

**APRIL 2011
APPLICATIONS TO AMEND THE
COMPREHENSIVE DEVELOPMENT
MASTER PLAN**

FOR MIAMI-DADE COUNTY, FLORIDA



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APRIL 2011
APPLICATIONS TO AMEND
THE COMPREHENSIVE DEVELOPMENT
MASTER PLAN

June 3, 2011

Miami-Dade County
Department of Planning and Zoning
111 NW First Street, Suite 1210
Miami, Florida 33128-1972
Telephone: (305) 375-2835

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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 Master Plan (CDMP or the Plan) which were filed for evaluation during the April 2011 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, a table summarizing all of the applications, followed by a copy of each application, among other information.

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 twelve months to complete. The April 2013 filing period is the next cycle that is in the odd numbered year, when the Miami-Dade County Department of Planning and Zoning considers changes to the Land Use Plan map outside the Urban Development Boundary (UDB). Plan components eligible for amendment application during the various semiannual filing periods are summarized below. *

Application Filing Period (month)	Plan Components Eligible for Amendment	
	Even Numbered Years	Odd-Numbered Years
April Filing Period	All Components Except UDB, UEA and Land Use 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 and UEA and Land Use Outside UDB [Mandatory Cycle]

*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 and 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 3, 2011 listing all applications filed.

The Department of Planning and Zoning (DP&Z) will review each application and submit its recommendations to the Planning Advisory Board (PAB) regarding each requested change, in an Initial Recommendations Report due to be published no later than August 25, 2011. 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 2011 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 in October 2011 to receive comments on the proposed amendments, the DP&Z's initial recommendations, and to formulate its recommendations to the Board of County Commissioners. The PAB recommendations will address adoption of requested "small-scale" amendments and transmittal of all requested standard amendments to the Florida Department of Community Affairs (DCA) for initial review and comments by State agencies. The Board of County Commissioners is scheduled to hold a public hearing in November 2011, to consider taking final action on requested "small-scale" amendments, the Capital Improvements Element (CIE) update as well as to consider transmittal of the requested standard amendments to DCA, as well as any of the requested "small-scale" amendments that the Board of County Commissioners elects to process through the regular procedure. Adopted small-scale amendments will become effective 31 days after adoption unless there is a citizen challenge. The adopted CIE update will be transmitted to DCA for compliance review and DCA will issue a Notice of Intent (NOI) to find the amendment in compliance or not in compliance with state law.

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 nor 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.

Transmittal to DCA is expected to occur in or around December 2011, DCA would then return comments or an Objections, Recommendations and Comments (ORC) report in early February 2012 addressing all transmitted applications. The PAB acting as the Local Planning Agency would then conduct its final public hearing during March 2012, and the Board of County Commissioners would conduct a public hearing and take final action in April or May 2012. During the DCA review period, the DP&Z will also review comments received at the transmittal hearings and any additional submitted material and 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 Board of County Commissioners 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.

TABLE 1
SCHEDULE OF ACTIVITIES
APRIL 2011-2012 CDMP AMENDMENT CYCLE

Pre-application Conference for the Private Sector	March 1- March 30, 2011
Application Filing Period	April 1- May 2, 2011
Deadline to withdraw Application and obtain Return of Full Fee. Notify applicant of deficiencies.	May 9, 2011
Deadline for resubmittal of unclear or incomplete Applications	Seventh business day after Notice of deficiency
Applications Report published by DP&Z	June 3, 2011
Deadline for submitting Technical Reports	June 30, 2011
Deadline for submitting Declarations of Restrictions to be considered in the Initial Recommendations Report	July 28, 2011
Initial Recommendations Report published by DP&Z	August 25, 2011
Community Council(s) Public Hearing(s)	Specific date(s) to be set in September 2011
North Central Community Council (CC 8)	
Westchester Community Council (CC 10)	
West Kendall Community Council (CC 11)	
Planning Advisory Board (PAB), acting as Local Planning Agency (LPA), Public Hearing to formulate Recommendations regarding Adoption of Small-Scale Amendments and Capital Improvements Element update; and Transmittal of Standard Amendment requests to DCA	October 17, 2011* County Commission Chamber 111 NW 1st Street Miami, Florida 33128
Board of County Commissioners Hearing and Action on Adoption of Small-Scale Amendment and Capital Improvements Element update; and Transmittal of Standard Amendment requests to DCA	November 16, 2011* County Commission Chamber 111 NW 1 Street Miami, Florida 33128
Transmittal to DCA for State review	December, 2011**
Deadline for Filing Supplementary Reports by the Public	Forty-five (45) days after Commission transmittal hearing
Receipt of DCA Objections, Recommendations and Comments (ORC) report	February, 2012** (Approximately 75 days after transmittal)
Public Hearing and Final Recommendations: Planning Advisory Board (Local Planning Agency)	Specific date(s) to be set in March, 2012* (Within 30 days after receipt of DCA ORC report)
Public Hearing and Final Action on Applications: Board of County Commissioners	Specific date(s) to be set in April, 2012* (No later than 60 days after receipt of DCA ORC report)

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

Small-Scale Amendments

A procedure is provided for the expedited processing of "Small-scale" amendments to the Land Use Plan map as defined in Section 163.3187(1)(c)(1), 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 at the (November 2011) transmittal public hearing. An amendment application is eligible for expedited processing as a "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 transportation concurrency exception areas described in the Capital Improvements Element Concurrency paragraph C; the Dadeland Chapter 380 Regional Activity Center; the NW 107 Avenue and NW 12 Street Chapter 380 Regional Activity Center; or a Concurrency Redevelopment Exception Area as identified in Figure 2 of the Capital Improvements Element;
3. Outside of the foregoing transportation concurrency exception areas and Regional Activity Centers, 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 any density;
4. The proposed amendment does not involve the same property granted an amendment in the prior 12 months;
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 proposed amendment is not in an area of critical state concern; and
8. 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 Board of County Commissioners unless a timely challenge is filed by an affected party.

