Part 2 as recorded in PB 10, pg. 66 of the Public Records of Miami-Dade County.

Parcel B:

Lots 13,14,15,16,17, & the East 25 Feet of Lot 18, Block 42 of Central Miami Part 2 as recorded in PB 10, pg. 66 of the Public Records of Miami-Dade County.

Parcel C:

Lots 1,2,23 & 24 of Block 33 of Central Miami Part 2 as recorded in PB 10, pg. 66 of the Public Records of Miami-Dade County.

3749369_v1

Exhibit "C"

LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT/REPRESENTATIVE:

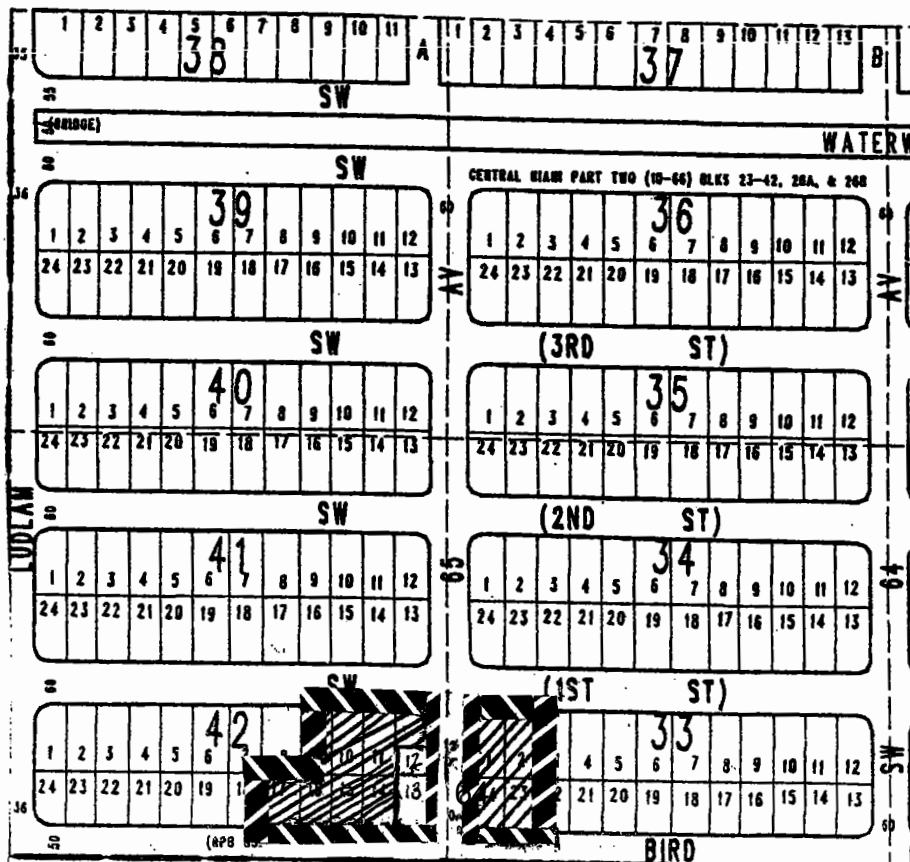
Doral Court Enterprises, Inc.
10 NW 42 Avenue
Miami, Florida 33126-5473

M & S Development, LLC.
10 NW 42 Avenue, 4th Floor
Miami, Florida 33126-5473

c/o Felix M. Lasarte, Esq.
Holland & Knight, LLP.
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

DESCRIPTION OF SUBJECT AREA:

The subject property consists of approximately 1.6 net acres of land located in Section 13, Township 54, Range 40, in unincorporated Miami-Dade County, Florida. This subject area is situated on the East and West side of SW 65 Avenue between 40th Street (Bird Rd.) and SW 39th Terrace and is more specifically described in Exhibit "A" to this application (the "Property"). The Property is in a dilapidated area and has 3 land use classifications. The Parcel East of 65 Avenue has a "Low Density Residential" designation on the northern portion of the property and a "Office/Residential" designation along Bird Road. The property West of 65 Avenue is designated "Business and Office" along Bird Road and "Low Density Residential" on the northern portion of the property



#3751582_v1



APPLICATION AREA



AREA OWNED BY APPLICANT

Exhibit "B"

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

M & S Development, LLC.	Doral Court Enterprises, Inc.
10 NW 42 Avenue, 4 th Floor	10 NW 42 Avenue
Miami, Florida 33126	Miami, Florida 33126

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	M & S Development, LLC.	30-4013-019-3100 30-4013-019-3110 30-4013-019-3140	+/- 0.9
B	Doral Court Enterprises, Inc.	30-4013-019-1340	+/- 0.53

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A			X	
B			X	

Exhibit "B"

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.**

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

%

%

- 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 M&S Development, LLC.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
---	--------------------------------

Mike Mouriz

100%

10 NW 42 Avenue

Miami, Florida 33126

CORPORATION NAME Doral Court Enterprises, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
---	--------------------------------

Mike Mouriz

100%

10 NW 42 Avenue

Miami, Florida 33126

Exhibit "B"

contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF
INTEREST

Date of Contract _____

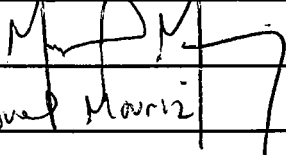
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signature and Printed Name:

M & S Development, LLC.

By: 
Miguel Moriz

Sworn to and subscribed before me

this 28 day of April, 2006

Exhibit "B"

[Signature]
Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



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

Applicant's Signature and Printed Name:

Doral Court Enterprises, Inc.

By: *[Signature]*

Name: Miguel Novitz

Sworn to and subscribed before me

this 28 day of April, 2006

[Signature]
Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

APPLICATION NO. 6 **SMALL-SCALE AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Blue Cloisters, Inc. Red Rainbow Corporation The Cloisters Investments, Inc. 5960 SW 57 Avenue Miami, FL 33143	Guillermo Olmedillo 330 Greco Avenue, Suite 10B Coral Gables, Florida 33146 305 448-7730 or 786 252 0381 305 448-7306 fax
Requested Amendment to the Land Use Plan Map From: Low-Medium Density Residential (6 to 13 DU/Ac) To: Office/Residential Location: The area bounded by SW 57 Avenue on the east, SW 60 Street on the south, SW 58 Avenue on the west, and SW 58 Terrace on the north Acreage: Application area: ± 7.8 Gross Acres; ± 6.11 Net Acres Acreage Owned by Applicant: ± 5.92 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

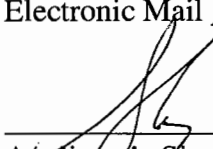
APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER
PLAN
APRIL 2006 CYCLE
MIAMI-DADE COUNTY.

1. APPLICANTS

- Blue Cloisters, inc. c/o 5960 SW 57 Av. Miami, Fl.33143, a Florida Corporation
- Red rainbow Corporation c/o 5960 SW 57 Av. Miami, Fl.33143, a Florida Corporation
- The Cloisters Investments, Inc. c/o 5960 SW 57 Av. Miami, Fl.33143, a Florida Corporation

2. APPLICANT'S REPRESENTATIVE

Guillermo Olmedillo
330 Greco Avenue. Suite 108
Coral Gables, Florida 33146
Voice 305 448 7730 or 786 252 0381
Facsimile 305 448 7306
Electronic Mail golmedil@bellsouth.net



Applicant's Signature

4-27-06

Date

Guillermo Olmedillo, Director
Blue Cloisters, Inc., Red Rainbow Corporation, The Cloisters Investments, Inc.

3. DESCRIPTION OF REQUESTED CHANGE

- A. Amendment to the Future Land Use Map of the Land Use Element of the Miami-Dade County's CDMP from a land use designation of "Low Medium Residential" to "Office-Residential."
- B. The subject property consists of approximately 6.1 acres; bounded by SW 57th. Avenue on the east; SW 60th. Street on the south; SW 58th. Avenue on the west; and SW 58th. Terrace on the north. This property contains an 81-unit multi-family building on the North-East quadrant; the Miami Art Central Museum on the South-East corner and ten single family dwellings on the west one-third of the property.



- C. The entire property subject of this application is owned by the Applicant. One single family lot fronting on SW 60th. Street is excluded from this application.
- D. Along with the request for Land Use Designation Amendment, the applicant requests that it be reviewed as a "Small Scale Application" in order to receive an expedited decision from the Board of County Commissioners.

4. REASONS FOR THE REQUEST

The subject property is presently depicted under three different zoning categories RU-2; RU-5A; and RU-4. The Future Land Use Map of the CDMP designates the subject property as Low Density Residential and Low Medium Residential, which do not reflect this existing zoning condition. The CDMP language recognizes lawfully existing zoning as being consistent with the Master Plan, however, as these discrepancies are discovered they should be corrected in the Future Land Use Map.

Additionally, there are existing structures on approximately two-thirds of the property being used for multi-family buildings and the Miami Art Central Museum (MAC). The museum has been a success and has had a very positive impact in the community. As any successful function, the MAC needs to expand, and it is with this idea that all properties, except for one, have been purchased, so that the applicant may file a request for an amendment to the CDMP that will make it possible to develop a cohesive development plan that will include expanded museum facilities and residential components.

The existing multi-family residential component (The Cloisters) has 81 units on 2.89 acres of land, which translates into 28 dwelling units per acre.

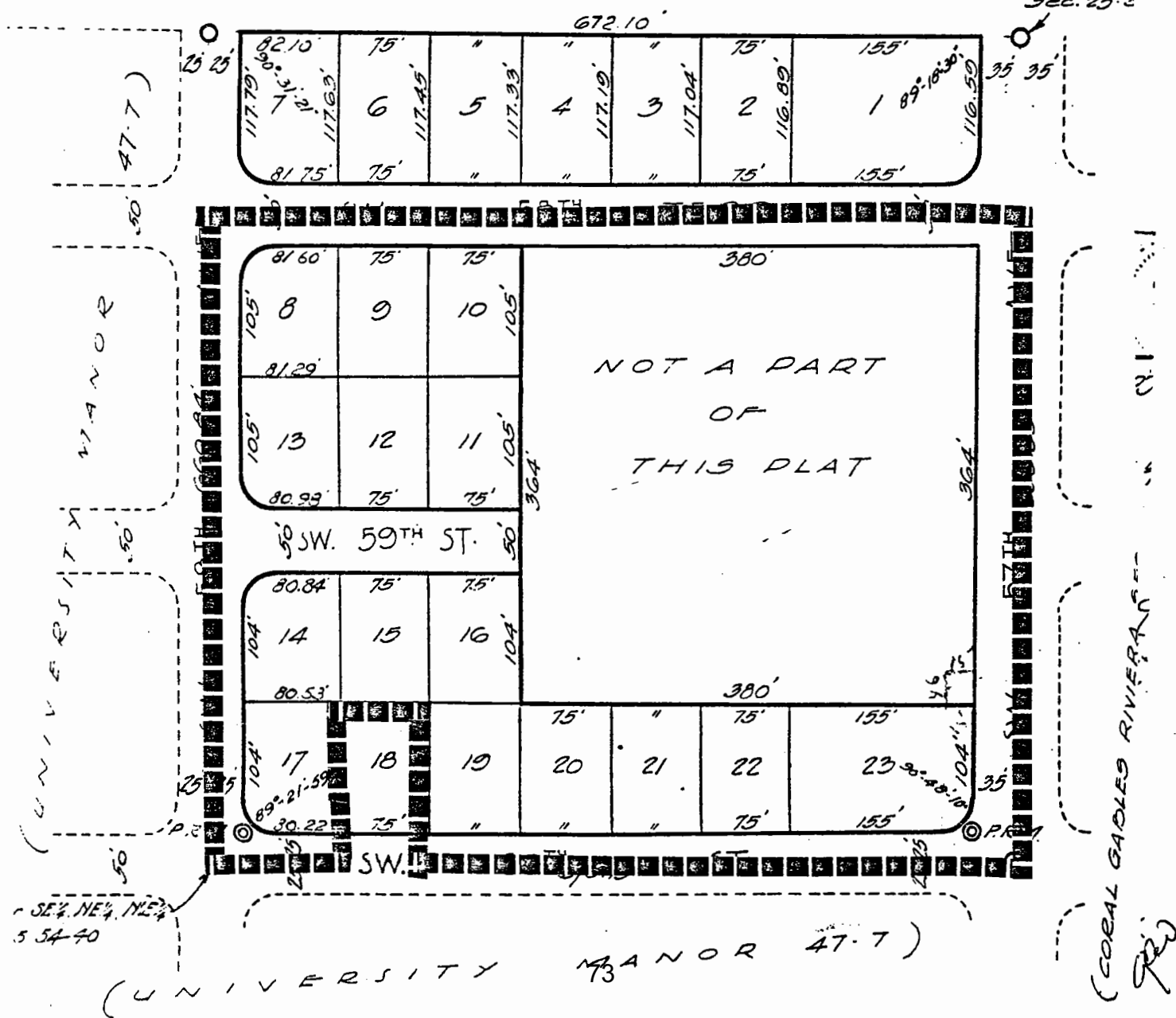
The property is located diagonally across from the new apartment complex which will serve as residential units for the University of Miami, and there are a number of other institutional buildings facing on Red Road (SW 57th. Avenue). There are two Metrorail Stations and the City of South Miami Town Center within walking distance from the property, conditions that facilitate the use of transit and pedestrian circulation; and the property is located in the "Urban Infill Area" designated in the CDMP.

5 The following documents are submitted to afford the Planning and Zoning Department the opportunity for the proper analysis of this application:

- A. Aerial photo
- B. Boundary survey
- C. Existing Zoning Atlas surrounding the property
- D. Map showing existing conditions surrounding subject property.

6 DISCLOSURE FORMS

NE. Cor. 3
Sec. 25. 4



DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Blue Cloisters, Inc. - 5960 SW 57th Ave. Miami, FL 33143

APPLICANT B: The Cloisters Investments, Inc. - 5960 SW 57th Ave. Miami, FL 33143

APPLICANT C: Red Rainbow Corporation 5960 SW 57th Ave Miami, FL 33143

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
^A Red Rainbow Corporation	Red Rainbow Corporation	30-4025-033-0200	50,100 sq ft.
Cloisters Investments, Inc.	Cloisters Investments, Inc.	30-4025-000-0100	125,888 sq ft. ?
Blue Cloisters, Inc.	Blue Cloisters, Inc.	30-4025-033-0170	7,800 sq ft.
Blue Cloisters, Inc.	Blue Cloisters, Inc.	30-4025-033-0150	8,320 sq ft.
Blue Cloisters, Inc.	Blue Cloisters, Inc.	30-4025-033-0140	9,672 sq ft.
Blue Cloisters, Inc.	Blue Cloisters, Inc.	30-4025-033-0130	7,800 sq ft.
Blue Cloisters, Inc.	Blue Cloisters, Inc.	30-4025-033-0080	12,390 sq ft.
Blue Cloisters, Inc.	Blue Cloisters, Inc.	30-4025-033-0110	12,390 sq ft.
Blue Cloisters, Inc.	Blue Cloisters, Inc.	30-4025-033-0090	11,760 sq ft.
Blue Cloisters, Inc.	Blue Cloisters, Inc.	30-4025-033-0100	11,760 sq ft.

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A				
Blue Cloisters, Inc. X				
Cloisters Investments, Inc. X				
Red Rainbow Corporation X				

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.

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST

- 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: Red Rainbow Corporation, Blue Cloisters, Inc., Cloisters Investments Inc.

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
Blue Cloisters - Red Road Investments, LLC (shareholder) 5960 SW 57 Ave.	100 %
Cloisters Investments - Red Road Investments, LLC (shareholder) 5960 SW 57 Ave	100 %
Red Rainbow Corporation - Red Road Investments, LLC (shareholder) 5960 SW 57 Ave	100 %

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Biv. Cloisters, Inc - 5760 SW 57th Ave Miami, Fl. 33143 purchasing 5796-98 SW 59 St.	Shareholder - Red Road Investments, LLC
	100% of interest

Date of Contract: 2/24/06

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

5. **DISCLOSURE OF OWNER'S INTEREST:** Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

- b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: Red Rainbow Corporation, Blue Cloisters, Inc.
The Cloisters Investments, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
<u>Blue Cloisters Inc. - Red Road Investments, LLC (shareholder)</u>	<u>5960 SW 57th Av. Miami, FL 33143</u> 100%
<u>Cloisters Investments, Inc. - Red Road Investments LLC (shareholder)</u>	<u>5960 SW 57th Av. Miami, FL 33143</u> 100%
<u>Red Rainbow Corporation - Red Road Investments, LLC (shareholder)</u>	<u>5960 SW 57th Av. Miami, FL 33143</u> 100%

- c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signatures and Printed Names

Red Rainbow Corporation
Blue Cloisters, Inc.
The Cloisters Investments, Inc.
5960 SW 57th Ave.
Miami, FL 33143

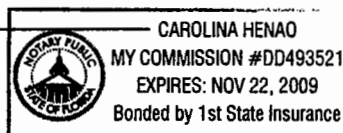
Suzanne Peter
Director
Red Rainbow Corporation
Blue Cloisters, Inc.
The Cloisters Investments, Inc.

Sworn to and subscribed before me

this 27th day of April, 2006

[Signature]

Notary Public, State of Florida at Large (SEAL)



My Commission Expires: Nov 22, 2009

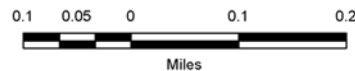
Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

APPLICATION NO. 7 **SMALL-SCALE AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Coral Reef Drive Land Development, L.L.C. 9155 S. Dadeland Boulevard, Suite 1810 Miami, Florida 33156	Juan J. Mayol, Jr., Esq. Holland & Knight L.L.P. 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305 789-7787 305 789-7799 (fax)
Requested Amendment to the Land Use Plan Map From: Low Density Residential (2.5 to 6 DU/Ac.) To: Business and Office Location: North side of SW 152 Street along the east and west sides of theoretical SW 97 Avenue; the northern boundary is adjacent to the C100 canal Acreage: Application area: ±8.9 Gross Acres; ±7.83 Net Acres Acreage Owned by Applicant: ±7.23 Acres	



APPLICATION AREA



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

**APPLICATION FOR A SMALL-SCALE AMENDMENT TO
THE LAND USE PLAN MAP OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANTS

Coral Reef Drive Land Development, LLC
9155 S. Dadeland Boulevard
Suite 1810
Miami, Florida 33156

2. APPLICANT'S REPRESENTATIVE

Juan J. Mayol, Jr., Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 374-8500

By: _____

Juan J. Mayol, Jr., Esq.

4-27-06

Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Land Use Plan map (Item A.1(d) in the fee schedule) is requested. Coral Reef Drive Land Development, LLC (the "Applicant") is requesting a change in the property's designation from "Low Density Residential" to "Business and Office." In addition, the Applicant requests expedited processing and review of the application as a "small-scale" amendment, as defined in Section 163.3187(1)(c)(1), Florida Statutes.

B. Description of Subject Area.

The subject property consists of approximately 8.9 gross acres of land located in Section 20, Township 55, Range 40 and Section 21, Township 55, Range 40, in unincorporated Miami-Dade County, Florida. Of the total acreage, the Applicant owns 7.23 acres. The balance of the land in the application, or 1.67 acres, is owned by Shay of Miami, Inc. The property, located on the north side of SW 152nd Street and along both sides of SW 97th Avenue, is more specifically described in Exhibit "A" to this application (the "Property").

C. Acreage.

Subject application area: ±8.90 acres (gross)
Acreage owned by applicants: ±7.23 acres (gross)

7.83 net

D. Requested Changes.

1. It is requested that the Property be re-designated on the Land Use Plan map from "Low Density Residential" to "Business and Office."
2. It is also requested that the application be processed as a small-scale amendment.

4. REASONS FOR AMENDMENT

The Applicant requests the re-designation of the Property from "Low Density Residential" to "Business and Office." The Property is located on the northwest corner of the future intersection of two section line road, SW 152nd Street and SW 97th Avenue. The Property consists of approximately 8.9 gross acres. The Applicant also owns the 6.882 acre parcel of land adjacent to the Property on the east side of SW 97th Avenue. The Applicant intends to develop both the Property and the adjacent parcel, which is designated for Office and Residential development, with offices and other uses that would be supportive and complementary of the nearby Jackson South facility. The Property which is currently undeveloped, is bounded by a canal to the north. A public golf course is located across the street on the south side of Coral Reef Drive.

Because of its location at the intersection of two section line roads, the Property is ideally suited for office and retail development. The CDMP Land Use Element allocates those areas located at intersections of section line roads as focal points of activity; activity nodes. See Land Use Element at Pg. I-21. The CDMP calls for activity nodes to be occupied by neighborhood and community serving uses.

The Property is located within the South-Central Tier of the County and, more specifically, it is located within Minor Statistical Area 5.8 (the "MSA"). At the current rate of growth in Miami-Dade County, the existing available commercial land specifically designated "Business and Office" in the MSA is projected to be depleted in 2008. See Initial Recommendations October 2005 Applications to Amend the Comprehensive Development Master Plan, Pg. 2-22. There is thus an immediate need for an additional supply of commercial land in the MSA. The Property would best serve the community designated as "Business and Office" in order to provide the full range of business and office services based on its location and compatibility with the adjacent uses.

Approval of the requested Amendment would further implementation of the following CDMP policies:

LAND USE POLICY 4D: Uses which are supportive but potentially incompatible shall be permitted on sites within functional neighborhoods, communities or districts only where proper design solutions can and will be used to integrate the compatible and complementary elements and buffer any potentially incompatible elements. (Business and Office/Commercial)

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. (Business and Office/Commercial).

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. (Energy Efficiency/Conservation).

LAND USE POLICY 1E: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic. (Mixed Use).

LAND USE POLICY 1H: 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. (Urban Form)

5. ADDITIONAL MATERIAL SUBMITTED

Additional information may be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

Attachments: Legal Description - Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"

EXHIBIT "A"

Legal Description:

The NE. 1/4, of the SE. 1/4, of the SE. 1/4 lying South of Canal C-100 R/W, Section 20, Township 55 South, Range 40 East, Dade County, Florida.

The North 129 feet, of the East 1/2, of the SE. 1/4, of the SE. 1/4, of the SE. 1/4 of Section 20, Township 55 South, Range 40 East subject to dedication of the East 40 feet thereof. (O.R.B. 16849, Pg. 4211)

And;

Tract "A", of "JACADAMA TRACT", according to the Plat thereof, as Recorded In plat Book 119, at Page 81, of the Public Records of Miami Dade County, Florida.