At its initial public hearing to address the April 2011 cycle applications, the Board of County Commissioners could elect to adopt, adopt with change, or not adopt small-scale amendments. If it does not adopt a small-scale amendment, the Board of County Commissioners 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 Declaration of Restrictions

According to County 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 Declaration of Restrictions (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 covenant committing to such representation for the subject property, which has been submitted to the Director and has received approval as to form. The covenant and associated opinion of title and joinders should be submitted to the Department Director's Office on the 11th floor at the address given above. The Director's Office is also where the applicant's representative will deliver the fully executed documents with all signatures on the covenant, Opinion of Title, any and all joinders with the fee for recording through the courts.

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, 2011 to be considered in the Initial Recommendations Report. If the 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 at least four weeks prior to the final hearing of the Planning Advisory Board.

TABLE 2
SCHEDULE OF DECLARATION OF RESTRICTIONS DEADLINES
APRIL 2011-2012 CDMP AMENDMENT CYCLE

Deadline for submitting Declaration of Restrictions to be considered in the Initial Recommendations Report	July 28, 2011
Deadline for submitting revised Declaration of Restrictions to be considered at Community Council(s) Public Hearing(s)	17 days prior to Community Council hearing
Deadline for submitting revised Declaration of Restrictions to be considered at Planning Advisory Board (PAB) Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	17 days prior to Community Council hearing
Deadline for submitting revised Declaration of Restrictions to be considered at Board of County Commissioners (BCC) Hearing Regarding Adoption of Small-Scale Amendments and Transmittal of Standard Amendments	17 days prior to Community Council hearing
Deadline for submitting Declaration of Restrictions to be considered in the Revised Recommendations Report	4 weeks prior to PAB Final Public Hearing
Deadline for submitting Declaration of Restrictions to be considered at PAB Hearing Regarding Final Recommendations	Seventeen days prior to hearing
Deadline for submitting Declaration of Restrictions to be considered at BCC Hearing Regarding Adoption of Standard Amendments	Seventeen days prior to hearing

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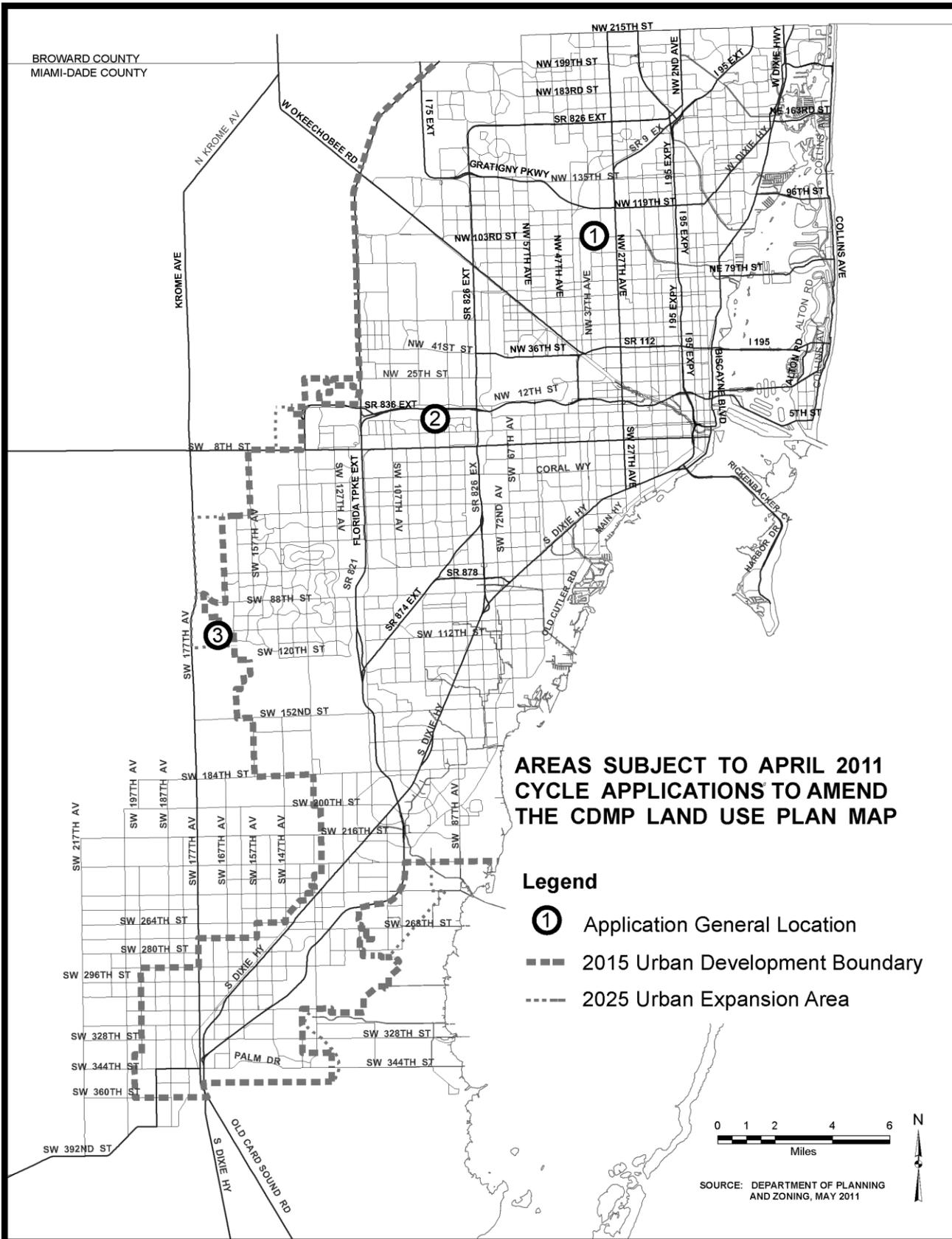
OVERVIEW OF APRIL 2011 AMENDMENT APPLICATIONS

A total of four applications were filed in this cycle to amend the Comprehensive Development Master Plan (CDMP), of which three, (Application Nos. 1, 2 and 3) are proposed land use plan map changes filed by private parties and one (Application No. 4) contains text amendments filed by the Department of Planning and Zoning (DP&Z).