Said lands lying and being in Miami-Dade County, Florida.
Containing 302,966 square feet, 2.96 Acres more or less.

And;

In addition that Portion of the SW. 1/4, of the NW. 1/4, of the SW. 1/4, of the SW. 1/4 of Section 21, Township 55 South, Range 40 East, Dade County, Florida; Lying South and West of Canal C-100; less the West 35 feet thereof.

EXHIBIT "C"

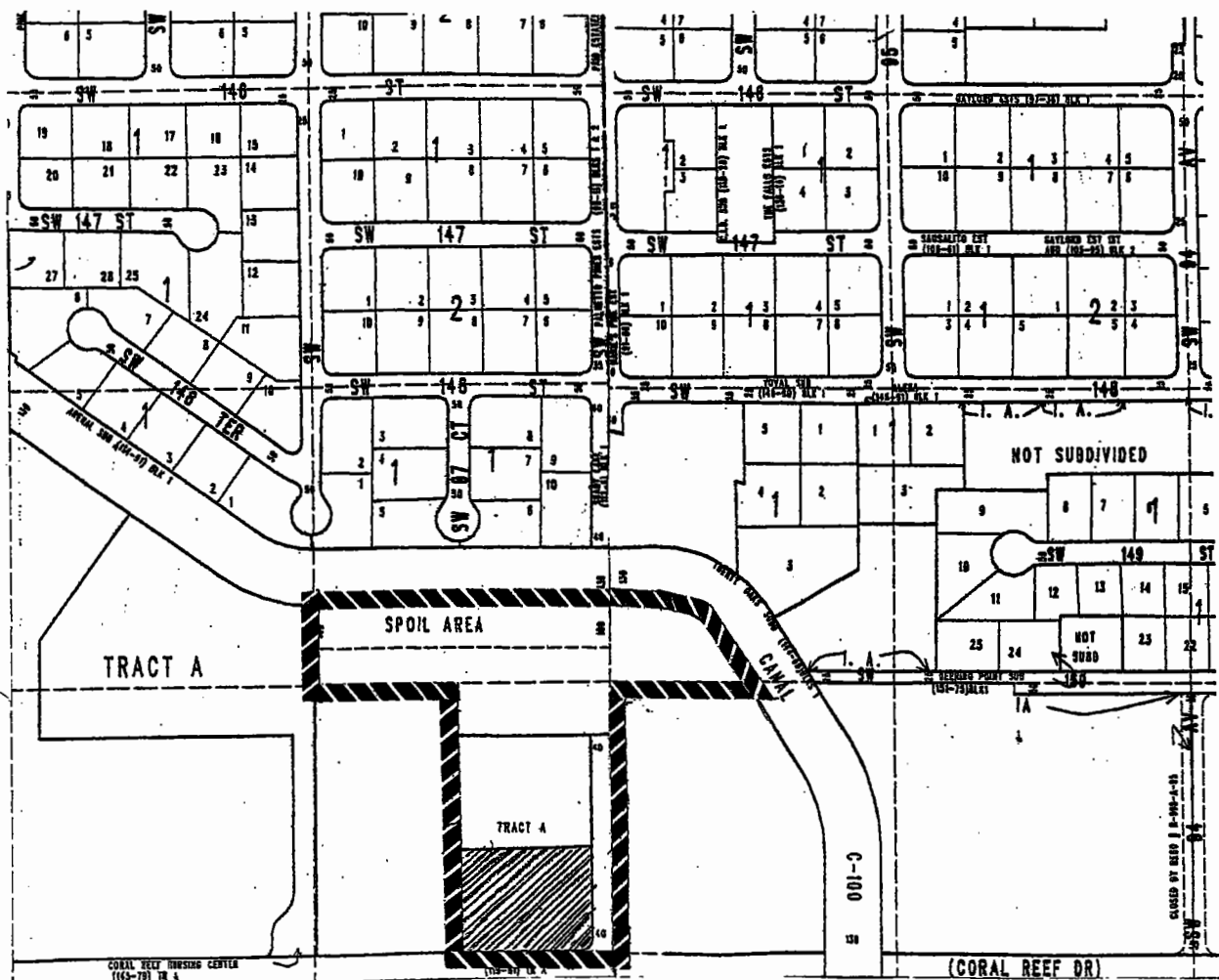
LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT / REPRESENTATIVE

Coral Reef Drive Land Development, LLC / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The subject property consists of approximately 8.9 gross acres of land located in Section 20, Township 55, Range 40, and Section 21, Township 55, Range 40, in unincorporated Miami-Dade County, Florida. Of the total acreage, the Applicant owns 7.23 acres. The balance of the land in the application, or 1.67 acres, is owned by Shay of Miami, Inc. The property, located on the north side of SW 152nd Street and along both sides of SW 97th Avenue, is more specifically described in Exhibit "A" to this application (the "Property").



The +/-1.67 acre shaded area is not owned by the Applicant. This parcel is owned by Shay of Miami, Inc.

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

A Coral Reef Land Development, LLC, a Florida limited liability company

9155 S. Dadeland Boulevard, Suite 1810

Miami, Florida 33156

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
		30-5021-000-0252	+/- 6.88
		30-5020-008-0740	+/- 2.76
A	Coral Reef Land Development, LLC	30-5020-035-0011	+/- 1.65
		30-5020-000-0660	+/- 1.00

a portion of
JW

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	X			

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.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

%

%

- 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 Coral Reef Land Development, LLC, a Florida limited liability company

NAME, ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

Robert J. Shelley, IV, Manager

50%

Douglas F. Landsea, Manager

50%

9155 South Dadeland Boulevard, Suite 1010, Miami, Florida 33156

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

BENEFICIARY'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

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

Applicant's Signature and Printed Name:

Coral Reef Land Development, LLC, a Florida limited liability company

By: 

Douglas F. Landsea, Managing Member

Sworn to and subscribed before me

this 29

day of April

, 2006


Notary Public, State of Florida at Large (SEAL)

My Commission Expires:

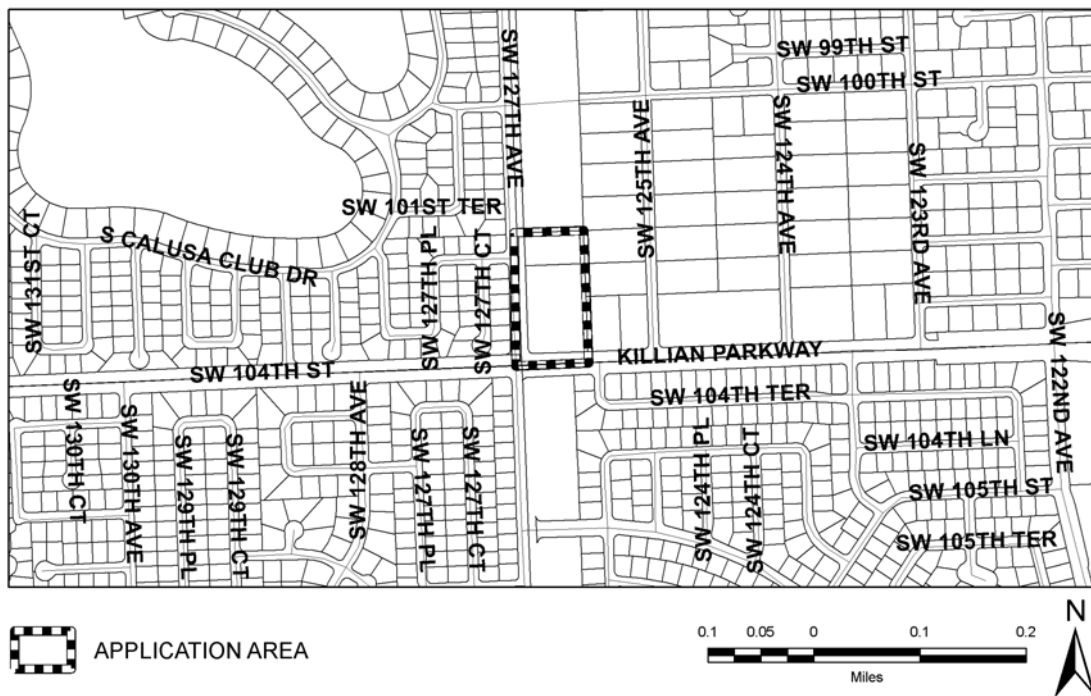


Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

3742615_v1

APPLICATION NO. 8
STANDARD AMENDMENT APPLICATION

Applicant	Applicant's Representative
Vanguardian Village L.L.P. 10511 North Kendall Drive, Suite C205 Miami, Florida 33176	Felix M. Lasarte, Esq. Holland & Knight L.L.P. 701 Brickell Avenue. Suite 3000 Miami, FL 33131 (305) 789-7580
Requested Amendment to the Land Use Plan Map	
From:	Estate Density Residential (1 to 2.5 DU/Ac)
To:	Medium-High Density Residential (25 to 60 DU/Ac)
Location:	Northeast corner of SW 127 Avenue and SW 104 Street
Acreage:	Application area: ±5.37 Gross Acres; ±4.0 Net Acres
Acreage Owned by Applicant: ±4.0 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

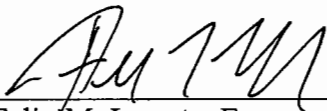
**APPLICATION FOR AN AMENDMENT TO THE LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANTS

Vanguardian Village, LLP.
10511 North Kendall Drive, Suite C205
Miami, Florida 33176

2. APPLICANT'S REPRESENTATIVE

Felix M. Lasarte, Esq.
Holland & Knight, LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 789-7580

By: 
Felix M. Lasarte, Esq.

5-1-06
Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Land Use Plan map is requested. The Applicant is requesting a change in the property's designation from "Estate Density Residential" (1 to 2.5 DU/Ac.) to "Medium-High Density Residential" (25-60 DU/Ac.).

B. Description of Subject Area.

The property subject to this application request consists of approximately 4.0 net acres of land located in Section 01, Township 55, Range 39, in unincorporated Miami-Dade County, Florida. This subject area is situated on the northeast corner of SW 127 Avenue and SW 104 Street and is more specifically described in Exhibit "A" to this application (the "Property"). The Property is bordered by 1 acre estate residential to the East and an FPL high tension wire easement on the Western portion of the property.

C. Acreage.

Subject application area: 4.0 acres (net)

Acreage owned by applicants: 4.0 acres (net)

D. Requested Changes.

1. It is requested that the Property be redesignated on the Land Use Plan map from "Estate Density Residential" to "Medium-High Density Residential."

4. REASONS FOR AMENDMENT

The Applicant requests the re-designation from "Estate Density Residential" to "Medium-High Density Residential" of the Property subject to this application. The applicant intends to develop an affordable senior housing development and will provide a covenant limiting the property to this use. The Property is situated on the northeast corner of SW 127 Avenue and SW 104 Street and is currently zoned GU. The subject property consists of 4 acres, however approximately 2 to 2-1/2 acres are buildable because of a FPL high tension easement running along the western portion of the property. The Property to the east of SW 127th Avenue and north of SW 104th Street is designated "Low Density Residential," while the area to the north of SW 104th Street and east of theoretical SW 126th Avenue is designated "Estate Density Residential."

The Property is located at the intersection of two section line roads. A section line road is an appropriate place for a "Medium-High Density Residential" development as it would keep the increased traffic on major roadways as opposed to arterial roadways. The elderly residents will also have access to public transportation. These major roadways would allow for ease of access and divert the traffic away from the "Low Density Residential" neighborhoods to the west of SW 127th Avenue. Locating "Medium-High Density Residential," which serves as a focal point of activity, along major roadways would encourage transit and pedestrian mobility. This development would support the Guidelines for Urban Form that encourage a variety of residential types and densities, with higher densities being located at the periphery, and lower densities in the interior.

The CDMP Land Use Plan has allocated those areas located at intersections of section line roads as focal points of activity; activity nodes. *Comprehensive Development Master Plan, as Amended through 2001*, Pg. I-21(4). The CDMP calls for higher density residential uses to be located at or near the activity nodes at the intersection of section line roads. A "Medium-High Density" residential development would support the CDMP's Guideline for Urban Form and serve as a good transitional use between the estate homes and FPL high tension wires.

Based on the foregoing, the Applicant believes that the approval of this application would be prudent community planning at the appropriate time. Accordingly, approval of the requested amendment would further the implementation of the following CDMP goals, objectives and policies:

LAND USE OBJECTIVE ONE: The application is consistent with Objective One of the Land Use Element which states that the "location and configuration of Miami-Dade County's urban growth through the year 2015 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." Here the approval of the application would constitute a contiguous urban expansion since it is surrounded on all sides by an already urban neighborhood.

LAND USE ELEMENT POLICY 1G: The application is also consistent with Policy 1G of the Land Use Element which states that Miami-Dade County shall vigorously promote the inclusion of a variety of housing types in all residential communities.

ITEM 115 HOUSING VARIETIES: Residential communities having a variety of housing types, such as standards single-family detached homes, townhouse, other single-family attached homes, and multi-family units, are encouraged by this plan. Toward this end, all new residential developments should include housing types which will contribute to the diversity of housing types in the immediate area. It is especially important to mix townhouses with single-family detached and the former with multi-family units. Multi-family buildings should offer a variety of sizes ranging from efficiency units through two and three bedroom apartments, see Amendment No.1 Page 55 of Staff Applications October 2004 Cycle Applications to Amend the CDMP.

HOUSING ELEMENT POLICY 2(A): Distribute very low, low- and moderate-income housing in all geographic areas of the County...

HOUSING ELEMENT POLICY 2(C): Foster a diversity of affordable housing types with areas defined by the County's Comprehensive Development Master Plan...

HOUSING ELEMENT POLICY 9(A): Support housing construction and rehabilitation in the County that provides for the needs of the **elderly**...

HOUSING ELEMENT POLICY 9(C): Continue to provide housing opportunities for the County's homeless, **elderly**, and disabled...

5. ADDITIONAL MATERIAL SUBMITTED

Additional information may be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attached as Exhibit “B”

Attachments: Legal Description - Exhibit “A”
Disclosure of Interest Form - Exhibit “B”
Location Map for Application - Exhibit “C”
Aerial Photograph – Exhibit "D"

EXHIBIT "A"
Legal Description

That portion of the Southwest $\frac{1}{4}$ of Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 1, thence North $02^{\circ} 07' 31''$ West along the West line of said Section 1 a distance of 55 feet; thence North $87^{\circ} 41' 32''$ East a distance of 35 feet to the Point of Beginning of the herein described parcel, said point also being the intersection of North Right of Way Line of SW 104th Street and the East Right of Way Line of SW 127th Avenue, thence North $02^{\circ} 07' 31''$ West, a distance of 311.87 feet along said East Right of Way line of SW 127th Avenue; thence leaving said Right of Way North $87^{\circ} 41' 32''$ East a distance of 296.07 feet; thence South $02^{\circ} 08' 19''$ East a distance of 311.87 feet to a point on the North Right of Way line of S W 104th Street; thence South $87^{\circ} 42' 32''$ West a distance of 296.14 feet along said North Right of Way line of SW 104th Street to the Point of Beginning.

AND

That portion of the Southwest $\frac{1}{4}$ of Section 1, Township 55 South, Range 39 East, Miami-Dade County, Florida, more particularly described as follows: Commence at the Southwest corner of said Section 1, thence North $02^{\circ} 07' 31''$ West along the West line of said Section 1 a distance of 55 feet; thence North $87^{\circ} 41' 32''$ East a distance of 35 feet to a point of intersection of North Right of Way Line of SW 104th Street and East Right of Way line of SW 127th Avenue; thence North $02^{\circ} 07' 31''$ West along said East Right of Way line of S W 127th Avenue a distance of 311.87 feet to the Point of Beginning of the herein described parcel; thence North $02^{\circ} 07' 31''$ West along said East Right of Way Line of S W 127th Avenue a distance of 294.31 feet; thence leaving said Right of Way Line of SW 127th Avenue North $87^{\circ} 41' 32''$ East a distance of 295.00 feet; thence South $02^{\circ} 07' 30''$ East a distance of 3.34 feet; thence North $87^{\circ} 39' 52''$ East a distance of 1.0 foot; thence South $02^{\circ} 08' 19''$ East a distance of 290.97 feet; thence South $87^{\circ} 41' 32''$ West a distance of 296.07 feet to the Point of Beginning.

Less lands conveyed to the County of Miami-Dade by Special Warranty Deed dated January 31, 1996, recorded in Official Records Book 17090, Page 2704.

Exhibit "C"

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

APPLICANT/REPRESENTATIVE:

Vanguardian Village, LLP.
10511 North Kendall Drive, Suite C205
Miami, Florida 33176
c/o Felix M. Lasarte, Esq.
Holland & Knight, LLP.
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

DESCRIPTION OF SUBJECT AREA:

The property subject to this application request consists of approximately +/- 4.0 net acres of land located in Section 01, Township 55, Range 39, in unincorporated Miami-Dade County, Florida. This subject area is situated on the northeast corner of SW 127 Avenue and SW 104 Street and is more specifically described in Exhibit "A" to this application (the "Property"). The Property is bordered by 1 acre estate residential to the East and an FPL high tension wire easement on the Western portion of the property.

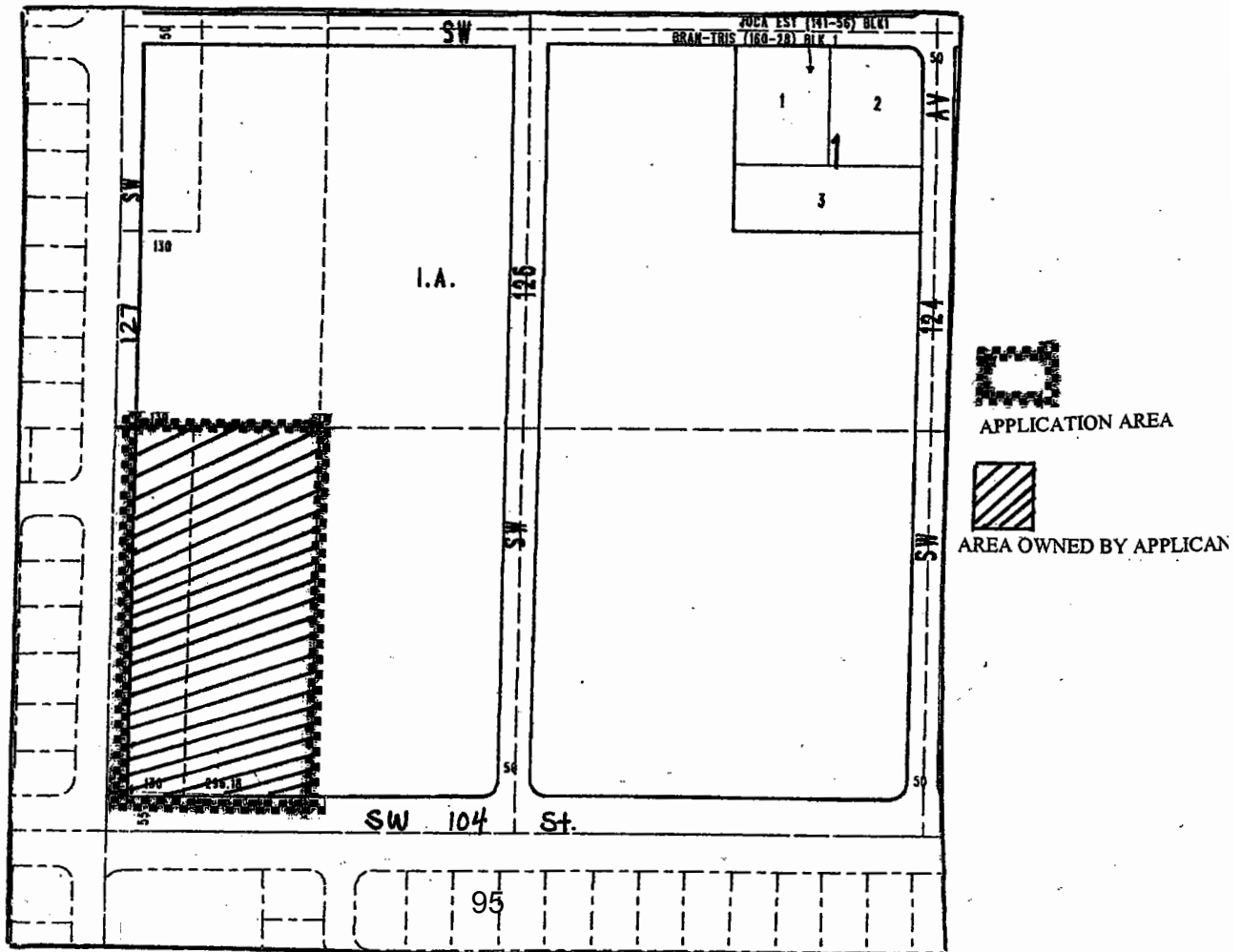


Exhibit "B"

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Vanguardian Village, LLP., a Florida limited liability partnership

9560 SW 107th Avenue, Suite 102

Miami, Florida 33173

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Fermin Amaro & W Marisela	30-5901-000-0070	+/- 3.00
B	Fermin Amaro & W Marisela	30-5901-000-0120	+/- 1.00

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A			X	
B			X	

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.

Exhibit "B"

PARTNERSHIP NAME: Vanguardian Village, LLP, a Florida limited liability partnership

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
Luis Machado	45%
Sergio Delgado	45%
Felix M. Lasarte	10%
c/o Felix M. Lasarte, Esq., Holland & Knight LLP., 701 Brickell Avenue, Suite 3000	
Miami, Florida 33131	

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Vanguardian Village, LLP.	
Luis Machado	45%
Sergio Delgado	45%
Felix M. Lasarte	10%
c/o Felix M. Lasarte, Esq., Holland & Knight, LLP.	
701 Brickell Avenue, Suite 3000	
Miami, Florida 33131	

Date of Contract March, 2005

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

N/A

Exhibit "B"

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

Fermin & Marisela Amaro

100%

12691 SW 104 Street, Miami, Florida 33186-3605

- b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: N/A

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

%

CORPORATION NAME: _____

NAME, ADDRESS AND OFFICE (if applicable)

PERCENTAGE OF
STOCK

%

Exhibit "B"

- c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S

NAME: N/A

BENEFICIARY'S NAME AND ADDRESS

**PERCENTAGE OF
INTEREST**

N/A

- d. If the owner is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: N/A

NAME AND ADDRESS OF PARTNERS

**PERCENTAGE OF
OWNERSHIP**

N/A

- e. If the owner is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS AND OFFICE (if applicable)

**PERCENTAGE OF
INTEREST**

Vanguardian Village, LLP.