Application No. 1 is requesting a change from “Low-Medium Density Residential” to “Business and Office”, has requested to be processed in the expedited small-scale amendment process. Application No. 2 is requesting a change from “Parks and Recreation” to “Medium Density Residential”. Application No. 3 is requesting a change from “Agriculture” to “Business and Office” and expansion of the 2015 Urban Development Boundary (UDB) to include the subject site. This represents a total of 23.677 gross acres for this April 2011 amendment cycle.

Application No. 4 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 2011 Initial Recommendations report.

BROWARD COUNTY
MIAMI-DADE COUNTY



**AREAS SUBJECT TO APRIL 2011
CYCLE APPLICATIONS TO AMEND
THE CDMP LAND USE PLAN MAP**

Legend

- ① Application General Location
- 2015 Urban Development Boundary
- - - 2025 Urban Expansion Area



SOURCE: DEPARTMENT OF PLANNING
AND ZONING, MAY 2011

TABLE 3
 APRIL 2011 APPLICATIONS REQUESTING AMENDMENTS TO THE
 COMPREHENSIVE DEVELOPMENT MASTER PLAN

Application Number	Applicant/Representative Location REQUESTED CHANGE(S)	Acres
1	Blanca M. Castro/Blanca M. Castro. Location: Northwest corner of the intersection of NW 103 Street and NW 32 Court. <u>Requested Amendment to the Land Use Plan Map</u> From: LOW-MEDIUM DENSITY RESIDENTIAL (6 to 13 DU/Ac) To: BUSINESS AND OFFICE Small-Scale Amendment	0.66 Gross 0.35 net
2	Fontainebleau Lakes, LLC/Jorge L. Navarro, Esq. Location: Between SR 836 (Dolphin Expressway) and Fontainebleau Boulevard and between NW 97 Avenue and NW 87 Avenue. <u>Requested Amendment to the Land Use Plan Map</u> 1. From: PARKS AND RECREATION To: MEDIUM DENSITY RESIDENTIAL (13 to 25 DU/Ac) 2. Modify Declaration of Restrictions currently in Land Use Element Restrictions Table, governing the application areas. See Applicant's "Description of Requested Change" on page 14. Standard Amendment	13.117 Gross 13.117 net
3	Ferro Investment Group II, LLC/Miguel Diaz De la Portilla, Esq Location: Southeast corner of SW 167 Avenue and SW 104 Street. <u>Requested Amendment to the Land Use Plan Map</u> 1. Expand the 2015 Urban Development Boundary to include the subject property 2. From: AGRICULTURE To: BUSINESS AND OFFICE 3. Add Declaration of Restrictions to the Restrictions Table in the Land Use Element Standard Amendment	9.9 Gross 8.38 net
4	Miami-Dade County Department of Planning and Zoning/ Marc C. LaFerrier, AICP, Director <u>Requested Amendment to the Capital Improvements Element Tables of Proposed Projects.</u> 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.	NA

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

Applicant	Applicant's Representative
Blanca M. Castro 12041 SW 3 Street Miami, Florida 33184	Blanca M. Castro 12041 SW 3 Street Miami, Florida 33184
<p><u>Requested Amendment to the Land Use Plan Map</u></p> <p>From: LOW-MEDIUM DENSITY RESIDENTIAL (6 to 13 DU/Ac) To: BUSINESS AND OFFICE</p> <p>Location: Northwest corner of the intersection of NW 103 Street and NW 32 Court.</p> <p>Acreage: Application area: 0.66 Gross Acres; 0.35 Net Acres Acreage Owned by Applicant: 0.35 Net Acres</p>	



Notes:

1. This page is not part of the Application that was filed by the applicant.
2. The Disclosure of Interest published herein contains only those applicable pages; all others were deleted.

APPLICATION TO AMEND THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN

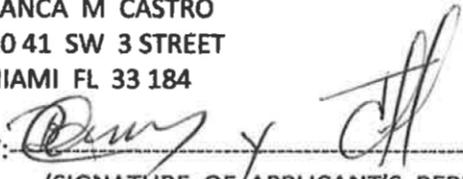
1. APPLICANTS

BLANCA M CASTRO
120 41 SW 3 STREET
MIAMI FL 33 184
(305) 480 - 0646

2011 APR 28 P 12: 12
PLANNING & ZONING
METROPOLITAN PLANNING SECT

2. APPLICANT REPRESENTATIVE

BLANCA M CASTRO
120 41 SW 3 STREET
MIAMI FL 33 184

BY:  _____
(SIGNATURE OF APPLICANT'S REPRESENTATIVE)

04/28/2011
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

Subject property consist of .35 acres located at : lot 12 end 13 , Block 14 , less the south 15 feet Thereof , the SECOND ADDITION TO ACME GULFAIR, according to the plat thereof , recorded in Plat Book 44 , Page 68 , of the Public Records of Miami – Dade County , Florida .

Parcel Identification Number : 30-2133-002-3070

Property is located on the north side of NW 103 Street at the very corner of 32 Ct

C. GROSS AND NET ACREAGE

Application area : .66 gross acres
.35 net acres

D. REQUESTED CHENGE

1.It is requested that the application area be redesignated on the Land Use Plan map from LOW- MEDIUM DENSITY RESIDENTIAL (5-13 DU/AC.) TO BUSINESS AND OFFICE.

2.It is requested that this application be processed as a Small-Scale Amendment under Under the expedited procedures.

4 . REASON FOR AMENDMENT

The property is located at the corner next to the gas station on the main street that is Already commercial all the way to the palmetto express way beginning 4 blocks away in The city of Hialeah. We also believe that the neiborhood is going to look better than now .