Luis Machado

45%

Sergio Delgado

45%

Exhibit "B"

Felix M. Lasarte

10%

c/o Felix M. Lasarte, Esq., Holland & Knight, LLP.

701 Brickell Avenue Suite 3000, Miami, Florida 33131

Date of Contract March, 2005

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

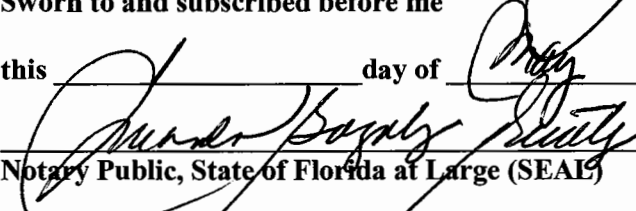
Applicant's Signature and Printed Name:

Vanguardian Village, LLP, a Florida limited liability partnership

By: 

Luis Machado, Managing Partner

Sworn to and subscribed before me

this  day of May, 2006

Notary Public, State of Florida at Large (SEAL)

My Commission Expires:

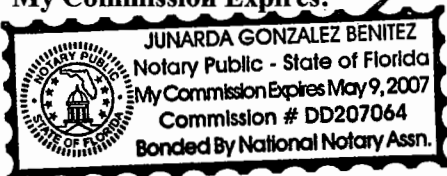


Exhibit "B"

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

Applicant's Signature and Printed Name:

By: _____

Name: _____

Sworn to and subscribed before me

this 1st day of May, 2006

Notary Public, State of Florida at Large (SEAL)

My Commission Expires:



Applicant's Signature and Printed Name:

By: _____

Name: _____

Sworn to and subscribed before me

this _____ day of _____, 20____

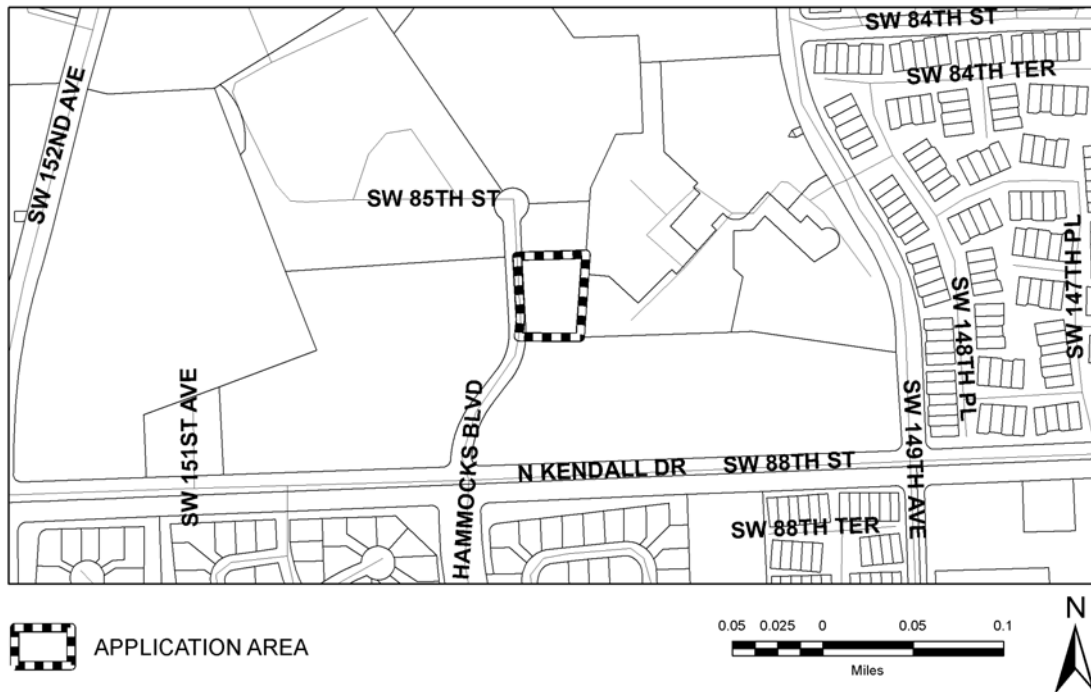
Notary Public, State of Florida at Large (SEAL)

My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

APPLICATION NO. 9 **SMALL-SCALE AMENDMENT APPLICATION**

Applicant	Applicant's Representative
West Kendall Baptist Church, Inc. 14955 SW 88 Street Miami, FL 33196	Jeffrey Bercow, Esq. Graham Penn, Esq. Bercow and Radell P. A. 200 South Biscayne Boulevard, Suite 850 Miami, Florida 33131 (305) 374-5300
<p>Requested Amendment to the Land Use Plan Map</p> <p>From: Parks and Recreation</p> <p>To: Office/Residential</p> <p>Location: East side of Hammocks Boulevard approximately 360 feet north of SW 88 Street (Kendall Drive); North of the West Kendall Baptist Church's parking lot</p> <p>Acreage: Application area: ± 1.02 Gross Acres; ± 0.97 Net Acres</p> <p>Acreage Owned by Applicant: ± 0.97 Acres</p>	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

401

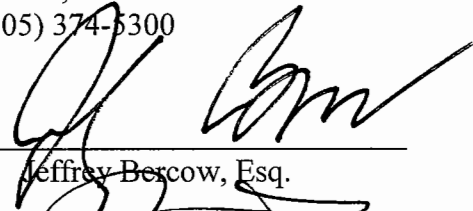
**SMALL-SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
APRIL 2006-2007 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT


West Kendall Baptist Church, Inc.
14955 S.W. 88 Street
Miami Florida 33196

2. APPLICANT'S REPRESENTATIVES

Jeffrey Bercow, Esq.
Graham Penn, Esq.
Bercow & Radell, P.A.
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33131
(305) 374-5300

By: 
Jeffrey Bercow, Esq.

Date: May 1, 2006

By: 
Graham Penn, Esq.

Date: May 1, 2006

3. DESCRIPTION OF REQUESTED CHANGES

An amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

A. A change to the Land Use Element, Land Use Plan Map (item A. 1 in the fee schedule) is requested.

B. Description of Application Area

The Property consists of 0.97 acres located in Section 32, Township 54 South, Range 39 East. The Property is located north of the northeast corner of S.W. 88 Street and S.W. 151 Avenue. To the south of the Property are the West Kendall Baptist Church parking lot and church buildings. To the west of the Property across S.W. 151 Avenue is an

existing Target store and Longhorn Steakhouse restaurant. To the north of the Property is a small (0.67 acre) parcel that has been dedicated to Miami-Dade County for a senior center. To the east of the Property is a multi-family residential development.

C. Acreage

Application area: 0.97 acres.

Acreage owned by Applicant: 0.97 acres.

D. Requested Changes

- 1) It is requested that the application area be redesignated on the Land Use Plan Map from Parks and Recreation to Office/Residential.
- 2) It is requested that this application be processed as a small-scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The application area (the “Property”) is currently designated for Parks and Recreation use, despite being a portion of a parcel owned and operated by West Kendall Baptist Church (the “Church”) as a religious use. The Property’s Comprehensive Development Master Plan (“CDMP”) designation is a product of the Property’s zoning history. The Property was originally intended to be a part of a much larger development known as Kendale Lakes West. The Kendale Lakes West development was approved in 1969 and consisted of 410 acres lying between S.W. 88 Street and S.W. 72 Street, east and west of S.W. 152 Avenue. The Property was originally intended to be a part of a recreational amenity for residents of the Kendale Lakes West development. To that end, the developer of Kendale Lakes West recorded a declaration of restrictive covenants that restricted the use of the Property and the surrounding parcels to a golf course, country club or recreational facility. The Property also remained within the Interim (GU) zoning district. The Property’s CDMP designation reflected its zoning history.

Unfortunately, the recreational use of the golf course and driving range was abandoned in the 1980s and the Property lay vacant. Recognizing that the recreational uses were no longer viable, the Board of County Commissioner approved the release of two parcels from the restrictions of the golf course covenant in 1993. These two properties include the commercial development now occupied by Target and Longhorn Steakhouse, and the West Kendall Baptist Church parcel of which the Property is a part.

The Property has thereafter served as excess open space on the West Kendall Baptist Church parcel. The church now intends to develop the Property with a medical office building. In order to accomplish this plan, the Church requests the re-designation of the Property from Parks and Recreation to the Office/Residential category.

The change in the Property's LUP map designation from Parks and Recreation to Business and Office would help alleviate, albeit in a minor way, the current commercial depletion rate for Minor Statistical Area (MSA) 6.1. The MSA is currently estimated to run out of available commercial land in 2014, one year before the target date of 2015. (Initial Recommendations, October 2005 Applications to Amend the CDMP, Page 2-22). It is also estimated that MSA 6.1 will retain a rate of commercial land per thousand persons at less than half the County average through 2025. (Initial Recommendations, October 2005 Applications to Amend the CDMP, Page 2-22). The re-designation of the Property will also not result in a reduction of available parcels for Parks and Recreation use since the Property has long been approved for use as part of a religious institution.

The proposed use of the Property is a medical office use. As part of the Church's religious outreach work, the Church plans to devote a portion of the planned building to a medical clinic serving the poor. The location of the Property makes it ideal for the proposed small-scale office use. Access to and from the Property from Kendall Drive will be through the signalized intersection at S.W. 151 Avenue. The Property will be surrounded on three sides by a parking lot, the Target retail use across S.W. 151 Avenue and a planned senior center use. As the CDMP Land Use Element recognizes, small-scale office uses are compatible with residential communities and the small size of the Property will ensure that there will be no significant impacts on the surrounding residential uses. (CDMP, Page I-29).

To ensure that the use of the Property is compatible with the surrounding area, the Church will be submitting a Declaration of Restrictive Covenants excluding uses that would have a negative impact on the nearby residential developments. The covenant will ensure that the development of the Property will be compatible with the surrounding religious, commercial and residential uses.

5. ADDITIONAL MATERIAL SUBMITTED

- 1) Section Map with Application Area Indicated
- 2) 8 1/2 X 11 sheet showing Application Area Location
- 3) Aerial Photograph
- 4) Legal Description

The Church reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. COMPLETE DISCLOSURE FORMS: See attached.

LEGAL DESCRIPTION

A PORTION OF TRACT "C" OF "BENSON LAKES" AS RECORDED IN PLAT BOOK 147 AT PAGE 17 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA
More particularly described as follows:

Beginning at the Northwest corner of said Tract "C" runs N 87° 41' 53" E along the north line of said Tract "C" for a distance of 187.72 ft; thence runs S 4° 30' 00" W for a distance of 245.53 ft; thence run S 87° 41' 53" W for a distance of 161.25 ft to a point lying in a circular curve concave to the Northwest, said point lying in the westerly line of Tract "C", where the radius to this point bears S 83° 22' 40" E from the Center of the curve; thence run Northerly along the arc of said curve having for its elements a Radius of 215 ft and a central angle of 8° 55' 27" for an arc distance of 33.49 ft to a point of tangency; thence runs N 2° 18' 07" W along the westerly line of Tract "C" for a distance of 210.45 ft to the Point of Beginning.

Containing 0.97 Acres ±

Used Bearings are taken from
Recorded Plat and refer to an
assumed Meridian

April 28-2006

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: West Kendall Baptist Church, Inc.
 14955 S.W. 88 Street
 Miami Florida 33196

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

- 2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.**

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES IN SIZE</u> (net)
A.	West Kendall Baptist Church, Inc.	30-4933-098-0030	0.97 (partial folio)

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>CONTRACT FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
------------------	--------------	---------------	----------------------------------	--

A. X

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>
--------------------------------------	-------------------------------

<u>N/A</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 (5), 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: West Kendall Baptist Church, Inc.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
<u>14955 S.W. 88 Street, Miami Florida 33196</u>	
<u>A Florida Non Profit Corporation</u>	

c. If the applicant is a TRUSTEE, list the trustee's name, the name beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES

NAME: N/A

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME. ADDRESS, AND OFFICE (if applicable)

PERCENTAGE OF INTEREST

N/A

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

For any changes of ownership or changes in contract for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signatures and Printed Names

Robert Vernon Myers Jr.

Robert Myers, West Kendall Baptist Church, Inc.

Allan Topping

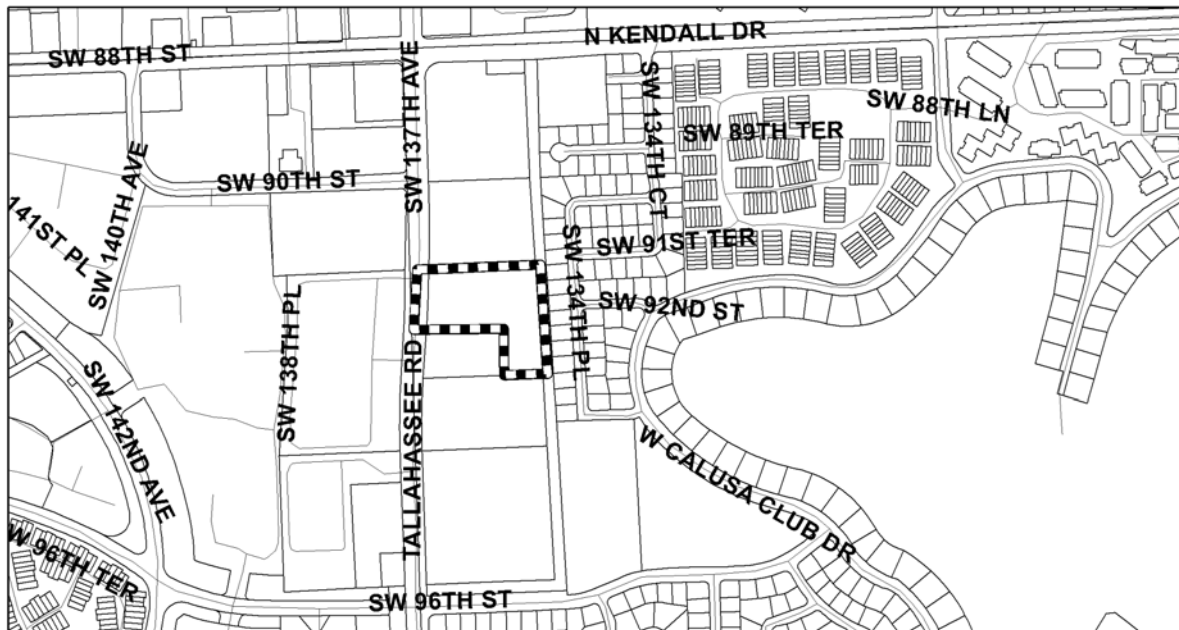
Allan Topping, Trustee

Sworn to and subscribed before me
this _____ day of _____, 20 ____.

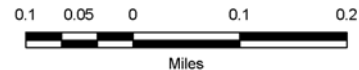
Notary Public, State of Florida at Large (SEAL)
My Commission Expires:

APPLICATION NO. 10 **SMALL-SCALE AMENDMENT APPLICATION**

Applicant	Applicant's Representative
WMD London Square, L.L.C. 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	Jeffrey Bercow, Esq. Graham Penn, Esq. Bercow and Radell P. A. 200 South Biscayne Boulevard, Suite 850 Miami, Florida 33131 (305) 374-5300
Requested Amendment to the Land Use Plan Map From: Office/Residential To: Business and Office Location: Southeast corner of SW 137 Avenue and theoretical SW 91 Terrace; Parking lot for Costco store located at 9191 SW 137 Avenue Acreage: Application area: ± 5.45 Gross Acres; ± 4.8 Net Acres Acreage Owned by Applicant: 0 Acres	



APPLICATION AREA



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

**SMALL SCALE AMENDMENT REQUEST
TO THE
LAND USE ELEMENT/LAND USE PLAN MAP
APRIL 2006-2007 AMENDMENT CYCLE
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

WMD London Square, L.L.C.
900 North Federal Highway, Suite 208
Hallandale, Florida 33009

2. APPLICANT'S REPRESENTATIVES

Jeffrey Bercow, Esq.
Graham Penn, Esq.
Bercow & Radell, P.A.
200 South Biscayne Boulevard
Suite 850
Miami, Florida 33131
(305) 371-5300

By: 
Jeffrey Bercow, Esq.

Date: May 1, 2006

By: 
Graham Penn, Esq.

Date: May 1, 2006

3. DESCRIPTION OF REQUESTED CHANGES

An amendment to the Comprehensive Development Master Plan Land Use Plan Map is requested.

- A. A small scale change to the Land Use Element, Land Use Plan Map (item A. 1 in the fee schedule) is requested.
- B. Description of Application Area

The application area consists of 5.45 acres located in Section 2, Township 55 South, Range 39 East.

The application area consists of a portion of the parking lot of an existing Costco Wholesale Warehouse store. Despite being designated for Office/Residential use under the CDMP Land Use Plan Map, the application area has been developed with a parking field serving the Costco use for at least a decade. The application area is surrounded on the north by the Costco store, on the east by a canal, on the south by a church and undeveloped land, and on the west (across S.W. 137 Avenue) by multifamily residential and office development.

C. Acreage

Application area: 5.45 acres.

Acreage owned by Applicant: 0 acres.

D. Requested Changes

- 1) It is requested that the application area be redesignated on the Land Use Plan Map from "Office/Residential" to "Business and Office."
- 2) It is requested that this application be processed as a small-scale amendment under the expedited procedures.

4. REASONS FOR AMENDMENT

The application area is a portion of a site currently developed with a Costco Wholesale Warehouse. As noted above, the application area has been used as a legal nonconforming commercial parking lot serving the Costco use for more than a decade. The Applicant, which is the contract purchaser of the Costco Wholesale Warehouse parcel, is planning to redevelop the entire ten acre parent tract with a mix of new commercial uses.

The current LUP Map designation of the application area significantly limits the design of the proposed redevelopment plan because it would preclude the development of retail or restaurant uses on the application area. The current CDMP and zoning designation require the application area either to be developed as an office park or be retained as a large parking field. The approval of the instant application will make the application area's LUP Map designation conform to its actual use and provide the additional flexibility necessary for a superior design for any future overall redevelopment plan. Because of the assemblage's zoning approvals, any redevelopment plan will be reviewed and approved at public hearing.

The Goals and Objectives of the CDMP Land Use Element support the approval of the instant application. The redevelopment of the application area would be consistent with the policy set forth in the Land Use Element regarding redevelopment of vacant or substandard properties in currently urbanized areas. Specifically, Policy LU-1C within the Land Use Element states that the County shall give priority to infill development on vacant sites and redevelopment of substandard properties in currently urbanized areas. The approval of the application will permit the redevelopment of the application area and surrounding

property. The approval of the application would also be consistent with Policy LU-10A which states that "Miami-Dade County shall facilitate continuous urban development, infill, redevelopment of substandard or underdeveloped urban areas, high intensity activity centers, mass transit supportive development, and mixed use projects to support energy conservation."

The approval of the application will have no measurable impact on the commercial land supply in Minor Statistical Area (MSA) 6.2 because Office/Residential and Business and Office land are both considered "commercial" land under the CDMP. The application area is therefore currently deemed to be commercial land and MSA 6.2 will retain its current estimated commercial depletion date of 2025+ upon the approval of the instant application. (Initial Recommendations, October 2005 Applications to Amend the CDMP, Page 2-22).

The proposed change will also not lead to the approval of new commercial development inconsistent with the CDMP's Guidelines for Urban Form. As noted above, the application area and surrounding land assemblage are currently commercially designated. The application area is also currently recognized by the Department of Planning and Zoning as being a "Commercial Land Use." (Initial Recommendations, April 2005 Amendment Cycle, Page E-79). Therefore, the approval of the instant application will not result in a new pattern of land use.

Even if the proposed amendment were to be considered a change to the use of the application area, it remains that the CDMP Land Use Element recognizes exceptions to Guidelines for Urban Form where necessary to conform a development to "the general pattern of use, intensity and infrastructure which exists in an established neighborhood." (CDMP I-20.2). The established pattern of development in Section 2, Township 55 South, Range 39 East does not follow the County's Guidelines for Urban Form. Instead of four commercial nodes concentrated on the major intersections of section line roads, the pattern of development of the section limits commercial development to two locations along Kendall Drive (S.W. 137 Avenue and S.W. 127 Avenue). This pattern of development justifies expanding the existing Business and Office node south along S.W. 137 Avenue to incorporate the application area.

5. ADDITIONAL MATERIAL SUBMITTED

- 1) Survey
- 2) Section Map with Application Area Indicated
- 3) 8 1/2 X 11 sheet showing Application Area Location
- 4) Aerial Photograph
- 5) Legal Description

The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. COMPLETE DISCLOSURE FORMS: See attached.

- 2) Section Map with Application Area Indicated
- 3) 8 1/2 X 11 sheet showing Application Area Location
- 4) Aerial Photograph
- 5) Legal Description

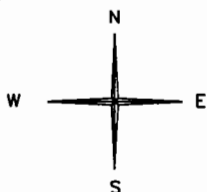
The Applicant reserves the right to supplement the application with additional documentation within the time permitted by the Code of Miami-Dade County.