5.ADDITIONAL MATERIAL SUBMITTED

Traffic Analysis is not necessary

6.COMPLETE DISCLOSURE FORM

Attachments : To Maps
One Aerial Photo
Boundary Survey

LOCATION MAP FOR APPLICATION
TO AMEND THE COMPREHENSIVE DEVELOPMENT MASTER PLAN

APPLICANT: BLANCA M CASTRO

DESCRIPTION OF SUBJECT AREA

Subject property consist of .35 acres located at : lot 12 and 13 , Block 14 , less the south 15 feet
Thereof , the SECOND ADDITION TO ACME GULFAIR , according to the plat thereof , recorded in Plat
Book 44 , Page 68 , of the Public Records of Miami – Dade County , Florida .

Parcel Identification Number : 30-2133-002-3070

MAP

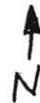


APPLICATION AREA



AREA OWNED BY APPLICANT

Not to Scale



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: Blanca M. Castro - 12041 SW 3rd St Miami FL 33184

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 Blanca M. Castro	Blanca M. Castro	30-2133-002-3076	0.35 Acres

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 Blanca Castro - Owner				

4. DISCLOSURE OF APPLICANT'S INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

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

INDIVIDUAL'S NAME AND ADDRESS	PERCENTAGE OF INTEREST
Blanca M. Castro - 12041 SW 37 th St Miami FL 33184	100%

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: N/A

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

- 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	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>
Blanca M. Castro 12041 SW 3 rd St Miami FL 33184	100%

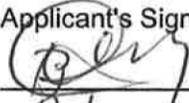
If any contingency clause or contract terms involve additional parties, list all individuals or officers, if a corporation, partnership, or trust.

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.

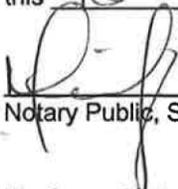
Applicant's Signatures and Printed Names



Blanca M. Castro

Sworn to and subscribed before me

this 10th day of April, 2011



Michelle Sada
Notary Public, State of Florida at Large (SEAL)

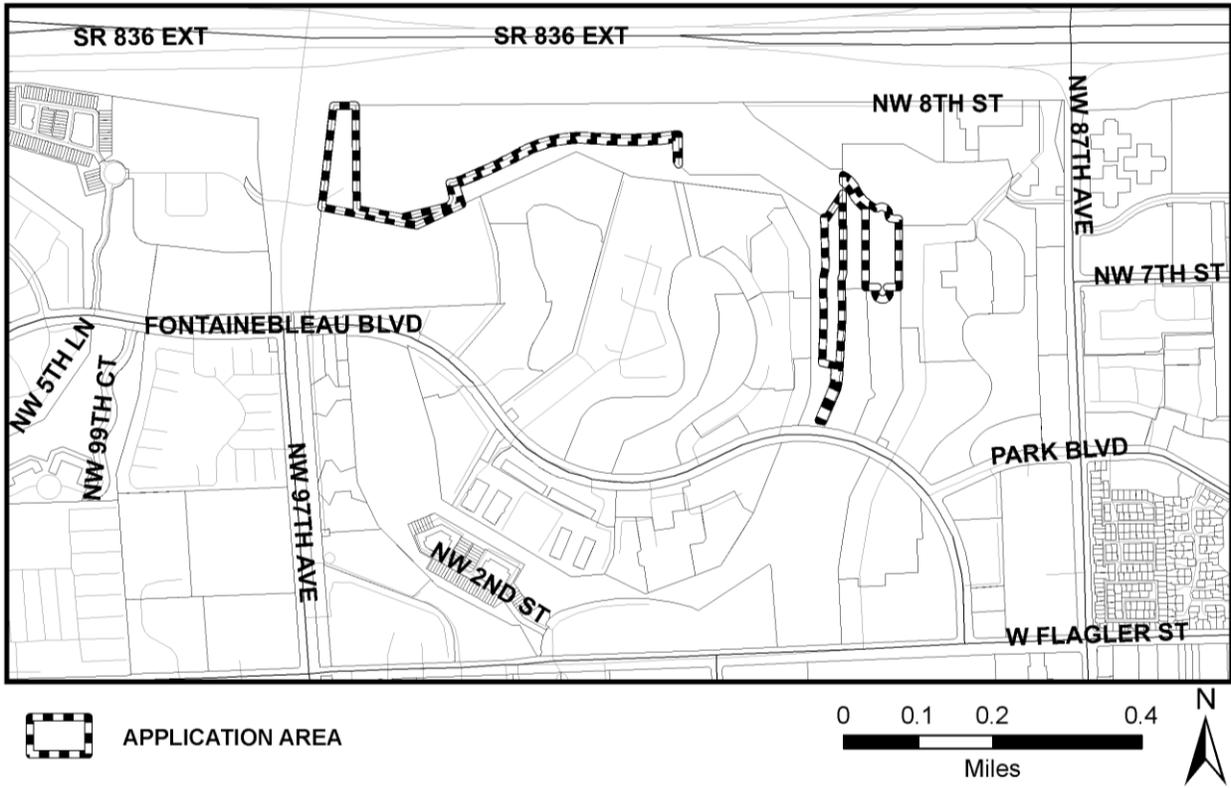


My Commission Expires:

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. 2
STANDARD AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Fontainebleau Lakes, LLC	Jorge Navarro, Esq. The Felix Lasarte Law Firm, LLP 3470 NW 82 Avenue, Suite 660 Doral, Florida 33122 (305) 594-2877
<p><u>Requested Amendment to the Land Use Plan Map</u></p> <ol style="list-style-type: none"> From: PARKS AND RECREATION To: MEDIUM DENSITY RESIDENTIAL (13 to 25 DU/Ac) Modify Declaration of Restrictions currently in Land Use Element Restrictions Table, governing the application areas. See Applicant's "Description of Requested Change" on page 14. <p>Location: Between SR 836 (Dolphin Expressway) and Fontainebleau Boulevard and between NW 97 Avenue and NW 87 Avenue.</p> <p>Acreage: Application area: 13.117 Gross Acres; 13.117 Net Acres Acreage Owned by Applicant: 210+/- Acres (147 ac. in East Course & 63 ac. in West).</p>	



Notes:

1. This page is not part of the Application that was filed by the applicant.
2. The Disclosure of Interest published herein contains only those applicable pages; all others were deleted.

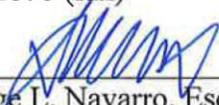
**APPLICATION FOR AN AMENDMENT TO THE
LAND USE PLAN MAP
OF THE MIAMI-DADE COUNTY
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANTS

Fontainebleau Lakes, LLC

2. APPLICANT'S REPRESENTATIVE

Jorge L. Navarro, Esq.
The Lasarte Law Firm, LLP
3470 N.W. 82nd Avenue, Suite 660
Doral, FL 33122
(305) 594-2877
(305) 594-2878 (fax)

By:  _____
Jorge L. Navarro, Esq.

5-2-11
_____ Date

3. DESCRIPTION OF REQUESTED CHANGE

A. Change the Land Use Plan Map.

A change to the Land Use Element, Future Land Use Plan map is requested. The Applicant is requesting the redesignation of the subject property from "Park and Recreation" to "Medium Density Residential." The Applicant is also requesting to modify the underlying Declaration of Restrictions recorded in Official Records Book 23413, Page 1136 of the public records of Miami-Dade County, as modified by the First Modification to Comprehensive Plan Declaration of Restrictions recorded in Official Records Book 26955, Page 908 of the public records of Miami-Dade County.

B. Description of Subject Area.

Subject property consists of approximately 13.117 +/- acres of land located between Section 04, Township 54, Range 40 and Section 33, Township 53, Range 40 in unincorporated Miami-Dade County. This subject area is located East of NW 97th Avenue, North of Fontainebleau Blvd, South of the 836 Dolphin Expressway, and West of NW 87th Avenue as depicted on the location map accompanying the legal description provided herein.

C. Acreage.

1. Subject application area: 13.117 +/- gross acres (13.117 +/- net acres)
 - A. "Park and Recreation" to "Medium Density Residential": 13.117 +/- acres
 - B. Acreage owned by applicant: 210 +/- acres (147 acres East Course and 63 acres West Course)

D. Requested Changes.

1. It is requested that subject property be re-designated on the Future Land Use Plan map from "Parks and Recreation" to "Medium Density Residential."
2. Modification of the underlying Declaration of Restrictions recorded in Official Records Book 23413 Page 1136 of the Public Records of Miami-Dade County, as modified by the First Modification to Comprehensive Plan Declaration of Restrictions recorded in Official Records Book 26955, Page 908 of the public records of Miami-Dade County.

4. REASONS FOR AMENDMENT

The Applicant is requesting a redesignation of the subject property from "Park and Recreation" to "Medium Density Residential." The subject property consists of approximately 13.117 +/- acres, located between Section 04, Township 54, Range 40 and Section 33, Township 53, Range 40 in unincorporated Miami-Dade County (the "Property"). The Property is located East of NW 97th Avenue, North of Fontainebleau Blvd, South of the 836 Dolphin Expressway, and West of NW 87th Avenue. The Property is in an area commonly known as "Fontainebleau". The Fontainebleau area is a highly dense residential community with a variety of housing types and residential densities.

The Applicant is currently developing a mixed-use infill project known as Fontainebleau Lakes which was approved by the Miami-Dade County Community Zoning Appeals Board 10 (CC10) in 2006. The approval originally permitted the development of 1,836 units on the former Fontainebleau Golf Course (the "Golf Course"). The approval also created a passive park for the residents of Fontainebleau with numerous lakes and pedestrian walkways.

The Golf Course is divided into the East and West Course. The East and West Course are respectively divided into the Northeast (NE), Southeast (SE), Northwest (NW), and Southwest (SW) corners. In April 2004, the East Course was the subject of a Comprehensive Development Master Plan (CDMP) application that amended the land use designation on a portion of the East Course from "Parks and Recreation" and "Medium Density Residential" to "Medium Density Residential." The West Course is currently designated for development as "Low Medium Density Residential."

The SE portion of the Golf Course was recently the subject of a CDMP Application in April 2008 which amended approximately 31.9 acres from “Medium Density Residential” and “Parks and Recreation” to “Business and Office” and approximately 4.26 acres from “Medium Density Residential” to “Parks and Recreation.” The intent of the Applicant was to develop the Fontainebleau Lakes project into a mixed use development with a retail component to serve the Fontainebleau community.

The Applicant now seeks to amend the prior approved development plan for the NE portion of the Golf Course. This portion of the Golf Course already has a land use designation of “Medium Density Residential” on approximately 33.15 +/- acres. This area was originally approved in 2004 by CC10 for the development of 770 condominium units. The intent of the Applicant is to re-develop the NE Golf Course by replacing the condominium units which were approved on the Property with single family homes.

In order to accommodate these single family units, the Applicant is requesting the re-designation of an additional 13.117 +/- acres of land on the NE Corner of the Golf Course “Parks and Recreation” to “Medium Density Residential.” The amendment is necessary in order to expand the foot print of the prior approved residential development to accommodate these additional single family units. Approval of the application would result in a total of 46.27 +/- acres designated as “Medium Density Residential” on the NE Corner of the Golf Course.

The subject property is surrounded by existing residential developments which consist of mostly mid-rise apartments and condominiums. The proposed request to “Medium Density Residential” would be compatible with the abutting land uses and consistent with the surrounding residential densities in the area. This single family development will be a much welcomed change from the surrounding dense residential developments which comprise the Fontainebleau area. The detached single family housing product will also provide a better quality of life for the future residents of Fontainebleau by offering them larger square foot homes, more individual green space, and greater privacy.

Additionally, the Application will create a much needed mix of housing types in the area. Based on the current economic downturn and market demand for additional single family homes, the Applicant believes there is a need for this use and that the subject area is the appropriate location for this additional inventory. Additionally, the single family units will have less of an impact on the County’s existing infrastructure and facilities in the area.

Based on the foregoing, the Applicant believes that there is a need to provide additional single family housing units to both the surrounding existing residential community, as well as, to the future residents of the area. Accordingly, approval of the requested Amendment would preserve the residential character of the Fontainebleau community and further the implementation of the following CDMP goals, objectives and policies:

LAND USE OBJECTIVE 1: 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 and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

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

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

LAND USE POLICY 9D: Miami- Dade County shall continue to investigate, maintain and enhance methods, standards and regulatory approaches which facilitate sound, compatible mixing of uses in projects and communities.