6. COMPLETE DISCLOSURE FORMS: See attached.

LEGAL DESCRIPTION:

A PORTION OF THE SW 1/4 OF NW 1/4 OF NW 1/4 OF SECTION 2, TOWNSHIP 55 SOUTH, RANGE 39 EAST BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NW CORNER OF THE NW 1/4 OF SAID SECTION 2; THENCE S1°49'34"E ALONG THE WEST LINE OF SAID NW 1/4 OF SECTION 2 FOR 660.46 FEET TO THE NW CORNER OF SAID SW 1/4 OF NW 1/4 OF NW 1/4 OF SAID SECTION 2; THENCE N87°43'45"E ALONG THE NORTH LINE OF SW 1/4 OF NW 1/4 OF NW 1/4 OF SAID SECTION 2 FOR 110.00 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW 137 AVE., AS RECORDED IN OFFICIAL RECORDS BOOK 5591, AT PAGE 90, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA; THENCE S1°49'34"E ALONG THE EAST RIGHT OF WAY LINE OF SW 137 AVE. FOR 9.41 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE RIGHT; THENCE SOUTHERLY ALONG SAID EAST RIGHT OF WAY LINE AND A CURVE, HAVING FOR ITS ELEMENTS A RADIUS OF 5784.65 FEET AND A CENTRAL ANGLE OF 3°36'24" FOR AN ARC DISTANCE OF 364.14 FEET TO THE POINT OF BEGINNING OF THE PARCEL HEREIN DESCRIBED; THENCE S89°23'42"E FOR 525.04 FEET TO A POINT ON THE WEST RIGHT OF WAY LINE OF THE LINDGREN ROAD CANAL AS RECORDED IN OFFICIAL RECORDS BOOK 5591, AT PAGE 20 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY FLORIDA; THENCE S4°14'56"E ALONG SAID WEST RIGHT OF WAY LINE FOR 345.69 FEET TO A POINT; THENCE S87°44'36"W ALONG A LINE 576.01 FEET NORTH AND PARALLEL WITH THE SOUTH LINE OF THE NW 1/4 OF SW 1/4 OF NW 1/4 OF SAID SECTION 2 FOR 573.35 FEET TO A POINT ON THE EAST RIGHT OF WAY LINE OF SW 137 AVE AS RECORDED IN OFFICIAL RECORDS BOOK 5591, AT PAGE 90, OF THE PUBLIC RECORD OF MIAMI-DADE COUNTY FLORIDA. SAID POINT LYIG AND BEING ON THE ARC OF A CIRCULAR CURVE CONCAVE TO THE SOUTHEAST, SAID POINT BEARS N85°59'30"W FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE; THENCE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE TO THE RIGHT, HAVING A RADIUS OF 5674.65 FEET, CENTRAL ANGLE OF 0°14'36" FOR AN ARC DISTANCE OF 24.10 FEET TO A POINT OF TANGENCY; THENCE N4°15'06"E FOR 100.00 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 5784.65 FEET THENCE NORTHEASTWARDLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE 2°28'16" FOR AN ARC DISTANCE OF 249.48 FEET TO THE POINT OF BEGINNING.



NORTH STAR GROUP, INC.

LB No 7034

PROFESSIONAL LAND SURVEYORS

1321 SE 16 AVE.
MIAMI FLORIDA 33035PH: (305) 219 1203
FAX (305) 246 0836

PREPARED FOR : MASTER DEVELOPMENT, INC.

MIAMI-DADE COUNTY, FLORIDA

BY: _____ FOR THE FIRM

JOSE A. ROCHE P.S.M. No 5935

STATE OF FLORIDA

DATE: 4/26/06

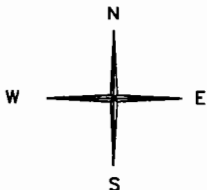
PAGE 1 OF 1

LEGAL DESCRIPTION:

A PORTION OF THE NW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SECTION 2, TOWNSHIP 55 SOUTH, RANGE 39 EAST, DADE COUNTY, FLORIDA BEING PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT THE INTERSECTION OF THE NORTH LINE OF THE NORTH 222.34 FEET OF THE SOUTH 576.01 FEET OF NW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID SECTION 2 WITH THE WEST RIGHT-OF-WAY LINE OF THE LINDGREN ROAD CANAL AS RECORDED IN OFFICIAL RECORD BOOK 5561, AT PAGE 20 OF THE PUBLIC RECORDS OF DADE COUNTY FLORIDA:

THENCE FROM THE ABOVE ESTABLISHED POINT OF BEGINNING, S04°14'56" EAST ALONG SAID WEST RIGHT-OF-WAY LINE OF THE LINDGREN ROAD CANAL FOR 222.47 FEET TO THE SOUTH LINE OF THE NORTH 222.34 FEET OF THE SOUTH 576.01 FEET OF THE NW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID SECTION 2 ; THENCE S87°44'38"W ALONG SAID SOUTH LINE OF THE NORTH 222.34 FEET OF THE SOUTH 576.01 FEET OF THE NW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID SECTION 2 FOR 191.57 FEET; THENCE N02°15'22"W FOR 222.34 FEET TO NORTH LINE OF THE NORTH 222.34 FEET OF THE SOUTH 576.01 FEET OF THE NW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID SECTION 2; THENCE N87°44'38"E ALONG SAID NORTH LINE OF THE NORTH 222.34 FEET OF THE SOUTH 576.01 FEET OF THE NW $\frac{1}{4}$ OF SW $\frac{1}{4}$ OF NW $\frac{1}{4}$ OF SAID SECTION 2 FOR 184.14 FEET TO THE POINT OF BEGINNING



NORTH STAR GROUP, INC.

LB No 7034

PROFESSIONAL LAND SURVEYORS

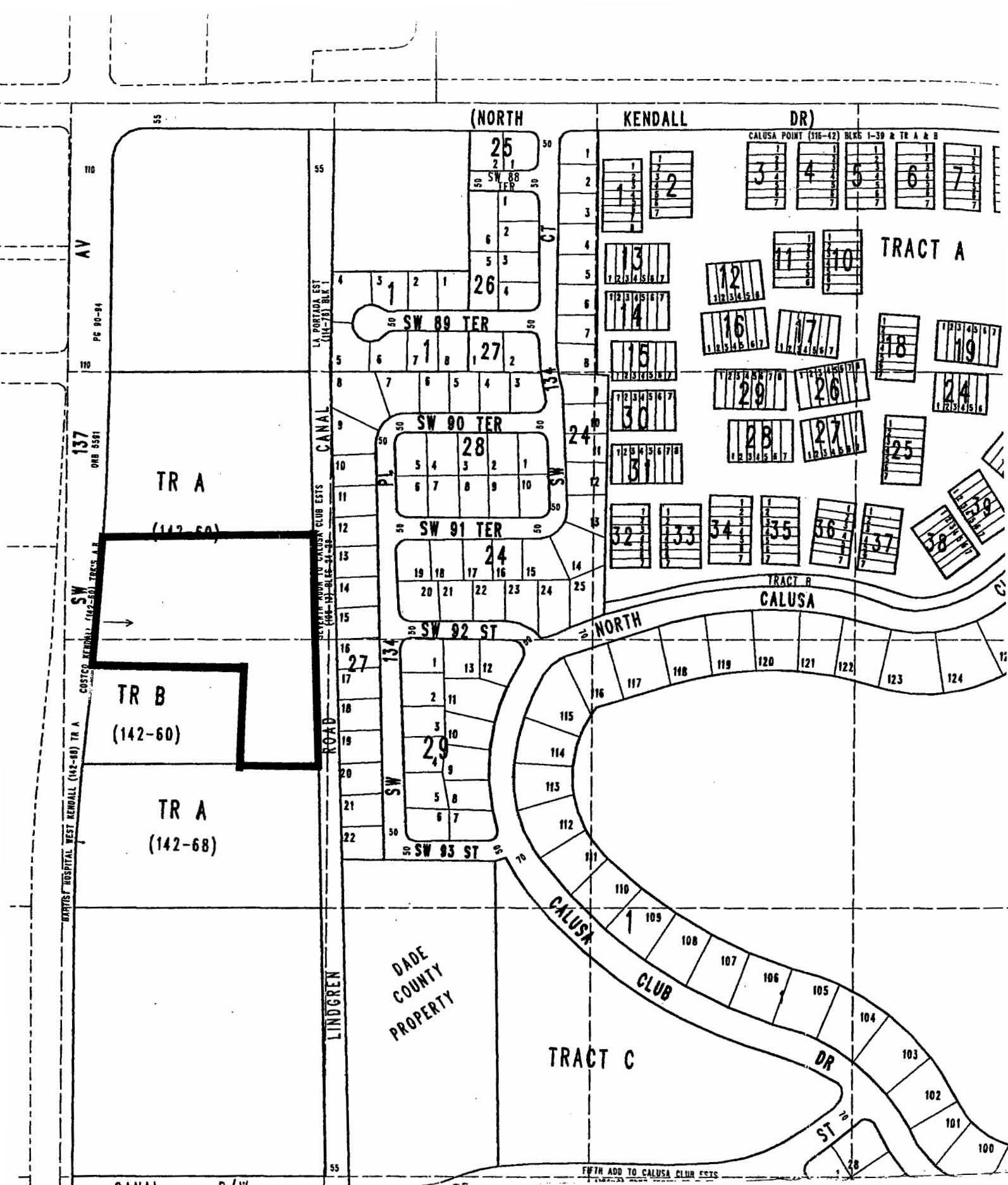
1321 SE 16 AVE.
MIAMI FLORIDA 33035

PH: (305) 219 1203
FAX (305) 246 0836

PREPARED FOR : MASTER DEVELOPMENT, INC.
MIAMI-DADE COUNTY , FLORIDA

119 ZONE: RU-3

BY: _____ FOR THE FIRM
JOSE A. ROCHE P.S.M. No 5935
STATE OF FLORIDA
DATE: 4/26/06 PAGE 1 OF 1



DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: WMD London Square, L.L.C.
900 North Federal Highway, Suite 208
Hallandale, Florida 33009

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>ACRES IN SIZE</u> (net)
A.	Costco Wholesale Corporation	30-5902-049-0010	5.45 (partial folio)

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.			X	

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 (5), 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: WMD London Square, L.L.C.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
<u>See Exhibit B</u>	

- c. If the applicant is a TRUSTEE, list the trustee's name, the name beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES

NAME: N/A

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner (s) consist of another partnership(s), corporation (5) trust (5) or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
<u>N/A</u>	

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

Date of Contract:

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

N/A

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
--------------------------------------	-------------------------------

- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: Costco Wholesale Corporation

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
--	----------------------------

Costco Wholesale Corporation is a publicly traded entity

- c. If the owner is a **TRUSTEE**, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

**TRUSTEE'S
NAME:**

N/A

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
N/A	

- d. If the owner is a **PARTNERSHIP** or **LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners, and the percentage of interest held by each. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME:

N/A

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF OWNERSHIP</u>
N/A	

- e. If the owner is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME. ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF INTEREST</u>
WMD London Square, L.L.C. 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	100%

(see attached Exhibit B for full disclosure of interest)

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

For any changes of ownership or changes in contract for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Beatrice Stockton



Beatrice Stockton
Commission #DD151477
Expires: Sep 18, 2006
Bonded Thru
Atlantic Bonding Co., Inc

Applicant's Signatures and Printed Names

Robert Shapiro
Robert Shapiro
WMD London Square, L.L.C.

Sworn to and subscribed before me
this 28th day of April, 20 06.

Notary Public, State of Florida at Large (SEAL)

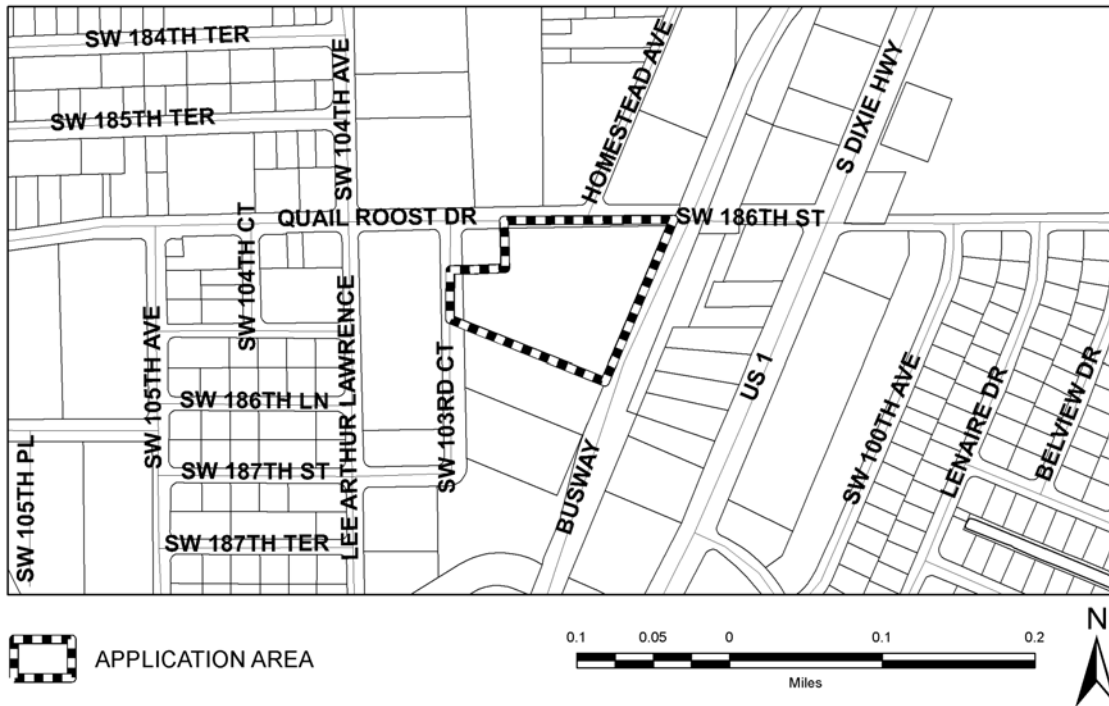
My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

FLM C:INSTRUCTIONS REPORTOct2001.docRevised 8116101

APPLICATION NO. 11 **SMALL-SCALE AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Frenchtex Inc. 10200 SW 186 th Street Miami, FL 33157-6814	Guillermo Olmedillo 330 Greco Avenue, Suite 10B Coral Gables, Florida 33146 305 448-7730 or 786 252 0381 305 448-7306 fax
Requested Amendment to the Land Use Plan Map From: Industrial and Office To: Business and Office Location: Southside of SW 186 Street (Quail Roost Drive) between the South Dade Busway and SW 103 Court Acreage: Application area: ±6.35 Gross Acres; ±5.79 Net Acres Acreage Owned by Applicant: ±5.79 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

Exhibit B

Interests in WMD London Square. LLC

	Percentage of Interest
Woolbright London Square Member, LLC 3200 North Military Trail Fourth Floor Boca Raton Florida 33431	50.1%
Master London, LLC 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	49.9%

Interests in Woolbright London Square Member. LLC

	Percentage of Interest
Woolbright Holdings, LLC 3200 North Military Trail Fourth Floor Boca Raton Florida 33431	100%

Interests in Woolbright Holdings, LLC

	Percentage of Interest
Duane Stiller 3200 North Military Trail Fourth Floor Boca Raton Florida 33431	80%
Michael Fimiani 3200 North Military Trail Fourth Floor Boca Raton Florida 33431	20%

Interests in Master London, LLC

	Percentage of Interest
Robert Shapiro 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	51.0%
Janet Shapiro 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	8.5%
Jay Shapiro 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	8.5%
Bradley Shapiro 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	8.5%
Eric Shapiro 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	8.5%
Jeffrey Fengler 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	5.0%
Patricia Chimelis 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	5.0%
Lawrence Levinson 900 North Federal Highway, Suite 208 Hallandale, Florida 33009	5.0%


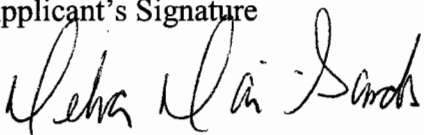
APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER
PLAN
APRIL 2006 CYCLE
MIAMI-DADE COUNTY.

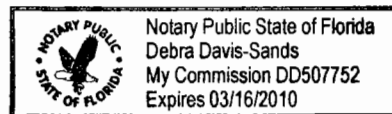
1. APPLICANTS

Frenchtex, Inc. A Florida Corporation

2. APPLICANT'S REPRESENTATIVE

Guillermo Olmedillo
330 Greco Avenue, Suite 108
Coral Gables, Florida 33146
Voice 305 448 7730 or 786 252 0381
Facsimile 305 448 7306
Electronic Mail golmedil@bellsouth.net

	
Applicant's Signature	Date
	4-25-2006
	4/25/06



3. DESCRIPTION OF REQUESTED CHANGE

- A. Amendment to the Future Land Use Map of the Land Use Element of the Miami-Dade County's CDMP from a land use designation of "Industrial and Office" to "Business and Office."
- B. The subject property consists of 252,007 square feet (5.79 acres); fronting on the North on SW 186th. Street; on the East bounded by the South Dade Bus-way; and on the West bounded by SW 103rd. Court

and a small property not included as part of this application. Also described under Folio Number 30-6005-018-0010.

This property was improved in 1993 with a building containing 109,298 square feet of construction, originally permitted to be used as a Furniture Showroom.

- C. The entire property subject of this application is owned by the Applicant.
- D. Along with the request for Land Use Designation Amendment, the applicant requests that it be reviewed as a "Small Scale Application" in order to receive an expedited decision from the Board of County Commissioners.

4. REASONS FOR THE REQUEST

The "Perrine Community Urban Center District" was prepared by the Planning and Zoning Department, after a series of meetings with the community. The subject property is located at the south terminus of Homestead Avenue, which is designated as the "Main Street" of the District; and along Quail Roost Drive (SW 186 Street), designated as a Boulevard. On this location a mixed use building, including residential uses is more compatible and consistent with the proposed land uses in the District.

5 The following documents are submitted to afford the Planning and Zoning Department the opportunity for the proper analysis of this application:

- A. Aerial photo
- B. Boundary survey
- C. Existing Zoning Atlas surrounding the property

6 DISCLOSURE FORMS

LEE ANIMON LAWRENCE DR AVE

PERFECT GRANT (1-4) LOTS 5-72 INC

DUASAR TRACT (141-63)

D-5958

HOMESTEAD AV

TRACT A

NO 5

TR A
HILEY PARK
(147-71) TR A
(147-71)

186

POINT WEST (6-25) TR A

ST

2
6 5 4

TRACT A

POINT WEST 7TH ADD
(108-56) BLK 6

RAILWAY

ROAD

POINT WEST FOURTH ADD (107-62) BLK 6

QUAIL ROOTS CENTER (105-226) BLK 1

POINT ROYALE SEC 3
(100-2) BLKS 9 & 10

DR

BELVILL

LENARE

BEL VIEW

CHANNEL

CANAL

FAMOUS DIAMOND'S
SUB (141-50) TR A

Tr.F

Tr.E

POINT ROYALE SEC 11 (103-31) TRS F&E
C & SFCD

TRACT C

TRACT C

SHOPPING CENTER
(132-141) TRS J&K

POINT WEST FIFTH ADD (110-15) BLK 7

TRACT D

COAST

RESO NO

TRACT A

SW

SW

CT

ST

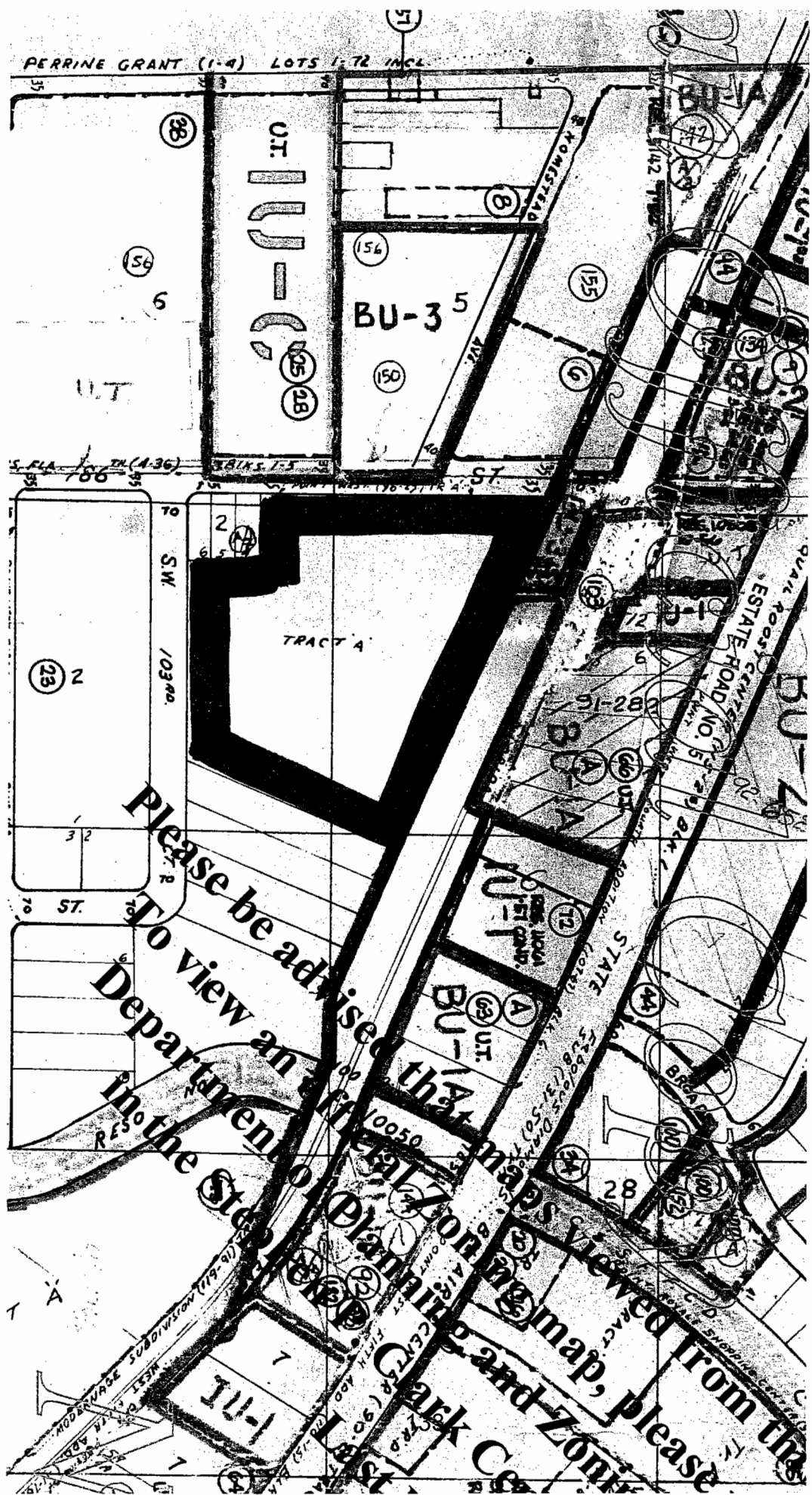
2

104

AV

POINT WEST FIRST ADD (103-23) BLKS 1 & 2

132



Please be advised that maps viewed from the Department of Planning and Zoning, please