ADDITIONAL MATERIAL SUBMITTED

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

COMPLETED DISCLOSURE FORMS

Attached as Exhibit "B"

ments: Legal Description - Exhibit "A"
Disclosure of Interest Form - Exhibit "B"
Location Map for Application - Exhibit "C"

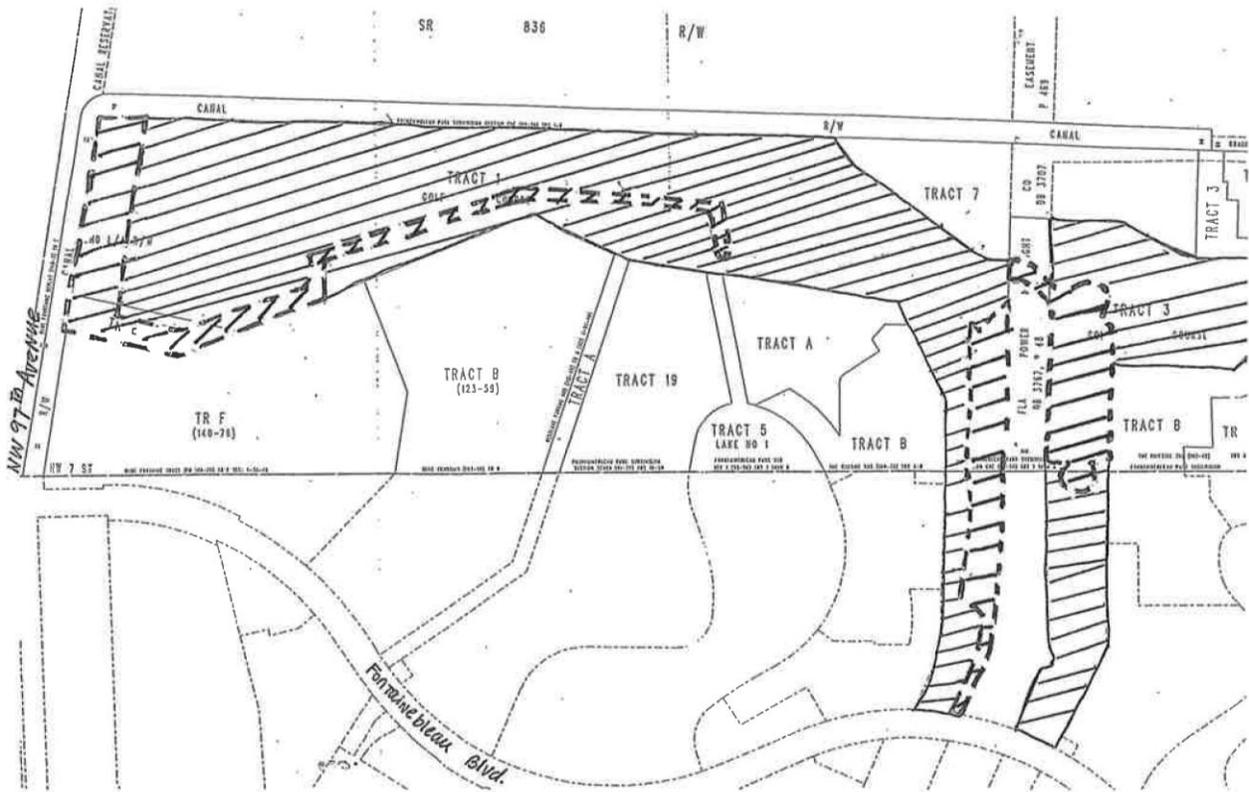
Exhibit "C"

LOCATION MAP FOR APPLICATION

APPLICANT/REPRESENTATIVE
Fontainebleau Lakes, LLC c/o Felix M. Lasarte, Esq.

DESCRIPTION OF SUBJECT AREA

Subject property consists of approximately 11.09 +/- acres of land located between Section 04, Township 54, Range 40 and Section 33, Township 53, Range 40 in unincorporated Miami-Dade County. This subject area is located East of NW 97th Avenue, North of Fontainebleau Blvd, South of the 836 Dolphin Expressway, and West of NW 87th Avenue as depicted on the location map accompanying the legal description provided herein.



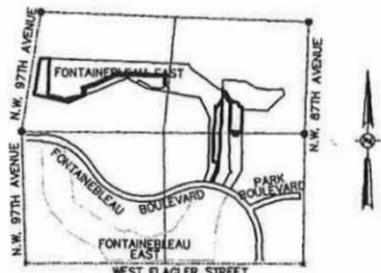
Application Area 

Area Owned by Applicant 



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LOCATION MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PORTIONS OF TRACTS "A", "B" AND "C" OF "FONTAINEBLEAU EAST" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A PORTION OF TRACTS "A" AND "B" OF "FONTAINEBLEAU EAST" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN (POINT OF BEGINNING "A") AT THE NORTHWEST CORNER OF SAID TRACT "B"; THENCE SOUTH 88° 11'45" EAST ON THE NORTH LINE OF SAID TRACT "B" 182.18 FEET TO THE NORTHEAST CORNER OF SAID TRACT "B"; THENCE SOUTH 01°48'15" WEST ON THE WEST LINE OF SAID TRACT "A" 720.18 FEET; THENCE ON THE SOUTHERLY BOUNDARY OF SAID TRACT "A" THE FOLLOWING 11 COURSES AND DISTANCES; 1) SOUTH 76°38'26" EAST 325.27 FEET; 2) NORTH 78°10'18" EAST 326.63 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; 3) NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 60.00 FEET AND A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 94.25 FEET TO A POINT OF TANGENCY; 4) NORTH 11°49'42" WEST 95.13 FEET; 5) NORTH 80°14'56" EAST 11.26 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; 6) NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 435.00 FEET AND A CENTRAL ANGLE OF 11°09'30" AN ARC DISTANCE OF 84.72 FEET TO A POINT OF TANGENCY; 7) NORTH 69°05'26" EAST 175.74 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; 8) NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,257.00 FEET AND A CENTRAL ANGLE OF 6°23'36" AN ARC DISTANCE OF 251.84 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHEASTERLY; 9) NORTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 929.00 FEET AND A CENTRAL ANGLE OF 34°42'08" AN ARC DISTANCE

FILE: SHOMA GROUP
SCALE: 1"=200'
ORDER NO.: 53640
DATE: 05/02/11
FONTAINEBLEAU NORTHEAST CDMP BOUNDARY
MIAMI-DADE COUNTY, FLORIDA
FOR: SHOMA

SHEET 1 OF 8

THIS DOCUMENT IS NEITHER FULL
NOR COMPLETE WITHOUT SHEETS 1
THROUGH 8 INCLUSIVE



JOHN F. PULICE, PROFESSIONAL SURVEYOR AND MAPPER LS2691
 BETH BURNS, PROFESSIONAL SURVEYOR AND MAPPER LS6136
 STATE OF FLORIDA



SKETCH AND LEGAL DESCRIPTION

BY
PULICE LAND SURVEYORS, INC.

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OF 562.66 FEET TO A POINT OF POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY; 10) EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,635.00 FEET AND A CENTRAL ANGLE OF 12°10'10" AN ARC DISTANCE OF 559.67 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY; 10) EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1560.87 FEET AND A CENTRAL ANGLE OF 1°45'23" AN ARC DISTANCE OF 47.85 FEET; 11) SOUTH 01°48'15" WEST 212.29 FEET; THENCE NORTH 43°11'44" WEST ON THE WESTERLY EXTENSION OF A SOUTHERLY LINE OF SAID TRACT "A" 28.06 FEET; THENCE NORTH 00°16'26" EAST 160.02 FEET; THENCE SOUTH 85°34'44" WEST 18.65 FEET TO A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, THE RADIUS POINT OF WHICH BEARS NORTH 04°46'12" WEST; THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,665.00 FEET AND A CENTRAL ANGLE OF 12°10'10" AN ARC DISTANCE OF 566.04 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHERLY; THENCE WESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 899.00 FEET AND A CENTRAL ANGLE OF 34°42'08" AN ARC DISTANCE OF 544.49 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 2,287.00 FEET AND A CENTRAL ANGLE OF 06°23'36" AN ARC DISTANCE OF 255.19 FEET TO A POINT OF TANGENCY; THENCE SOUTH 69°05'26" WEST 175.74 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHWESTERLY; THENCE SOUTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 465.00 FEET AND A CENTRAL ANGLE OF 08°22'33" AN ARC DISTANCE OF 67.98 FEET; THENCE SOUTH 15°35'48" EAST 131.13 FEET TO THE INTERSECTION WITH A SOUTH LINE OF SAID TRACT "B"; THENCE ON THE BOUNDARY OF SAID TRACT "B" THE FOLLOWING 3 COURSES AND DISTANCES; 1) SOUTH 67°12'20" WEST 374.89 FEET; 2) NORTH 77°02'40" WEST 680.00 FEET TO THE SOUTHWEST CORNER OF SAID TRACT "B"; 3) NORTH 08°57'20" EAST 720.80 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACTS "B" AND "C" OF "FONTAINEBLEAU EAST" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE THE MOST EASTERLY NORTHEAST CORNER OF TRACT "A" (POINT OF COMMENCEMENT "B"); THENCE SOUTH 01°53'09" WEST ON THE EASTERLY LINE OF TRACT "A" 25.21 FEET TO POINT OF BEGINNING "B". SAID POINT BEING ON THE BOUNDARY OF THE 42.00 FOOT INGRESS/EGRESS EASEMENT DEPICTED ON SAID PLAT, ALSO BEING A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 26°34'39" WEST; THENCE SOUTHEASTERLY ON SAID NORTHERLY BOUNDARY AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 201.00 FEET AND A CENTRAL ANGLE OF 38°53'15" AN ARC DISTANCE OF 136.42 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ON SAID NORTHERLY BOUNDARY AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 319.00 FEET AND A

FILE: SHOMA GROUP
SCALE: 1"=200'
ORDER NO.: 53640
DATE: 05/02/11
FONTAINEBLEAU NORTHEAST CDMP BOUNDARY
MIAMI-DADE COUNTY, FLORIDA
FOR: SHOMA

SHEET 2 OF 8

THIS DOCUMENT IS NEITHER FULL
NOR COMPLETE WITHOUT SHEETS 1
THROUGH 8 INCLUSIVE



SKETCH AND LEGAL DESCRIPTION

BY
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CENTRAL ANGLE OF 35°26'42" AN ARC DISTANCE OF 197.34 FEET TO A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 57°44'34" AN ARC DISTANCE OF 25.20 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE EASTERLY, SOUTHEASTERLY AND SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 127°35'40" AN ARC DISTANCE OF 111.35 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY; THENCE SOUTHEASTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 25.00 FEET AND A CENTRAL ANGLE OF 93°19'29" AN ARC DISTANCE OF 40.72 FEET TO THE INTERSECTION WITH THE SOUTHERLY BOUNDARY OF THE AFOREMENTIONED 42.00 FOOT INGRESS/EGRESS EASEMENT, A POINT OF COMPOUND CURVATURE OF A CIRCULAR CURVE, CONCAVE NORTHERLY; THENCE EASTERLY ON SAID SOUTHERLY BOUNDARY AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 361.00 FEET AND A CENTRAL ANGLE OF 07°32'29" AN ARC DISTANCE OF 47.52 FEET TO THE INTERSECTION WITH THE NORTHERLY EXTENSION OF A LINE 10.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID TRACT "C"; THENCE SOUTH 01°53'09" WEST ON SAID NORTHERLY EXTENSION AND ON SAID PARALLEL LINE 486.06 FEET; THENCE NORTH 88°06'51" WEST 83.69 FEET TO THE INTERSECTION WITH THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 44°00'28" WEST; THENCE SOUTHERLY, WESTERLY AND NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 275°45'22" AN ARC DISTANCE OF 240.64 FEET; THENCE NORTH 88°06'51" WEST 84.11 FEET; THENCE NORTH 01°53'09" EAST 557.90 FEET TO THE INTERSECTION WITH THE AFOREMENTIONED SOUTHERLY BOUNDARY OF THE 42.00 FOOT INGRESS/EGRESS EASEMENT, A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE NORTHEASTERLY, THE RADIUS POINT OF WHICH BEARS NORTH 38°46'50" EAST; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 361.00 FEET AND A CENTRAL ANGLE OF 26°41'04" AN ARC DISTANCE OF 168.13 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE SOUTHWESTERLY; THENCE NORTHWESTERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 159.00 FEET AND A CENTRAL ANGLE OF 31°42'13" AN ARC DISTANCE OF 87.98 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID TRACT "B" AND TO REFERENCE POINT "A"; THENCE NORTH 01°52'52" EAST ON SAID EASTERLY LINE 47.60 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