To view an official map, please

in the State of Georgia

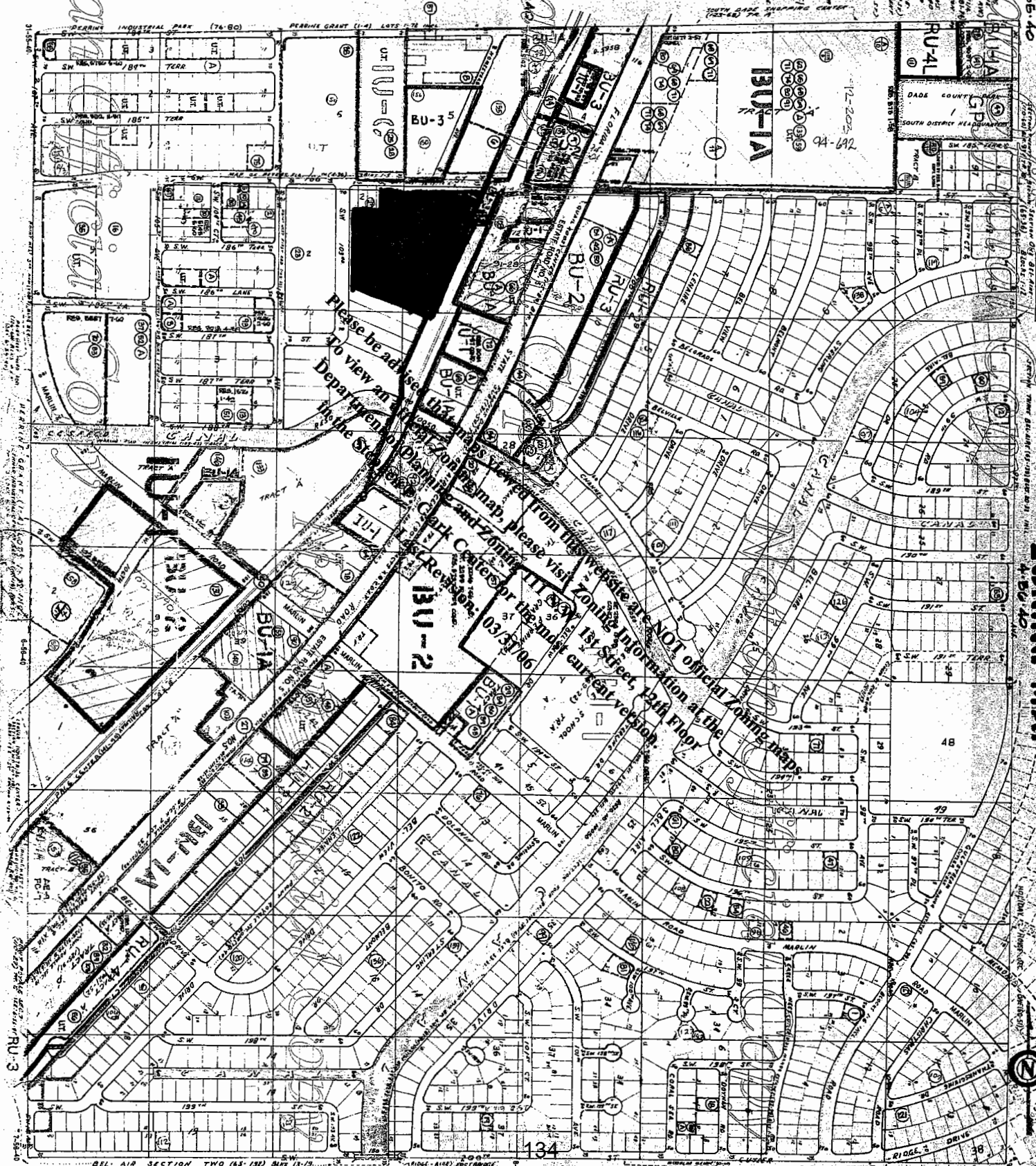
Clark Co

NO 152

"ZONING: MAJ

DRAPSTUNING

SAFETY 4-86-40



My Home

miamidade.gov

ACTIVE TOOL: SELECT



N

Show Me:

Property Information

Search By:

Select Item

Text only

Color Aerial Photography - 2004

Digital Orthophotography - 2003

Property Appraiser Tax Estimator

Summary Details:

Folio No.:	30-6005-018-0010
Property:	10200 SW 186 ST
Mailing Address:	FRENCHTEX INC
	10200 SW 186 ST MIAMI FL
	33157-6814

Property Information:

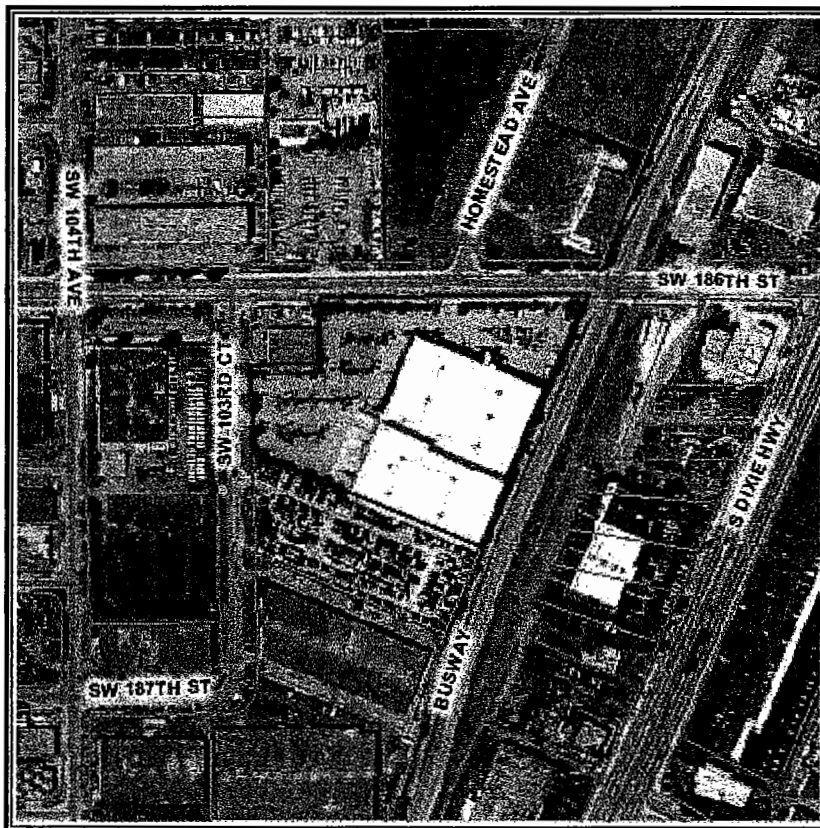
Primary Zone:	7100 INDUSTRIAL
CLUC:	0011 RETAIL
Beds/Baths:	0/0
Floors:	1
Living Units:	0
Adj Sq Footage:	109,298
Lot Size:	252,007 SQ FT
Year Built:	1993
Legal Description:	5 56 40 5.79 AC M/L POINT WEST PB 96-25 TR A LESS BEG SE COR TH N 67 DEG W450.44FT TO SW COR TH N217.60FT S 67 DEG E536.07FT TH S 22 DEG W200FT TO POB

Sale Information:

Sale O/R:	19016-2849
Sale Date:	3/2000
Sale Amount:	\$3,650,000

Assessment Information:

Year:	2005	2004
Land Value:	\$1,386,039	\$1,134,032
Building Value:	\$2,513,961	\$2,765,968
Market Value:	\$3,900,000	\$3,900,000
Assessed Value:	\$3,900,000	\$3,900,000
Total Exemptions:	\$0	\$0
Taxable Value:	\$3,900,000	\$3,900,000



Aerial Photography - AirPhoto USA 2004

0 172 ft

We appreciate your feedback, please take a minute to complete our [survey](#).

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[My Neighborhood](#) | [Property Appraiser](#)

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If you experience technical difficulties with the Property Information application, please [click here](#) to let us know.

E-mail your comments, questions and suggestions to [Webmaster](#)

Web Site
 © 2002 Miami-Dade County.
 All rights reserved.

DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: FRENCHTEX INC. A FLORIDA CORP

APPLICANT B: _____

APPLICANT C: _____

APPLICANT D: _____

APPLICANT E: _____

APPLICANT F: _____

APPLICANT G: _____

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. **PROPERTY DESCRIPTION:** Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
^A FRENCHTEX, INC	(SAME)	30-6005-018 001C	5.79 AC.

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

APPLICANT	<u>OWNER</u>	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	<u>FRENCHTEX, INC</u>			

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>
<u>N/A.</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: FRENCHTEX, INC.

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
<u>WATERS FAMILY TRUST</u>	<u>100%</u>
<u>PATRICIA RESTAINO - TRUSTEE</u>	
<u>9901 SW 55th CT. COOPER CITY, FL. 33328</u>	

- b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: FRENCHTEX, INC.

NAME, ADDRESS, AND OFFICE (if applicable)	PERCENTAGE OF STOCK
<u>DON M. WATERS SR. PRESIDENT/DIRECTOR</u>	<u>- 0 -</u>
<u>PATRICIA YARNEY V.P. / DIRECTOR</u>	<u>- 0 -</u>
<u>BARBARA WATERS V.P.</u>	<u>- 0 -</u>

- c. If the owner is a TRUSTEE, and list the trustee's name, the name and address of the beneficiaries of the trust and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), another trust(s), partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEE'S NAME: PATRICIA RESTAINO

BENEFICIARY'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
<u>DON M. WATERS SR. 14610 SW 69 AV. MIAMI, FL. 33158.</u>	
<u>BARBARA G. WATERS " " "</u>	
<u>BRITNEY E. WATERS " " "</u>	
<u>ERIC S. WATERS. 8580 SW 208th ST. CUTLER BAY FL. 33186</u>	
<u>ANGELA WATERS LENNON 152 CATTAIL CIRCLE JACKSONVILLE, FL. 32259</u>	
<u>DON M. WATERS, Jr 2213 TIVOLI LANE. ST. JOHNS, 32259.</u>	

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

N/A

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signatures and Printed Names

Don M Waters - President
Franchtek INC.

Sworn to and subscribed before me

this 27 day of April, 2004

Ivette Garcia

Notary Public, State of Florida at Large (SEAL)



Ivette Garcia
My Commission DD191437
Expires March 09, 2007

My Commission Expires:

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

This instrument prepared by: Sarah B. Kotze

Address: 111 East Wacker Drive, Suite 2800
Chicago, Illinois 60601

Property appraisers parcel identification(Folio) number(s):

30 60050180010

OOR112424 2000 MAR 09 09:19

THIS SPECIAL WARRANTY DEED, made this 31 day of March, A.D. 2000 between **LEVITZ CS SOUTH MIAMI, L.L.C.**, a Delaware limited liability company, of the County of Cook, and State of Illinois, party of the first part, and **FRENCHTEX, INC.**, a Florida Corporation, whose address is 10200 S.W. 186th Street, Miami Florida 33157, of the State of Florida, party of the second part.

WITNESSETH, that, the said party of the first part, for and in consideration of the sum of Ten and 00/100 (\$10.00) dollars, lawful money of the United States of America, to them in hand paid by the said party of the second part, at or before the ensealing and delivery of these presents, the receipt whereof is hereby acknowledged, granted, bargained, sold, aliened, remised, released, conveyed and confirmed, and by these presents do grant, bargain, sell, alien, remise, release, convey and confirm unto the said party of the second part, and their heirs and assigns forever, all the following parcel of land, situate, lying and being in the County of Dade, State of Florida, and being more particularly described as follows:

See Exhibit A Legal Description attached hereto and made a part hereof

Subject To: See Exhibit B attached hereto and made a part hereof

DOCSTPDEE 21,900.00 SURTX 16,425.00
HARVEY RUVIN, CLERK DADE COUNTY, FL

Together with all and singular the tenements, hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder or remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, dower and right of dower, separate estate, property, possession, claim and demand whatsoever, as well as in equity, of the said part of the first part, of in and to the same, and every part and parcel thereof, with the appurtenances.

The party of the first part, by the execution of this instrument, and the party of the second part, by the acceptance thereof, does hereby acknowledge that it is the intention of the parties that this conveyance shall work a merger whereby the party of the second part's interest under that certain Commerical Space Lease dated March 25, 1997 as amended by that certain Commencement Date Supplemental Agreement dated December 1, 1997 between Levitz Furniture, as Lessor, and the party of the second part herein, as Lessee, and as amended by that First Amendment to Lease, dated November 8, 1999, between the party of the first part herein, as Lessor, and the party of the second part herein, as Lessee, (hereinafter collectively referred to as the "Lease") shall merge into the party of the second part's fee simple title, thereby resulting in the extinguishment and termination of the Lease.

TO HAVE AND TO HOLD the above granted, bargained and described premises with the appurtenances, unto the said party of the second party, its heirs and assigns, to its own proper use, benefit and behoof forever.

2x

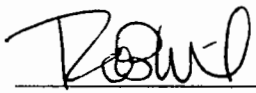
And the said party of the first part, for itself and for its heirs, personal representatives and administrators, does covenant, promise and agree to and with the said party of the second part, its heirs and assigns, that the said party of the first part, at the time of the ensealing and delivery of these presents, is lawfully seized of and in all and singular the above granted, bargained and described premises, with the appurtenances, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid. And the said party of the second part its heirs and assigns, shall and may at all times hereafter peaceably and quietly have, hold, use occupy, possess and enjoy the above granted premises and every part and parcel thereof, with the appurtenances, without any let, suit, trouble, molestation, eviction or disturbance of the said party of the first part, heirs or assigns, or of any other person or persons lawfully claiming or to claim the same, by, through and under the grantor named herein.

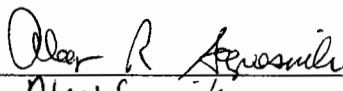
And the said party of the first part, for itself and for its heirs, warrants the above described and hereby granted and released premises, and every part and parcel thereof, with the appurtenances, unto the said party of the second part, its heirs, and against all and every person or persons whomsoever lawfully claiming or to claim the same, by, through and under the grantor herein, shall and will warrant and by these presents forever defend.

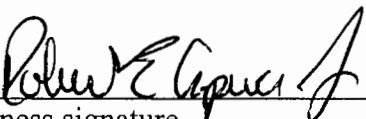
IN WITNESS WHEREOF, the Vice President of the the said party of the first part has hereunto set his hand and seal the day and year first above written.

Signed, sealed and delivered in the presence of:

LEVITZ CS SOUTH MIAMI, L.L.C.,
a Delaware limited liability company


Witness signature
Robert B. Wri
Printed name

By: 
Name: ALAN SYPUS
Title: Vice President

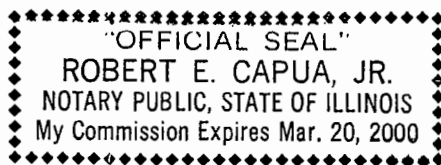

Witness signature
ROBERT E. CAPUA, JR.
Printed name

c/o Klaff Realty, LP
111 W. Jackson Boulevard
Chicago, IL 60604

STATE OF IL)
COUNTY OF Cook) SS

I, the undersigned, a Notary Public, in and for the County and State, aforesaid, DO HEREBY CERTIFY that Alan Spornik, personally known to me to be a Vice President of Lentz CS South Miami, LLC, a Delaware LLC, and personally known to me to be the same person whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such Vice President ~~they~~ signed and delivered the said instrument, as their free and voluntary act, and as the free and voluntary act and deed of said Vice President, for the uses and purposes therein set forth.

Given under my hand and official seal, this 30 day of March, 2000.



Robert E. Capua Jr.
Notary Public

EXHIBIT A
LEGAL DESCRIPTION

TRACT "A", POINT WEST, according to the Plat thereof recorded in Plat Book 96, at Page 25, of the Public Records of Miami-Dade County, Florida

LESS AND EXCEPTING: According to the plat of POINT WEST recorded in Plat Book 96, page 25, of the Public Records of Miami-Dade County, Florida, begin at the Point of Beginning at the Southeast corner of Tract A shown on said plat, thence from this established Point of Beginning, run North 67 degrees 28 minutes 38 seconds West for a distance of 450.44 feet to the Southwest corner of Tract A shown on said plat, thence run North 00 degrees 39 minutes 21 seconds West for a distance of 217.60 feet to a point and from this point thence run South 67 degrees 28 minutes 38 seconds East for a distance of 536.07 feet to a point, and from this point thence run South 22 degrees 31 minutes 22 seconds West for a distance of 200 feet to the Point of Beginning of this description.

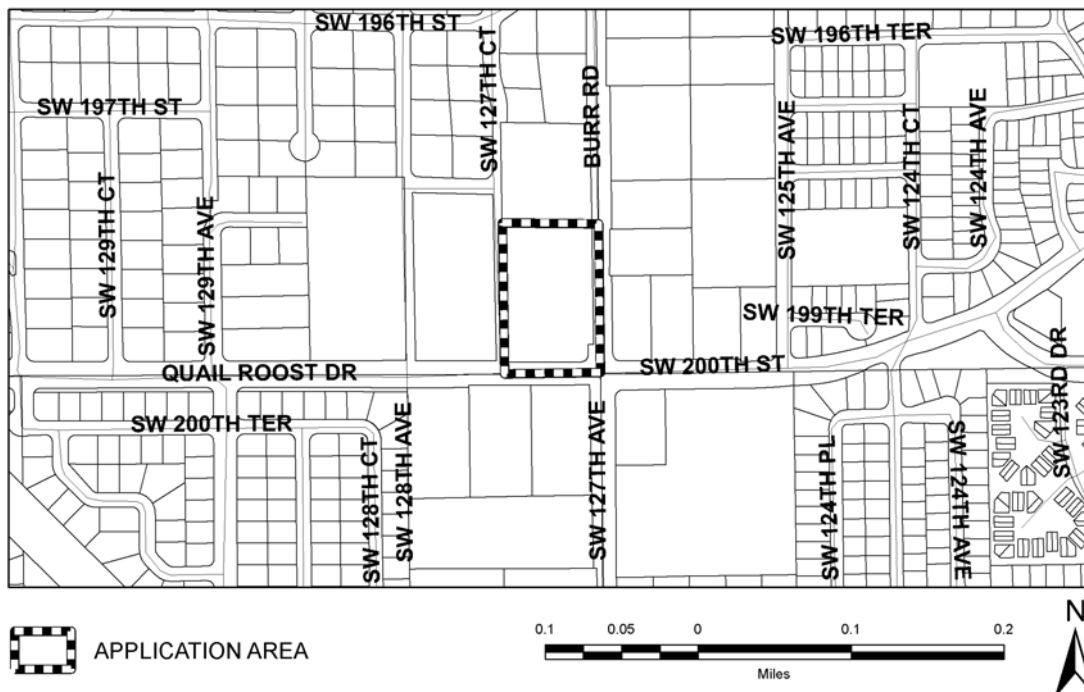
EXHIBIT B
PERMITTED EXCEPTIONS

1. Easements and restrictions appearing on the plat of Point West, filed July 11, 1973, in Plat Book 96, at Page 25.
2. Easement in favor of Consolidated Gas Company of Florida, Inc., dated December 13, 1963, filed December 23, 1963, under Clerk's File No. 63R-204401 and in Official Records Book 3952, at Page 224, as assigned by instrument filed February 21, 1991, in Official Records Book 14906, at Page 1137.
3. Agreed Orders Relating to Water Service filed December 10, 1982, in Official Records Book 11638, at Page 815, and filed March 26, 1982, in Official Records Book 11393, at Page 264.
4. Agreed Order Relating to Sewage Service filed April 19, 1982, in Official Records Book 11415, at Page 72.
5. Grant of Easement in favor of Metropolitan Dade County filed May 24, 1993, in Official Records Book 15925, at Page 2312.
6. General real estate taxes for 2000 and subsequent years.
7. Rights of tenants occupying all or part of the premises under unrecorded leases or rental agreements.

RECORDED IN OFFICIAL RECORDS BOOK
OF DADE COUNTY, FLORIDA
RECORD VERIFIED
HARVEY RUVIN
CLERK CIRCUIT COURT

APPLICATION NO. 12 **SMALL-SCALE AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Caval Commercial Development, L.L.C. 1553 San Ignacio Avenue Coral Gables, FL 33146	Jerry B. Proctor, Esq. and Alexandra Deas, Esq. Bilzin Sumberg Baena Price & Axelrod L.L.P. 200 South Biscayne Boulevard, Suite 2500 Miami, Florida 33131 (305) 374-7580 (305) 351-2250 fax
Requested Amendment to the Land Use Plan Map From: Estate Density Residential (1 to 2.5 DU/Ac) To: Business and Office Location: Northwest corner of SW 200 Street (Quail Roost Drive) and SW 127 Avenue (Burr Road) Acreage: Application area: ±4.0 Gross Acres; ±3.25 Net Acres Acreage Owned by Applicant: 0 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

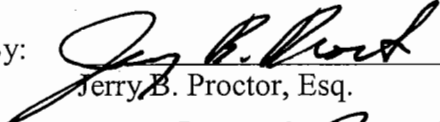

**APPLICATION TO AMEND THE 2015-2025
MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Caval Commercial Development, LLC

2. APPLICANTS' REPRESENTATIVE

**Jerry B. Proctor, Esquire and
Alexandra Deas, Esquire
Bilzin Sumberg Baena Price & Axelrod, LLC
200 South Biscayne Boulevard, Suite 2500
Miami, Florida 33131
(305) 374-7580
FAX (305) 351-2250**

By: 	<u>April 28, 2006</u>
Jerry B. Proctor, Esq.	Date
By: 	<u>April 28, 2006</u>
Alexandra Deas, Esq.	Date

The applicant requests expedited processing of this application as a small-scale amendment.

3. DESCRIPTION OF REQUESTED CHANGE

A. An amendment to the CDMP Land Use Plan Map is requested.

Current Land Use Designation: Estate Density-Residential
Proposed Land Use Designation: Business and Office

B. Description of the subject property

The subject property (the "Property") comprises approximately 4 gross acres (3.25 net acres, 2.91 acres after anticipated right-of-way dedications) located at the northwest corner of SW 200 Street and SW 127 Avenue in Section 2, Township 56, Range 39, in unincorporated Miami-Dade County (see Exhibit "A").

APPLICATION (continued)

C. Gross Acreage

Application area: 4 gross acres (3.25 net acres)

Acreage owned by applicant: 0 gross acres

D. Requested Change

- (1) The applicant respectfully requests that the 4 gross acre application area be redesignated on the Land Use Plan Map from Estate Density Residential (1-2.5 dwelling units per acre) to Business and Office.
- (2) The applicant requests that the application be processed as a "Small Scale" amendment and that the application be expedited pursuant to the procedure for Small Scale Amendment.

4. REASON FOR AMENDMENT

The Miami-Dade County Comprehensive Development Master Plan (CDMP) provides the commercial development shall preferably be placed in clusters or nodes in the vicinity of major roadway intersections (Land Use Policy 1H Land Use Element, page I-3). The subject is located at the intersection of two sectionline roadways. Quail Roost Drive (SW 200 Street) is a State minor arterial roadway, and as such is the most highly classified east-west roadway south of Kendall Drive. Southwest 127 Avenue is a County collector roadway. This location has multi-modal accessibility, with extensive roadway travel capabilities in all four directions and Metrobus service. As such, this intersection qualifies as a major center of activity and concentration of significant employment (Land Use Policy 1B, Land Use Element, page I-2). Miami-Dade County's "Guidelines for Urban Forum" contained in the "Interpretation of the Land Use Plan Map" text adopted as an extension of these policies, call for these activity nodes to serve as focal points of activity. The provision of commercial services at this intersection would provide the focal point and major center of activity envisioned in the Land Use Element.

This intersection already contains two recently approved commercial nodes. The Board of County Commissioners redesignated the 9.99 +/- acre "Pelican Bay" property at the Southeast corner of SW 127 Avenue and Quail Roost Drive to "Business and Office" in the October, 2001 application cycle. This property now contains a community serving retail center with an anchoring "Publix" supermarket. The two-acre parcel at the northeast corner of the intersection of Quail Roost Drive and SW 127 Avenue obtained a "Business and Office" designation in the April, 2004 application cycle. The placement of additional community serving retail sales facilities at the subject Property will reflect the substantial growth in the area and will provide the ability to buffer any potential incompatible elements from the surrounding community (Land Use Policy 4D, Land Use Element, page I-10). The provision of retail services at this intersection in Section 2, Township 56, Range 39, will promote energy efficiency by placing service uses in a section of land that currently has no commercial land. (Land Use Objective 10, Land Use Element, pages I-20 and I-21).

APPLICATION (continued)

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

APPLICANT/REPRESENTATIVE

Caval Commercial Development, LLC

DESCRIPTION OF SUBJECT AREA

The subject property (the "Property") comprises approximately 4.0 gross acres (3.25 net acres) located at the Northwest corner of SW 200 Street and SW 127 Avenue in Section 2, Township 56, Range 39, in unincorporated Miami-Dade County (see Exhibit "A")

Folio # **30-6902-001-0620**

LOCATION MAP FOR APPLICATION TO AMEND
THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

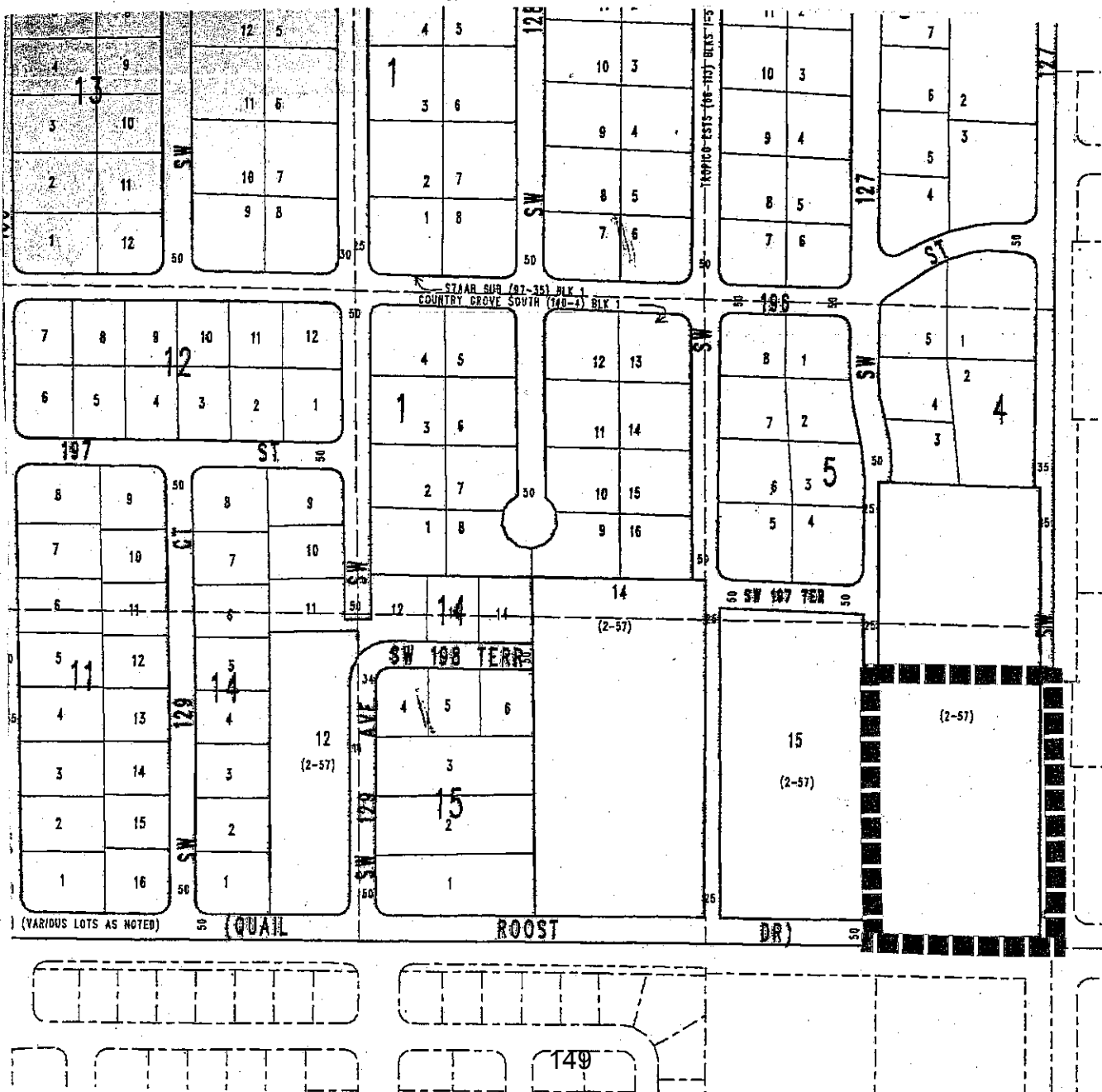
APPLICANT/REPRESENTATIVE

Caval Commercial Development, LLC

DESCRIPTION OF SUBJECT AREA

The subject property (the "Property") comprises approximately 4.0 gross acres (3.25 net acres) located at the Northwest corner of SW 200 Street and SW 127 Avenue in Section 2, Township 56, Range 39, in unincorporated Miami-Dade County (see Exhibit "A")

Folio #30-6902-001-0620



DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1.	APPLICANT(S) NAME AND ADDRESS:	
	APPLICANT A:	CAVAL COMMERCIAL DEVELOPMENT, LLC 1553 San Ignacio Avenue Coral Gables, Florida 33146
	APPLICANT B:	
	APPLICANT C:	
	APPLICANT D:	
	APPLICANT E:	
	APPLICANT F:	
	APPLICANT G:	

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2.	PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.			
	APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
	Caval Commercial Development, LLC	Centro Evangelico La Roca, Inc.	<u>30-6902-001-0620</u>	3.25 +/-

3.	For each applicant, check the appropriate column to indicate the nature of the applicant's interest in the property identified in 2. above.					
	APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)	
	Caval Commercial Development, LLC			√		

d.	If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP , list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].
PARTNERSHIP NAME:	CAVAL COMMERCIAL DEVELOPMENT, LLC

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>

- e. If the applicant is a party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners, [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
Caval Commercial Development, LLC	
Dr. Jose Valle	51%
Jose Baixauli	49%

Date of Contract: 3/24/06

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

5. **DISCLOSURE OF OWNER'S INTEREST:** Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

- e. If the owner is a party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

NAME, ADDRESS AND OFFICE (if applicable) PERCENTAGE OF INTEREST

NOT APPLICABLE

Date of Contract: _____

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

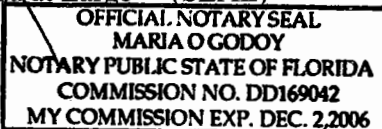
Applicant's Signatures and Printed Names

JOSE R. BAIXALI - AS MANAGING MEMBER

FOR CAVAL COMMERCIAL DEVELOPMENT, LLC

Sworn to and subscribed before me this
26th day of April, 2006.

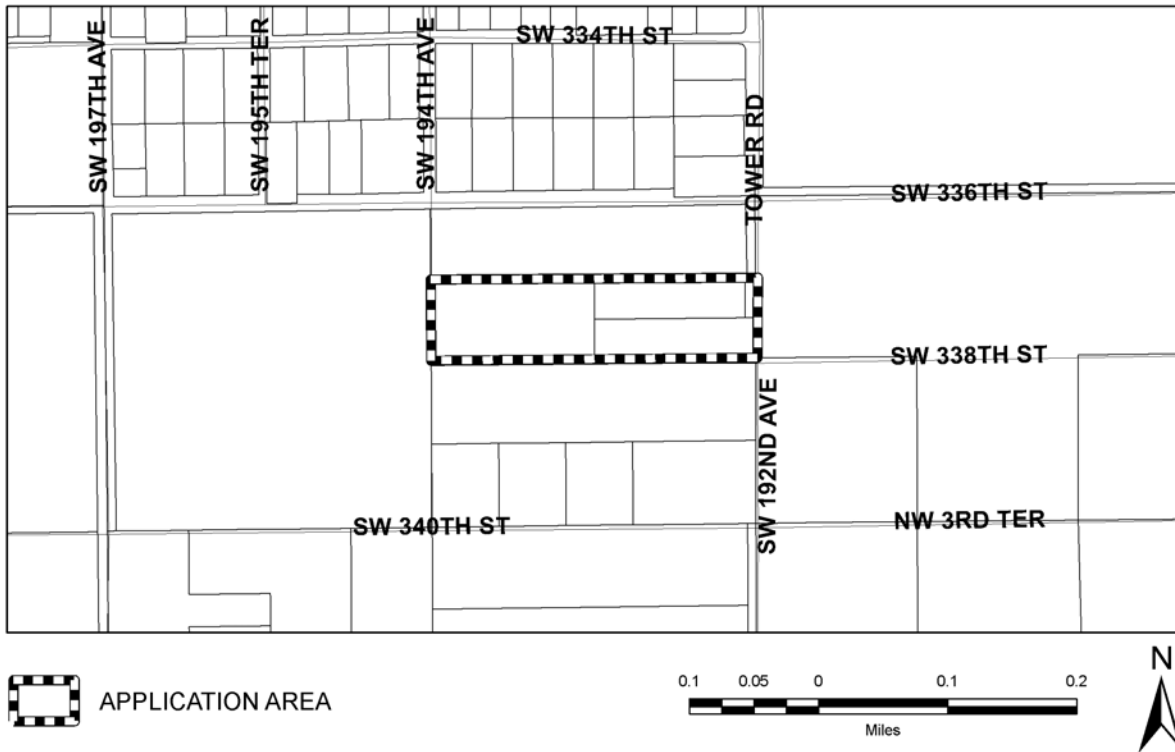
[Signature]
Notary Public, State of Florida at Large (SEAL)



My Commission Expires:

**APPLICATION NO. 13
STANDARD AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Tagoror Investments, L.L.C. A Florida limited liability company 7625 SW 84 th Court Miami, FL 33143	Juan J. Mayol, Jr., Esq. Holland & Knight LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305 789-7787 305 789-7799 (fax)
Requested Amendment to the Land Use Plan Map From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac) Location: North side of theoretical SW 338 Street between theoretical SW 194 and SW 192 Avenues Acreage: Application area: ±9.89 Gross Acres; ±9.83 Net Acres Acreage Owned by Applicant: ±9.83 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

**APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Tagoror Investments, LLC
a Florida limited liability company
c/o Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

2. APPLICANT'S REPRESENTATIVE

Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131
(305) 789-7787
(305) 789-7799 (fax)
juan.mayol@hklaw.com

By: _____

Juan J. Mayol, Jr., Esq.

5 - 1 - 06

Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. A change to the Land Use Element, Land Use Plan map (Item A.1(d) in the fee schedule) is requested.

The Applicant requests the re-designation of the subject property from "Estate Density Residential" to "Low-Medium Density Residential."

- B. Description of the Subject Area.

The subject property consists of approximately ±9.83 gross acres of land located in Section 23, Township 57, Range 38, in unincorporated Miami-Dade County. More specifically, the subject property is located on the north side of SW 338th Street between SW 192nd Avenue and SW 194th Avenue.

C. Acreage.

Subject application area: ±9.83 gross acres
Acreage owned by Applicant: ±9.83 gross acres

?met

D. Requested Change.

It is requested that the subject area be re-designated on the Land Use Plan map from "Estate Density Residential" to "Low-Medium Density Residential."

4. REASONS FOR AMENDMENT

The Applicant requests the re-designation of the Property from "Estate Density Residential" to "Low-Medium Density Residential" (5.0 to 13.0 dwelling units per gross acre) to permit the development of much needed residential development within the Urban Development Boundary ("UDB").

Though currently zoned for agricultural uses but designated for residential development, the Property is located just to the west of an existing multi-family residential development and the growing Florida City community. As such, the proposed residential development would be compatible with the development trend in the surrounding area. The development of the Property for residential purposes will help accommodate the County's projected population growth within the UDB.

Land Use Policy 8H of the CDMP requires that applications requesting amendments to the CDMP Land Use Plan map to be evaluated to consider the extent to which the proposal, if approved, would satisfy a deficiency in the Land Use Plan map, enhance the provision of services at or above adopted LOS standards, be compatible with neighboring land uses, enhance features of County significance, and, if located in a planned Urban Center or within a 1/4 mile of a transit station, that the development would be designed to promote transit ridership and pedestrianism. The re-designation the Property to "Low-Medium Density Residential" would serve to alleviate the need for residential development in South Dade.

The Property is located to the west of the Florida City limits. Within Florida City, the density of residential development is up to 15.0 units per acre, which is greater than the County's "Low-Medium Density Residential" designation. Therefore, developing the Property with 5.0 to 13.0 units of "Low-Medium Density Residential" would be compatible with the nearby land uses as well as enhance and expand the established neighborhoods in the area. The "Low-Medium Density Residential" designation allows for single-family homes, townhouses, and low-rise apartments. Other uses permitted in Residential Communities are neighborhood and community services, including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities. *See CDMP, Page I-20.2.* The mix of residential units permitted in this designation will enable the Applicant to provide a range of housing options for residents with varying income levels and the other permitted uses will help to promote progress of this area and foster the growth of South Miami-Dade County as an urban center.

The Countywide supply and demand for residential development is at a critical stage. It is estimated that the remaining capacity of vacant land within the UDB will be depleted in the year 2018. See *Initial Recommendations: October 2005 Applications to Amend the Comprehensive Development Master Plan, Page 2-15*. The Property lies within the County's South Dade Planning Analysis Tier (the "South Dade Tier"), and more specifically within Minor Statistical Area 7.6 (the "MSA"). The County's most recent assessment of available residential land within the South Dade Tier strongly suggests that the requested amendment would be beneficial to the growing residential needs of that community. The projected demands for housing in the South Dade Tier increases from 1,949 units per year in the 2005 to 2010 period to about 7,000 units per year in the 2020 to 2025 period. *Id. at 2-19*.

Based on the foregoing, the Applicant believes that the approval of this application would be timely, compatible and will help to satisfy the boding deficiency of available housing stock within the UDB.

Accordingly, approval of the requested Amendment would further implementation of the following CDMP policies:

LAND USE POLICY 1E: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

LAND USE POLICY 1F: 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. (Residential Communities).

LAND USE POLICY 1G: 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 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 2005, 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 4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE OBJECTIVE 5: Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives, and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map" as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

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 countywide growth.

LAND USE POLICY 8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; proximity and accessibility to employment, commercial and cultural centers; character of existing and adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY 8F: 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.

LAND USE POLICY 9L: Miami-Dade County shall update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attachments: Legal Description of Property owned by Applicant - Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"

3727404_v1

EXHIBIT "A"

PARCEL ONE

The North 1/2 of the South 1/2 of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East; A/K/A The East 1/2 of the North 1/2 of Lot 2 of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 163 of the Public Records of MIAMI-DADE County, Florida, less the East 43 feet for right-of-way.

PARCEL TWO

The South 1/2 of the NW 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East; A/K/A The West 1/2 of Lot 2 of C.M. NELSON'S SUBIDVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 163 of the Public Records of MIAMI-DADE County, Florida.

PARCEL THREE

The South 1/4 of the NE 1/4 of the NE 1/4 of the SW 1/4 of Section 23, Township 57 South, Range 38 East;

A/K/A

The East 1/2 of the South 1/2 of Lot 2 of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, at Page 163 of the Public Records of MIAMI-DADE County, Florida, less the East 43 feet for right-of-way.

folio no.s 30-7823-002-0020
30-7823-002-0025
30-7823-002-0030

EXHIBIT "C"

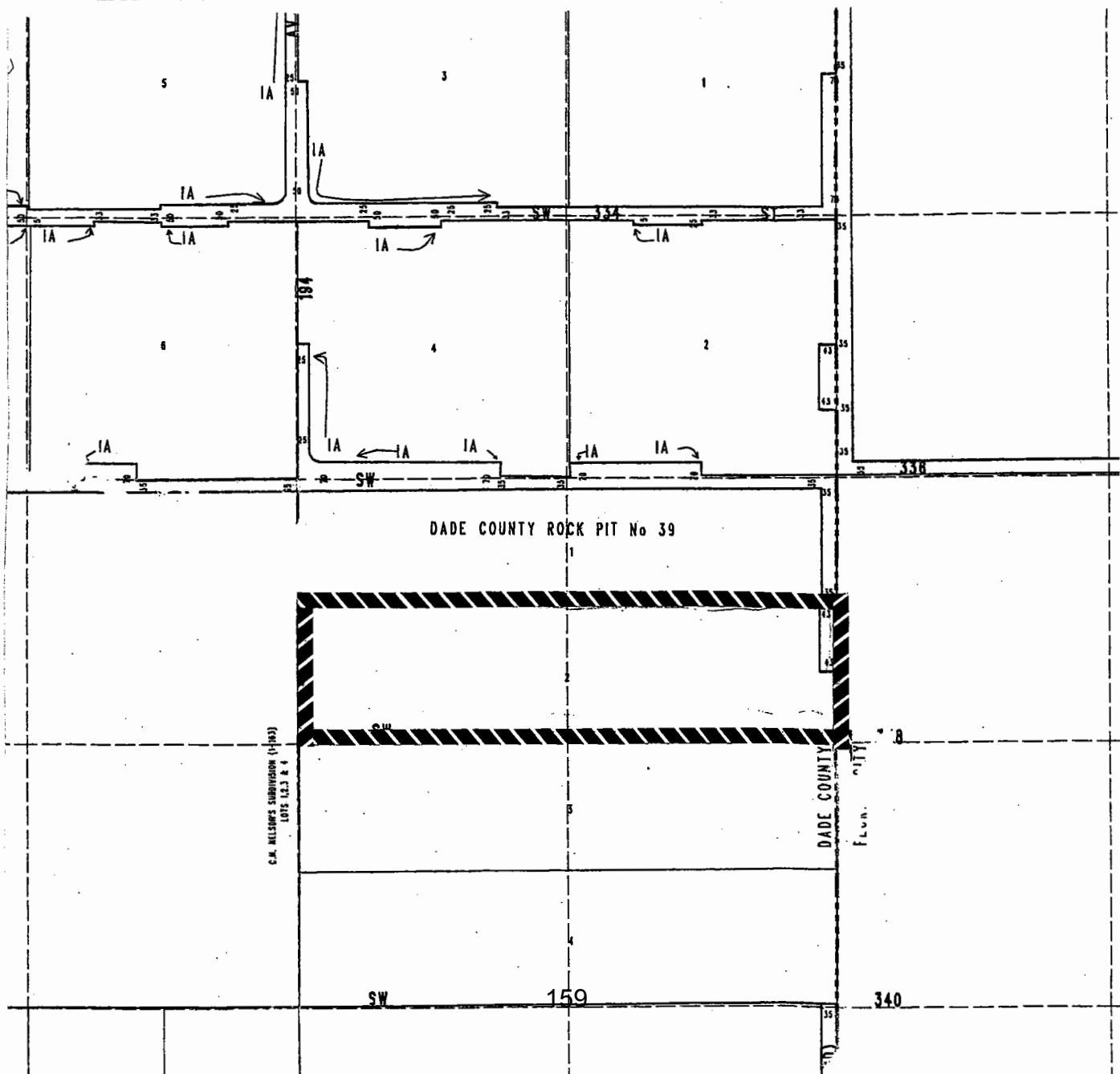
LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANTS / REPRESENTATIVE

Tagoror Investments, LLC / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The subject property consists of approximately ± 9.83 gross acres of land located in Section 23, Township 57, Range 38, in unincorporated Miami-Dade County. More specifically, the subject property is located on the north side of SW 338th Street between SW 192nd Avenue and SW 194th Avenue.



DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Tagoror Investments, LLC, a Florida limited liability company

7625 SW 84th Court

Miami, Florida 33143

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Tagoror Investments, LLC	30-7823-002-0020	± 2.33
		30-7823-002-0025	± 2.50
		30-7823-002-0030	± 5.00

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	X			

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.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF INTEREST

- 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 Tagoror Investments, LLC, a Florida limited liability company

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
<u>Antonio Morales, Manager - 7625 SW 84th Ct, Miami, FL 33143</u>	<u>0 %</u>
<u>Lorenzo Benitez, Manager - 7625 SW 84th Ct, Miami, FL 33143</u>	<u>100 %</u>

- c. If the applicant is a **TRUSTEE**, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____

- d. If the applicant is a **PARTNERSHIP** or **LIMITED PARTNERSHIP**, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

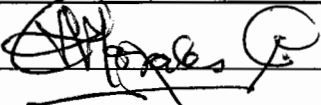
PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
_____	_____
_____	_____

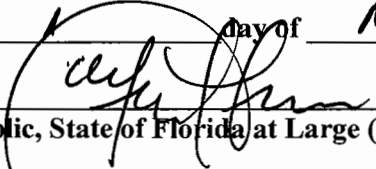
For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signatures and Printed Names

Tagoror Investments, LLC, a Florida limited liability company
by: 
Antonio Morales, Managing Member

Sworn to and subscribed before me

this  day of May, 2006

Notary Public, State of Florida at Large (SEAL)

My Commission Expires:

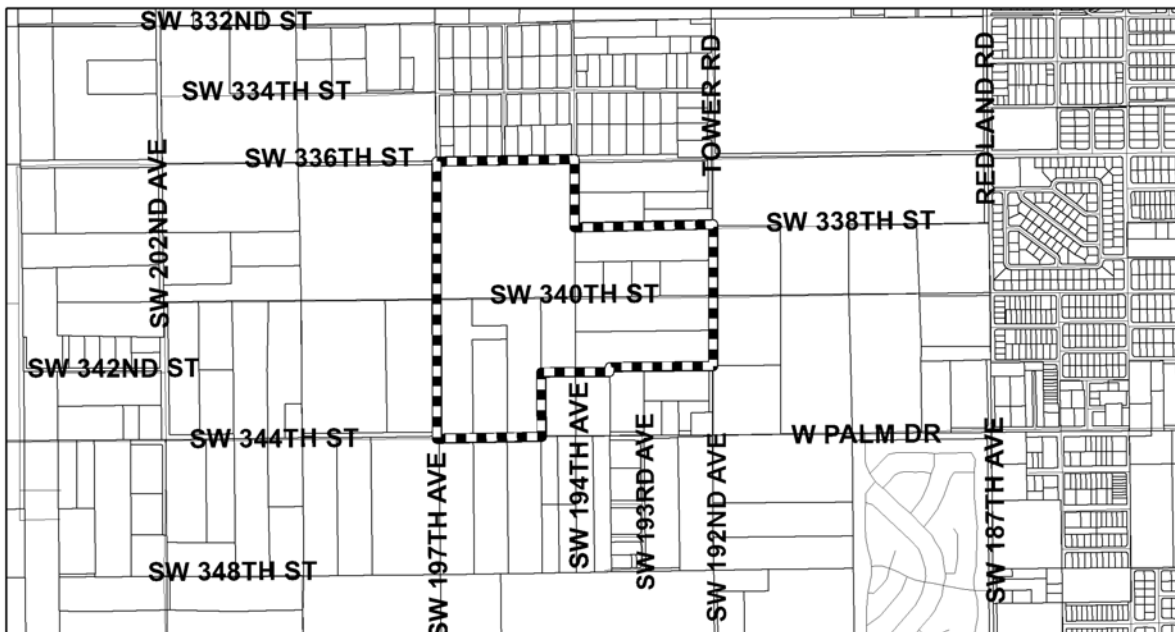


Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

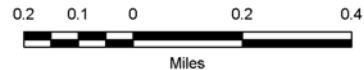
3734066_v1

APPLICATION NO. 14 **STANDARD AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Q2 Florida City I, L.L.C. Q2 Florida City II, L.L.C. Q2 Florida City III, L.L.C. Q2 Florida City IV, L.L.C.	Juan J. Mayol, Jr., Esq. Holland & Knight LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305 789-7787 305 789-7799 (fax)
Requested Amendment to the Land Use Plan Map From: Estate Density Residential (1 to 2.5 DU/Ac) To: Low-Medium Density Residential (6 to 13 DU/Ac) Location: Between SW 336 and SW 344 Streets and between SW 192 and SW 197 Avenues Acreage: Application area: ±119.7 Gross Acres; ±114 Net Acres Acreage Owned by Applicant: ±109 Acres	



APPLICATION AREA



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

**APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANTS

Q2 Florida City I, LLC,
a Florida limited liability company
c/o Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Q2 Florida City II, LLC,
a Florida limited liability company
c/o Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Q2 Florida City III, LLC,
a Florida limited liability company
c/o Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

Q2 Florida City IV, LLC,
a Florida limited liability company
c/o Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

2. APPLICANTS' REPRESENTATIVE

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

(305) 789-7787
(305) 789-7799 (fax)
juan.mayol@hklaw.com

By: _____

Juan J. Mayol, Jr., Esq.

4.27.06

Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. A change to the Land Use Element, Land Use Plan map (Item A.1(d) in the fee schedule) is requested.

The Applicants requests the re-designation of the subject property from "Estate Density Residential" to "Low-Medium Density Residential."

B. Description of the Subject Area.

The subject property consists of approximately ±119.66 gross acres of land located in Section 23, Township 57, Range 38, in unincorporated Miami-Dade County. More specifically, the subject property is located on the south side of SW 338th Street between SW 192nd Avenue and SW 194th Avenue and continues to SW 197th Avenue where it is bounded on the north by SW 336th Street and on the south by SW 344th Street.

C. Acreage.

Subject application area: ±119.66 gross acres

Acreage owned by Applicants: ±114.66 gross acres

D. Requested Change.

It is requested that the subject area be re-designated on the Land Use Plan map from "Estate Density Residential" to "Low-Medium Density Residential."

4. REASONS FOR AMENDMENT

The Applicants requests the re-designation of the Property from "Estate Density Residential" to "Low-Medium Density Residential" (5.0 to 13.0 dwelling units per gross acre) to permit the development of much needed residential development within the Urban Development Boundary (the "UDB").

Though currently zoned for agricultural uses but designated for residential development, the property is located just to the west of an existing multi-family residential development and the growing Florida City community. As such, the proposed residential development would be compatible with the development trend in the surrounding area. The development of the Property for residential purposes will also help to accommodate the County's projected population growth within the UDB.

Land Use Policy 8H of the CDMP provides the criteria to evaluate applications requesting amendments to the CDMP Land Use Plan map. Specifically, each application must be evaluated to consider the extent to which the proposal, if approved, would satisfy a deficiency in the Land Use Plan map, enhance the provision of services at or above adopted LOS standards, be compatible with neighboring land uses, enhance features of County significance, and, if located in a planned Urban Center or within a 1/4 mile of a transit station, that the development would be designed to promote transit ridership and pedestrianism.

The Countywide supply and demand for residential development is at a critical stage. It is estimated that the remaining capacity of vacant land within the UDB will be depleted in the year 2018. *See Initial Recommendations: October 2005 Applications to Amend the Comprehensive Development Master Plan, Page 2-15.* The Property lies within the County's

South Dade Planning Analysis Tier (the "South Dade Tier"), and more specifically within Minor Statistical Area 7.6. The County's most recent assessment of available residential land within the South Dade Tier strongly suggests that the requested amendment would help meet the growing residential needs of that community. The projected demands for housing in the South Dade Tier increases from 1,949 units per year in the 2005 to 2010 period to about 7,000 units per year in the 2020 to 2025 period. *Id.* at 2-19.

The Property is located to the west of the Florida City limits. Within Florida City, the density of residential development is up to 15.0 units per acre, which is greater than the County's "Low-Medium Density Residential" designation. Therefore, developing the Property with "Low-Medium Density Residential" development would be compatible with the nearby land uses as well as enhance and expand the established neighborhoods in the area. The Property's size and the proposed re-designation would allow the Applicants an opportunity to aggressively incorporate sound urban principles in the development of the Property. The guidelines for urban form, as set forth in the CDMP, establish a generalized pattern for the location of different uses with varying densities and intensities in an interconnecting pattern of accessibility. The "Low-Medium Density Residential" designation allows for single-family homes, townhouses, and low-rise apartments. Other uses permitted in Residential Communities are neighborhood and community services, including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities. *See CDMP, Page I-20.2.* This mix of residential units and institutional uses will enable the Applicants to provide a range of housing options for residents with varying income levels.

Based on the foregoing, the Applicants believes that the approval of this application would be compatible with the guidelines for urban form, a timely improvement to the Land Use Plan map, and will help to satisfy the boding deficiency of available housing stock within the UDB.

Accordingly, approval of the requested Amendment would further implementation of the following CDMP policies:

LAND USE POLICY 1E: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

LAND USE POLICY 1F: 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. (Residential Communities).

LAND USE POLICY 1G: 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 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 2005, 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 4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE OBJECTIVE 5: Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives, and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use Plan Map" as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

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 countywide growth.

LAND USE POLICY 8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; proximity and accessibility to employment, commercial and cultural centers; character of existing and adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY 8F: 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.

LAND USE POLICY 9L: Miami-Dade County shall update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attachments: Legal Description of Property owned by Applicants - Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"

3642544_v1

EXHIBIT "A"

Legal Description:

Tract 1, less the South 618.09 feet of the East 626.89 feet, of REVISED PLAT OF INGLEWOOD, according to the Plat thereof, as recorded in Plat Book 33, Page 53, of the Public Records of Miami-Dade County, Florida.

LESS & EXCEPT:

That portion of Tract 1, of the REVISED PLAT OF INGLEWOOD, according to the Plat thereof, as recorded in Plat Book 33, at Page 53, of the Public Records of Miami-Dade County, Florida, more particularly described as follows:

Commence at the SW corner of Tract 1 as the point of beginning (p.o.b.), thence run Easterly along the North right of way line of S.W. 344 Street (a/k/a Palm Drive), a distance of 331.04 feet to a point; thence run Northerly along the boundary of said Tract 1 a distance of 617.48 feet to a point; thence run Westerly along a line parallel to the North right of way of S.W. 344 Street to a point on the West line of said Tract 1; thence run Southerly along the West line of said Tract 1 to the point of beginning.

LESS & EXCEPT:

That portion of Tract 1, of REVISED PLAT OF INGLEWOOD, as recorded in Plat Book 33, Page 53, of the Public Records of Miami-Dade County, Florida, that lies within the North 1/4 of the North 1/4 of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

AND

Lot 3, of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page 163 of the Public Records of Miami-Dade County, Florida.

AND

Lot 4, of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page 163 of the Public Records of Miami-Dade County, Florida.

AND

of the That portion of Tract 1, of REVISED PLAT OF INGLEWOOD, as recorded in Plat Book 33, Page 53, of the Public Records of Miami-Dade County, Florida, that lies within the North 1/2 of the Southeast 1/4 of the Southwest 1/4 of Section 23, Township 57 South, Range 38 East, lying and being in Miami-Dade County, Florida.

Also known as:

Lot 5, of C.M. NELSON'S SUBDIVISION, according to the Plat thereof, as recorded in Plat Book 1, Page 163, of the Public Records of Miami-Dade County, Florida.

EXHIBIT "A"

Legal Description: (continued)

AND

The Northwest One-Quarter of the Southwest One-Quarter of Section 23, Township 57 South, Range 38 East, Miami-Dade County, Florida; less the North thirty-five feet, and the West thirty-five feet of said tract; said land lying and being in Miami-Dade County, Florida.

AND

That portion of TRACT 1 of the Revised Plat of Inglewood according to the Plat thereof recorded in Plat Book 33 at page 53 of the Public Records of Dade County, Florida, particularly described as follows:

Commence at the Southwest (SW) corner of Tract 1 as the point of beginning (p.o.b.), thence run Easterly along the north right of way line of S.W. 344 Street (a/k/a Palm Drive formerly known as Palm Avenue) a distance of 331.04 feet to a point; thence run northerly along the boundary of said Tract 1 a distance of 617.48 feet to a point; thence run Westerly along a line parallel to the north right of way line of S.W. 344 Street to a point on the west line of said Tract 1; thence run Southerly along the west line of said Tract 1 to the p.o.b.

EXHIBIT "C"

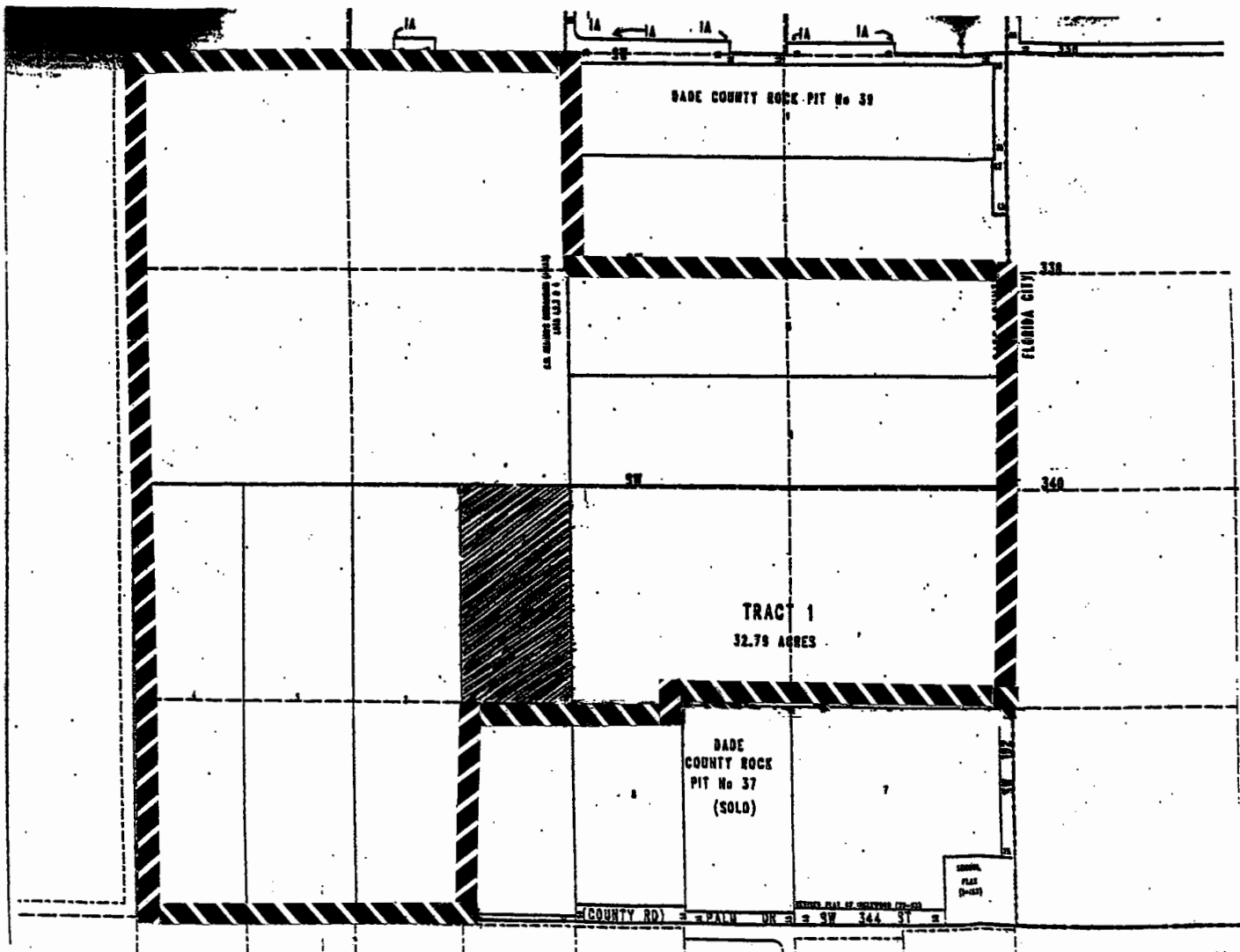
LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANTS / REPRESENTATIVE

Q2 Florida City I, LLC / Juan J. Mayol, Jr., Esq.
Q2 Florida City II, LLC / Juan J. Mayol, Jr., Esq.
Q2 Florida City III, LLC / Juan J. Mayol, Jr., Esq.
Q2 Florida City IV, LLC / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The subject property consists of approximately ± 119.66 gross acres of land located in Section 23, Township 57, Range 38, in unincorporated Miami-Dade County. More specifically, the subject property is located on the south side of SW 338th Street between SW 192nd Avenue and SW 194th Avenue and continues to SW 197th Avenue where it is bounded on the north by SW 336th Street and on the south by SW 344th Street.



DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

APPLICANT A: Q2 Florida City I, LLC, a Florida limited liability company

13131 SW 132nd Street, Suite 202

Miami, Florida 33186

APPLICANT B: Q2 Florida City II, LLC, a Florida limited liability company

13131 SW 132nd Street, Suite 202

Miami, Florida 33186

APPLICANT C: Q2 Florida City III, LLC, a Florida limited liability company

13131 SW 132nd Street, Suite 202

Miami, Florida 33186

APPLICANT D: Q2 Florida City IV, LLC, a Florida limited liability company

13131 SW 132nd Street, Suite 202

Miami, Florida 33186

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

APPLICANT	OWNER OF RECORD	FOLIO NUMBER	SIZE IN ACRES
A	Q2 Florida City I, LLC	30-7823-002-0040, 30-7823-002-0050, 30-7823-002-0051, 30-7823-002-0052, 30-7823-002-0053, 30-7823-004-0025	+/- 30
B	Q2 Florida City II, LLC	30-7823-004-0020	+/- 9
C	Q2 Florida City III, LLC	30-7823-001-0020 30-7823-001-0030 30-7823-001-0040	+/- 30
D	Q2 Florida City IV, LLC	30-7823-000-0200	+/- 38

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

APPLICANT	OWNER	LESSEE	CONTRACTOR FOR PURCHASE	OTHER (Attach Explanation)
A	X			
B	X			
C	X			
D	X			

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 Q2 Florida City I, LLC, a Florida limited liability company

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
1. <u>Q2 Investments, Inc.</u>	50%
Daniel Levine (Manager) – 13131 SW 132 nd St., Suite 202, Miami, FL 33186	50%
Eric Reardon (Manager) – 13131 SW 132 nd St., Suite 202, Miami, FL 33186	50%

2. Greenwald Fl. City, LLC 50%
Allen Greenwald (Manager) – 1320 South Dixie Highway, Suite 781, Miami, FL 33146 100%

CORPORATION NAME Q2 Florida City II, LLC, a Florida limited liability company

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
1. <u>DAL Land Investments, Inc.</u>	50%
Daniel Levine (Manager) – 13131 SW 132 nd St., Suite 202, Miami, FL 33186	
2. <u>ETR Land Investments, Inc.</u>	50%
Eric Reardon (Manager) – 13131 SW 132 nd St., Suite 202, Miami, FL 33186	

CORPORATION NAME Q2 Florida City III, LLC, a Florida limited liability company

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
1. <u>DAL Land Investments, Inc.</u> - 13131 SW 132 nd St., Suite 202, Miami, FL 33186 Daniel A. Levine (President)	25%
2. <u>ETR Land Investments, Inc.</u> - 13131 SW 132 nd St., Suite 202, Miami, FL 33186 Eric Reardon (Manager)	25%
3. <u>CAGH Florida City I, LLC</u> - 2114 N. Flamingo Rd. #104 Pembroke Pines, Fl 33025 Collin T. Steele (Member)	50%

CORPORATION NAME Q2 Florida City IV, LLC, a Florida limited liability company

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
1. <u>Q2 Investments, Inc.</u> Daniel Levine (Manager) – 13131 SW 132 nd St., Suite 202, Miami, FL 33186 Eric Reardon (Manager) – 13131 SW 132 nd St., Suite 202, Miami, FL 33186	100% 50% 50%

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
---------------------------------------	-------------------------------

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
-------------------------------------	-------------------------------

- e. If the applicant is party to a CONTRACT FOR PURCHASE, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or

partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
American Realty Capital – 2950 SW 27th Avenue, Suite 300, Miami, FL 33133	100%
Juan O'Naghten	33.33%
Eduardo Garcia	33.33%
Rolando Delgado	33.33%
	Date of Contract
Q2 Florida City I, LLC	01/27/06
Q2 Florida City II, LLC	01/27/06
Q2 Florida City III, LLC	01/27/06
Q2 Florida City IV, LLC	01/27/06

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

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

- b. If the owner is a CORPORATION, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

CORPORATION NAME: _____

<u>NAME, ADDRESS AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
	%

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

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signature and Printed Name:

Q2 Florida City I, LLC, a Florida limited liability company

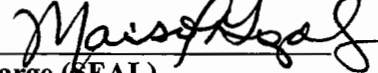
By: 

Name: Daniel A. Levine

President of Q2 Investments, Inc.

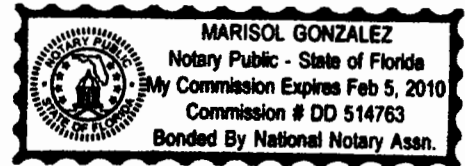
Sworn to and subscribed before me

this 27th day of April, 2006

Marisol Gonzalez 
Notary Public, State of Florida at Large (SEAL)

My Commission Expires:

Feb 5, 2010



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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

Applicant's Signature and Printed Name:

02 Florida City II, LLC, a Florida limited liability company

By: [Signature]

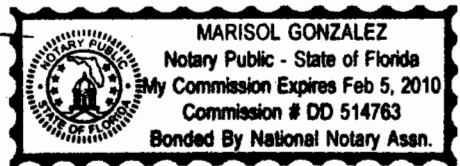
Name: Daniel A. Levine

President of DAL Land Investments, Inc.

Sworn to and subscribed before me

this 27th day of April, 2006

Marisol Gonzalez Marisol Gonzalez
Notary Public, State of Florida at Large (SEAL)



My Commission Expires:
Feb 5, 2010

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

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

Applicant's Signature and Printed Name:

O2 Florida City III, LLC, a Florida limited liability company

By: 

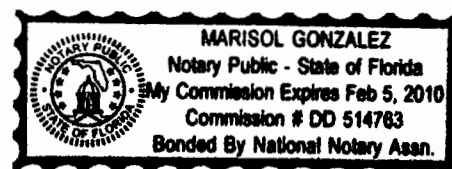
Name: Daniel A. Levine

President of DAL Land Investments, Inc.

Sworn to and subscribed before me

this 27th day of April, 2006

Marisol Gonzalez
Notary Public, State of Florida at Large (SEAL)



My Commission Expires: Feb 5, 2010

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

For any changes of ownership or changes in contracts for purchase subsequent to the date of the application, but prior to the date of the final public hearing, a supplemental disclosure of interest shall be filed.

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

Applicant's Signatures and Printed Names

Q2 Florida City IV, LLC, a Florida limited liability company

by: 

Eric J. Beardon

Managing Member

Sworn to and subscribed before me

this

24

day of

April, 2006


Notary Public, State of Florida at Large (SEAL)

My Commission Expires:

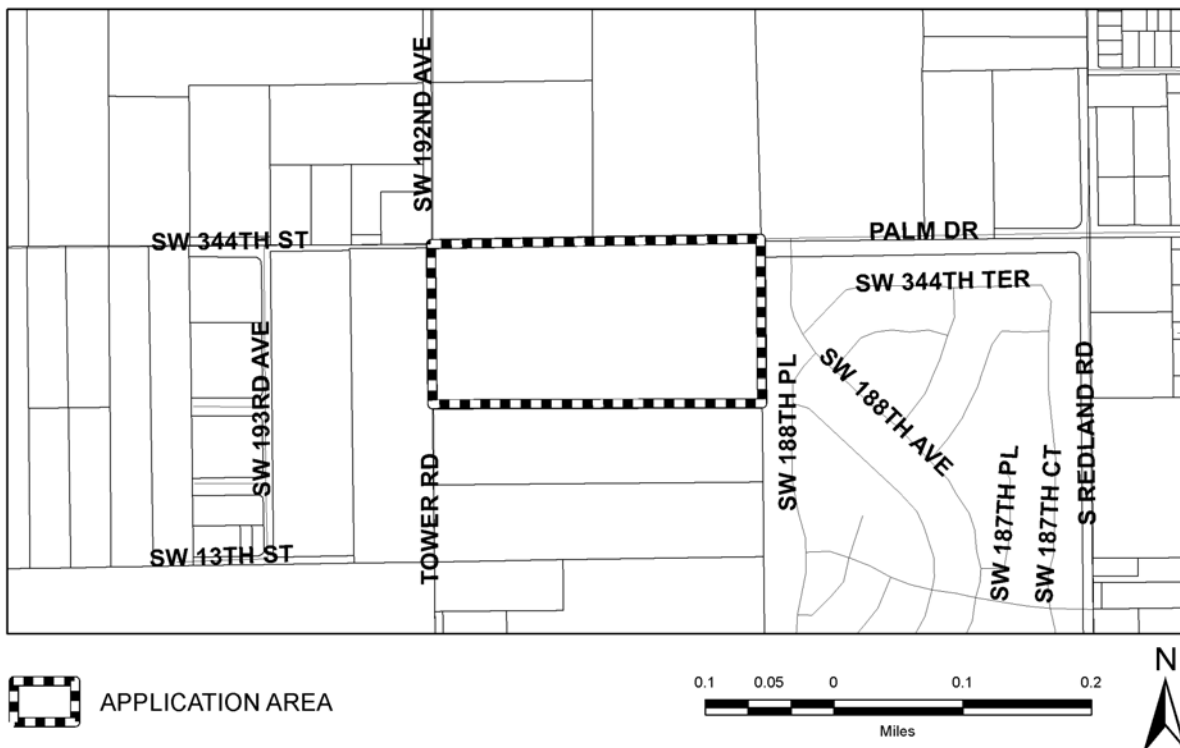
4.6.08



Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

APPLICATION NO. 15 **STANDARD AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Q2 Kings Mountain 485 LLC	Juan J. Mayol, Jr., Esq. Holland & Knight LLP 701 Brickell Avenue, Suite 3000 Miami, Florida 33131 305 789-7787 305 789-7799 (fax)
Requested Amendment to the Land Use Plan Map From: Low Density Residential (2.5 to 6 DU/Ac.) To: Low-Medium Density Residential (6 to 13 DU/Ac.) Location: Southwest corner of SW 344 Street and SW 192 Avenue Acreage: Application area: ± 20.76 Gross Acres; ± 20 Net Acres Acreage Owned by Applicant: ± 20 Acres	



Notes:

1. This page is not part of the Application
2. Disclosure of Interest contains only those applicable pages; all others were deleted.

**APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

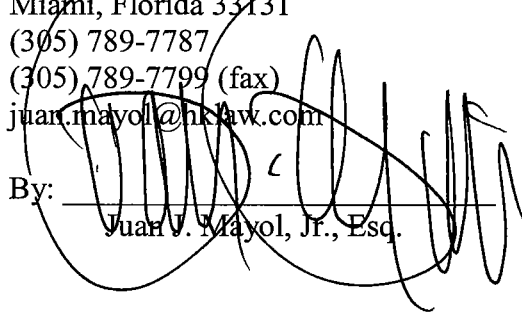
1. APPLICANTS

Q2 Kings Mountain 485, LLC, a Florida limited liability company
c/o Juan J. Mayol, Jr., Esq.
Holland & Knight LLP
701 Brickell Avenue, Suite 3000
Miami, Florida 33131

2. APPLICANTS' REPRESENTATIVE

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

(305) 789-7787
(305) 789-7799 (fax)
juan.mayol@hk-law.com

By:  _____
Juan J. Mayol, Jr., Esq.

5.1-06

Date

3. DESCRIPTION OF REQUESTED CHANGE

- A. A change to the Land Use Element, Land Use Plan map (Item A.1(d) in the fee schedule) is requested.

The Applicant requests the re-designation of the subject property from "Low Density Residential" to "Low-Medium Density Residential."

- B. Description of the Subject Area.

The subject property consists of approximately ±20 gross acres of land located in Section 26, Township 57, Range 38, in unincorporated Miami-Dade County. More specifically, the subject property is located south of SW 344th Street between SW 188th Avenue and SW 192nd Avenue.

C. Acreage.

Subject application area: ±20 gross acres
Acreage owned by Applicant: ±20 gross acres

D. Requested Change.

It is requested that the subject area be re-designated on the Land Use Plan map from "Low Density Residential" to "Low-Medium Density Residential."

4. REASONS FOR AMENDMENT

The Applicant requests the re-designation of the Property from "Low Density Residential" to "Low-Medium Density Residential" (5.0 to 13.0 dwelling units per gross acre) to permit the development of much needed residential development within the Urban Development Boundary ("UDB").

Though currently zoned for agricultural uses but designated for residential development, the property is located just to the west of a mobile home park and the growing Florida City community. As such, the proposed residential development would be compatible with the development trend in the surrounding area. The development of the Property for residential purposes will help accommodate the County's projected population growth within the UDB.

The Property is located to the west of the Florida City limits. Within Florida City, the density of residential development is up to 15.0 units per acre, which is greater than the density permitted under the County's "Low-Medium Density Residential" designation. Therefore, developing the Property with Low-Medium Density Residential development would be compatible with the nearby land uses. The Applicants' request to increase the density of this ±20 gross acre parcel of land will provide an opportunity to develop the Property in accordance with the County's guidelines for urban form which establish a generalized pattern for the location of different uses with varying densities and intensities in an interconnecting pattern of accessibility. The "Low-Medium Density Residential" designation allows for single-family homes, townhouses, and low-rise apartments. Other uses permitted in Residential Communities are neighborhood and community services, including schools, parks, houses of worship, day care centers, group housing facilities, and utility facilities. *See CDMP, Page I-20.2.* This mix of residential units and institutional uses will enable the Applicant to provide a range of housing options for residents with varying income levels.

The Countywide supply and demand for residential development is at a critical stage. It is estimated that the remaining capacity of residentially designated vacant land within the UDB will be depleted in the year 2018. *See Initial Recommendations: October 2005 Applications to Amend the Comprehensive Development Master Plan, Page 2-15.* The Property lies within the County's South Dade Planning Analysis Tier (the "South Dade Tier"), and more specifically within Minor Statistical Area 7.5 (the "MSA"). The County's most recent assessment of available residential land within the South Dade Tier strongly suggests that the requested

amendment would help meet the growing residential needs of the community. The projected demands for housing in the South Dade Tier will increase from 1,949 units per year in the 2005 to 2010 period to about 7,000 units per year in the 2020 to 2025 period. *Id. at 2-19.*

Based on the foregoing, the Applicant believes that the approval of this application would be timely, compatible and will help to satisfy the boding deficiency of available housing stock within the UDB.

Accordingly, approval of the requested Amendment would further implementation of the following CDMP policies:

LAND USE POLICY 1E: In conducting its planning, regulatory, capital improvements and intergovernmental coordination activities, Miami-Dade County shall seek to facilitate the planning of residential areas as neighborhoods which include recreational, educational and other public facilities, houses of worship, and safe and convenient circulation of automotive, pedestrian and bicycle traffic.

LAND USE POLICY 1F: 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. (Residential Communities).

LAND USE POLICY 1G: 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 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 2005, 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 4C: Residential neighborhoods shall be protected from intrusion by uses that would disrupt or degrade the health, safety, tranquility, character, and overall welfare of the neighborhood by creating such impacts as excessive density, noise, light, glare, odor, vibration, dust or traffic.

LAND USE OBJECTIVE 5: Upon the adoption of this plan, all public and private activities regarding the use, development and redevelopment of land and the provision of urban services and infrastructure shall be consistent with the goal, objectives, and policies of this Element, with the adopted Population Estimates and Projections, and with the future uses provided by the adopted Land Use Plan (LUP) map and accompanying text titled "Interpretation of the Land Use

Plan Map" as balanced with the Goals, Objectives and Policies of all Elements of the Comprehensive Plan.

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 countywide growth.

LAND USE POLICY 8A: Miami-Dade County shall strive to accommodate residential development in suitable locations and densities which reflect such factors as recent trends in location and design of residential units; proximity and accessibility to employment, commercial and cultural centers; character of existing and adjacent or surrounding neighborhoods; avoidance of natural resource degradation; maintenance of quality of life and creation of amenities. Density patterns should reflect the Guidelines for Urban Form contained in this Element.

LAND USE POLICY 8F: 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.

LAND USE POLICY 9L: Miami-Dade County shall update and enhance its land development regulations and area planning program to facilitate development of better planned neighborhoods and communities, and well designed buildings, and shall encourage and assist municipalities to do the same.

5. ADDITIONAL MATERIAL SUBMITTED

Additional information will be supplied at a later date under separate cover.

6. COMPLETED DISCLOSURE FORMS

Attachments: Legal Description of Property owned by Applicant - Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"
Aerial Photograph – Exhibit "D"

3648280_v1

Exhibit "A"

LEGAL DESCRIPTION:

THE N $\frac{1}{2}$ OF THE NW $\frac{1}{4}$ OF THE NE $\frac{1}{4}$ OF SECTION
26-57-38, MIAMI-DADE COUNTY, FLORIDA.

EXHIBIT "C"

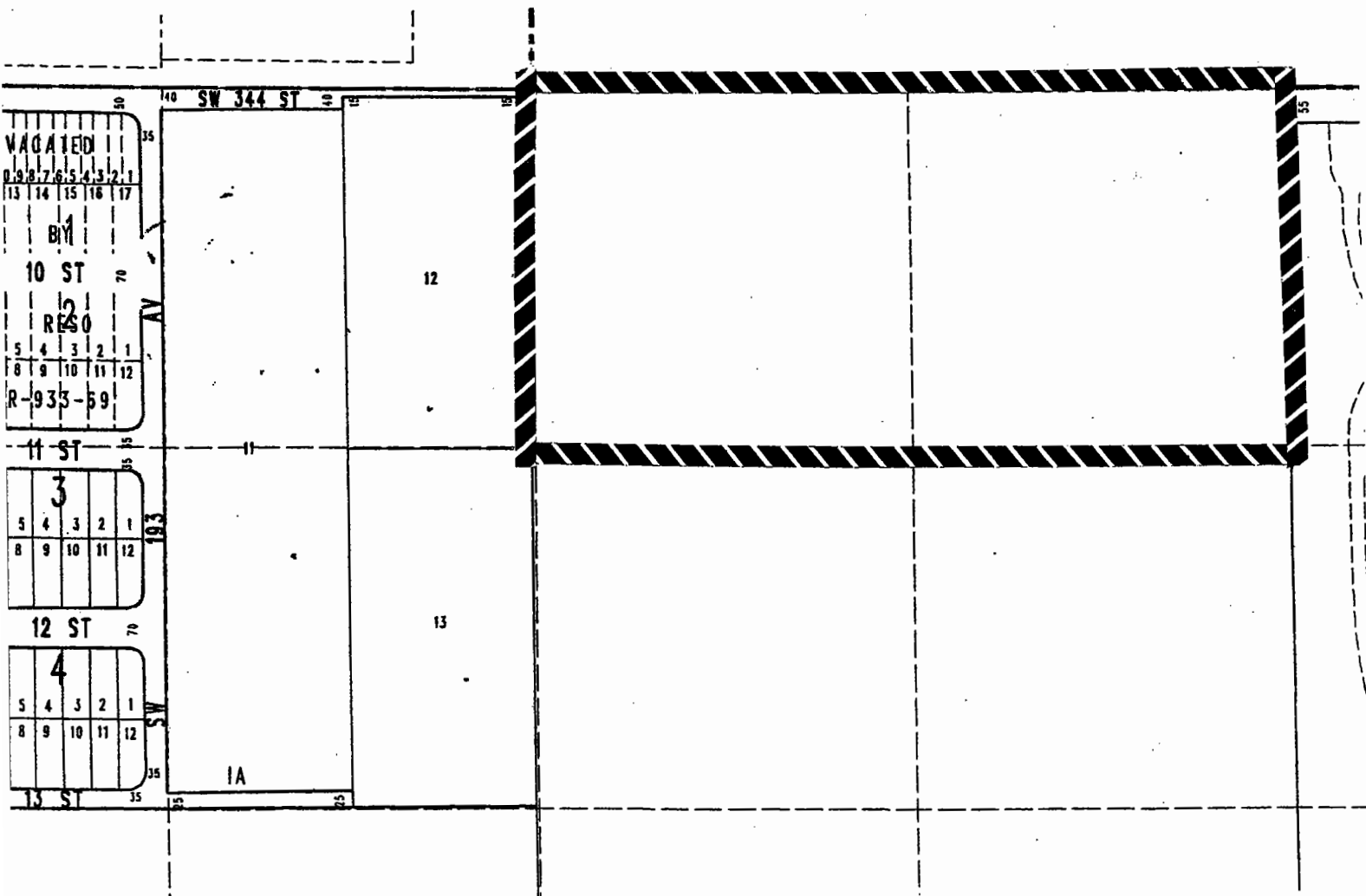
LOCATION MAP FOR APPLICATION TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT / REPRESENTATIVE

Q2 Kings Mountain 485, LLC / Juan J. Mayol, Jr., Esq.

DESCRIPTION OF SUBJECT AREA

The subject property consists of approximately ±20 gross acres of land located in Section 26, Township 57, Range 38, in unincorporated Miami-Dade County. More specifically, the subject property is located south of SW 344th Street between SW 188th Avenue and SW 192nd Avenue.



DISCLOSURE OF INTEREST

This form or a facsimile must be filed by all applicants having an ownership interest in any real property covered by an application to amend the Land Use Plan map. Submit this form with your application. Attach additional sheets where necessary.

1. APPLICANT (S) NAME AND ADDRESS:

Q2 Kings Mountain 485, LLC

13131 SW 132nd Street, Suite 202

Miami, Florida 33186

Use the above alphabetical designation for applicants in completing Sections 2 and 3, below.

2. PROPERTY DESCRIPTION: Provide the following information for all properties in the application area in which the applicant has an interest. Complete information must be provided for each parcel.

<u>APPLICANT</u>	<u>OWNER OF RECORD</u>	<u>FOLIO NUMBER</u>	<u>SIZE IN ACRES</u>
	<u>Q2 Kings Mountain 485, LLC</u>	<u>30-7826-000-0010</u>	<u>+/-20</u>

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>CONTRACTOR LESSEE</u>	<u>FOR PURCHASE</u>	<u>OTHER (Attach Explanation)</u>
	<u>X</u>			

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.

INDIVIDUAL'S NAME AND ADDRESS

PERCENTAGE OF
INTEREST

- 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 Q2 Kings Mountain 485, LLC

<u>NAME, ADDRESS, AND OFFICE (if applicable)</u>	<u>PERCENTAGE OF STOCK</u>
1. <u>DAL Land Investments, Inc.</u> Daniel A. Levine (President) – 13131 SW 132 nd St., Suite 202, Miami, FL 33186	25%
2. <u>ETR Land Investment, Inc.</u> Eric T.Reardon (President) – 13131 SW 132 nd St., Suite 202, Miami, FL 33186	25%
3. <u>CAGH Florida City I, LLC</u> – 2114 N. Flamingo Rd. #104 Pembroke Pines, FL 33025 Colin T. Steele (Member)	50%

- c. If the applicant is a TRUSTEE, list the trustee's name, the name and address of the beneficiaries of the trust, and the percentage of interest held by each. [Note: where the beneficiary/beneficiaries consist of corporation(s), partnership(s), or other similar entities, further disclosure shall be required which discloses the identity of the individual (s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

TRUSTEES NAME: _____

<u>BENEFICIARY'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
---------------------------------------	-------------------------------

- d. If the applicant is a PARTNERSHIP or LIMITED PARTNERSHIP, list the name of the partnership, the name and address of the principals of the partnership, including general and limited partners and the percentage of interest held by each partner. [Note: where the partner(s) consist of another partnership(s), corporation(s) trust(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

PARTNERSHIP NAME: _____

<u>NAME AND ADDRESS OF PARTNERS</u>	<u>PERCENTAGE OF INTEREST</u>
-------------------------------------	-------------------------------

- e. If the applicant is party to a **CONTRACT FOR PURCHASE**, whether contingent on this application or not, and whether a Corporation, Trustee, or Partnership, list the names of the contract purchasers below, including the principal officers, stockholders, beneficiaries, or partners. [Note: where the principal officers, stockholders, beneficiaries, or partners consist of another corporation, trust, partnership, or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity].

<u>NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>
American Realty Capital – 2950 SW 27th Avenue, Suite 300, Miami, FL 33133	
Juan O'Naghten	33.33%
Eduardo Garcia	33.33%
Rolando Delgado	33.33%

Q2 Kings Mountain 485, LLC	Date of Contract 01/27/06
----------------------------	------------------------------

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

5. DISCLOSURE OF OWNER'S INTEREST: Complete only if an entity other than the applicant is the owner of record as shown on 2.a., above.

- a. If the owner is an individual (natural person) list the applicant and all other individual owners below and the percentage of interest held by each.

<u>INDIVIDUAL'S NAME AND ADDRESS</u>	<u>PERCENTAGE OF INTEREST</u>

- b. If the owner is a **CORPORATION**, list the corporation's name, the name and address of the principal stockholders and the percentage of stock owned by each. [Note: where the principal officers or stockholders consist of another corporation(s), trustee(s) partnership(s) or other similar entities, further disclosure shall be required which discloses the identity of the individual(s) (natural persons) having the ultimate ownership interest in the aforementioned entity.]

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

Applicant's Signature and Printed Name:

02 Kings Mountain 485, LLC a Florida limited liability company

By: [Signature]

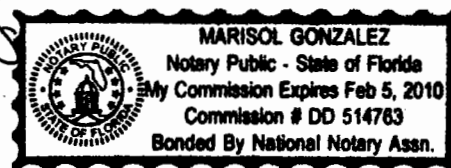
Name: Daniel A. Levine

President of DAL Land Investments, Inc.

Sworn to and subscribed before me

this 27th day of April, 2006

Marisol Gonzalez
Notary Public, State of Florida at Large (SEAL)



My Commission Expires:

Feb 5, 2010

Disclosure shall not be required of any entity, the equity interest in which are regularly traded on an established securities market in the United States or other country; or pension funds or pension trusts of more than five thousand (5,000) ownership interests; any entity where ownership interests are held in a partnership, corporation or trust consisting of more FMGM than five thousand (5,000) separate interests including all interests at each level of ownership, and no one pension or entity holds more than a total of five (5) percent of the ownership interest in the partnership, corporation or trust; or of any entity, the ownership interest of which are held in a partnership, corporation or trust consisting of more than 5,000 separate interests and where no one person or entity holds more than a total of 5% of the ownership interest in the partnership, corporation or trust. Entities whose ownership interests are held in partnership, corporation, or trust consisting of more than five thousand (5,000) separate interests, including all interests at every level of ownership, shall only be required to disclose those ownership interest which exceed five (5) percent of the ownership interest in the partnership, corporation or trust.

APPLICATION NO. 16

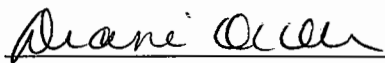
APPLICATION REQUESTING AMENDMENT TO THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

1. APPLICANT

Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, Suite 1210
Miami, Florida 33128-1972
(305) 375-2835

2. APPLICANT'S REPRESENTATIVE

Diane O'Quinn Williams, Director
Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, Suite 1210
Miami, Florida 33128-1972

By:  June 1, 2006
Diane O'Quinn Williams

3. DESCRIPTION OF REQUESTED CHANGES

The following changes are requested to the Capital Improvements Element (CIE)¹:

- A. In the CIE Schedules of Improvements, Tables of Proposed Projects, modify the following currently adopted tables as indicated in the attached tables: Table 2, Aviation; Table 3, Coastal Management; Table 4, Conservation; Table 5, Drainage; Table 6, Park and Recreation; Table 7, Seaport; Table 8, Sewer Facilities; Table 9, Solid Waste Management; Table 10, Traffic Circulation; Table 11, Mass Transit; and Table 12, Water Facilities.

Proposed additions are listed under the heading "Proposed Additions, April 2006 CDMP Amendment Cycle". Proposed deletions are indicated by dash lines and footnoted accordingly. All other Proposed Projects already exist in the CIE and remain essentially unchanged.

- B. Revise any other summary table or related text in the Capital Improvements Element as necessary to be consistent with the additions, deletions, or changes made by Part A of this application.

¹ Note: (The proposed updated Tables are not presented in the Applications Report but will be published in the Initial Recommendations Report in August 25, 2006 for reasons noted below.)

4. REASON FOR CHANGE

In accordance with Chapter 163, Part II, Florida Statutes, addition or deletion of projects in the Capital Improvements Element must be accomplished by Plan amendment. As conditions and priorities in the community change, the programs of capital facilities for the respective functional areas require modification. The requested changes contained in the application were initiated by the various operating departments and include, when necessary, adjustments to the scheduling, project costs, or revenue levels and sources.

There are numerous reasons why operating departments propose to add or delete projects. Generally they do so in following their department's capital improvements strategy that, in turn, is driven by their functional plans and the associated element(s) of the CDMP. Most often, projects are added as needed and deleted as they are finished or are no longer needed. Reasons for specific proposals will be outlined in the Initial Recommendations report.

It should be noted that the CDMP Capital Improvements Element (CIE) is closely coordinated with the production of the County's Capital Budget and Multi-Year Capital Plan, in particular, the formulation of the County Manager's proposed budget that is published in June. The schedule for publishing April cycle CDMP amendment applications precedes the schedule for preparing the capital budget, and thus the updated tables of CIE projects have not been finalized at the time of printing of this application; the updated CIE tables will be published in the Initial Recommendations Report to be issued in August 2006 and will reflect the proposed budget. The proposals to be published will be subject to further review and adjustment during the period between their initial publication and final adoption of the Capital Budget in September. Changes to the initial application may be recommended to reflect the adjustments that are made during budget adoption activities or after State-agency review and comment.

5. ADDITIONAL MATERIALS SUBMITTED

None