A PORTION OF TRACT "B" OF "FONTAINEBLEAU EAST" ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 168, PAGE 26 OF THE PUBLIC RECORDS OF MIAMI-DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT SAID AFOREMENTIONED REFERENCE POINT "A" (POINT OF COMMENCEMENT "C"); THENCE SOUTH 01°53'09" EAST ON AN EASTERLY LINE OF TRACT "A" 138.68 FEET TO POINT OF BEGINNING "C"; THENCE CONTINUE SOUTH 01°53'09" WEST ON THE EASTERLY LINE OF TRACT "A" 523.87 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ON THE ARC

FILE: SHOMA GROUP

SCALE: 1"=200'

ORDER NO.: 53640

DATE: 05/02/11

FONTAINEBLEAU NORTHEAST CDMP BOUNDARY

MIAMI-DADE COUNTY, FLORIDA

FOR: SHOMA

SHEET 3 OF 8

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SKETCH AND LEGAL DESCRIPTION

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OF SAID CURVE, WITH A RADIUS OF 216.00 FEET AND A CENTRAL ANGLE OF 16°00'21" AN ARC DISTANCE OF 60.34 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 184.00 FEET AND A CENTRAL ANGLE OF 17°39'30" AN ARC DISTANCE OF 56.71 FEET TO A POINT OF TANGENCY; THENCE SOUTH 00°14'00" WEST 247.57 FEET; THENCE SOUTH 04°46'10" WEST 437.89 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY; THENCE SOUTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 232.00 FEET AND A CENTRAL ANGLE OF 19°51'36" AN ARC DISTANCE OF 80.42 FEET TO A POINT OF TANGENCY; THENCE SOUTH 24°37'46" WEST 232.27 FEET TO THE INTERSECTION WITH THE NORTHERLY BOUNDARY OF THE 15.00 FOOT UTILITY EASEMENT AS DEPICTED ON SAID PLAT AND AS RECORDED IN PLAT BOOK 90, PAGE 56 OF SAID PUBLIC RECORDS, A POINT ON THE ARC OF A CIRCULAR CURVE, CONCAVE SOUTHERLY, THE RADIUS POINT OF WHICH BEARS SOUTH 09° 53'12" WEST; THENCE WESTERLY ON SAID NORTHERLY BOUNDARY AND ON THE ARC OF SAID CURVE, WITH A RADIUS OF 1,215.92 FEET AND A CENTRAL ANGLE OF 01°33'54" AN ARC DISTANCE OF 33.21 FEET; THENCE NORTH 24°37'46" EAST 241.16 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 200.00 FEET AND A CENTRAL ANGLE OF 19°51'36" AN ARC DISTANCE OF 69.33 FEET TO A POINT OF TANGENCY; THENCE NORTH 04°46'10" EAST 100.75 FEET; THENCE NORTH 77°46'14" WEST 91.96 FEET; THENCE NORTH 03°18'12" EAST 308.30 FEET; THENCE NORTH 00°14'00" EAST 254.17 FEET TO A POINT OF CURVATURE OF A CIRCULAR CURVE, CONCAVE EASTERLY; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 316.00 FEET AND A CENTRAL ANGLE OF 17°39'30" AN ARC DISTANCE OF 97.39 FEET TO A POINT OF REVERSE CURVATURE OF A CIRCULAR CURVE, CONCAVE WESTERLY; THENCE NORTHERLY ON THE ARC OF SAID CURVE, WITH A RADIUS OF 84.00 FEET AND A CENTRAL ANGLE OF 16°00'21" AN ARC DISTANCE OF 23.47 FEET TO A POINT OF TANGENCY; THENCE NORTH 01°53'09" EAST 395.47 FEET TO THE INTERSECTION WITH A SOUTH LINE OF TRACT "A"; THENCE SOUTH 54°16'34" EAST 38.14; THENCE NORTH 35°43'23" EAST 180.16 FEET TO THE POINT OF BEGINNING.

ALL OF SAID LANDS SITUATE, LYING AND BEING IN THE CITY OF DORAL, MIAMI-DADE COUNTY, FLORIDA CONTAINING 571,376 SQUARE FEET (13.1170 ACRES) MORE OR LESS.

NOTES:

- 1) BEARINGS ARE BASED ON THE NORTH LINE OF TRACT "A" BEING S88°11'45"E.
- 2) THIS IS NOT A SKETCH OF SURVEY AND DOES NOT REPRESENT A FIELD SURVEY.
- 3) THIS SKETCH IS NOT VALID WITHOUT THE SIGNATURE AND ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
- 4) O.R.B. DENOTES: OFFICIAL RECORDS BOOK.
- 5)  DENOTES: CENTERLINE.
- 6) CA DENOTES: CENTRAL ANGLE.

FILE: SHOMA GROUP

SCALE: 1"=200'

ORDER NO: 53640

DATE: 05/02/11

FONTAINEBLEAU NORTHEAST CDMP BOUNDARY

MIAMI-DADE COUNTY, FLORIDA

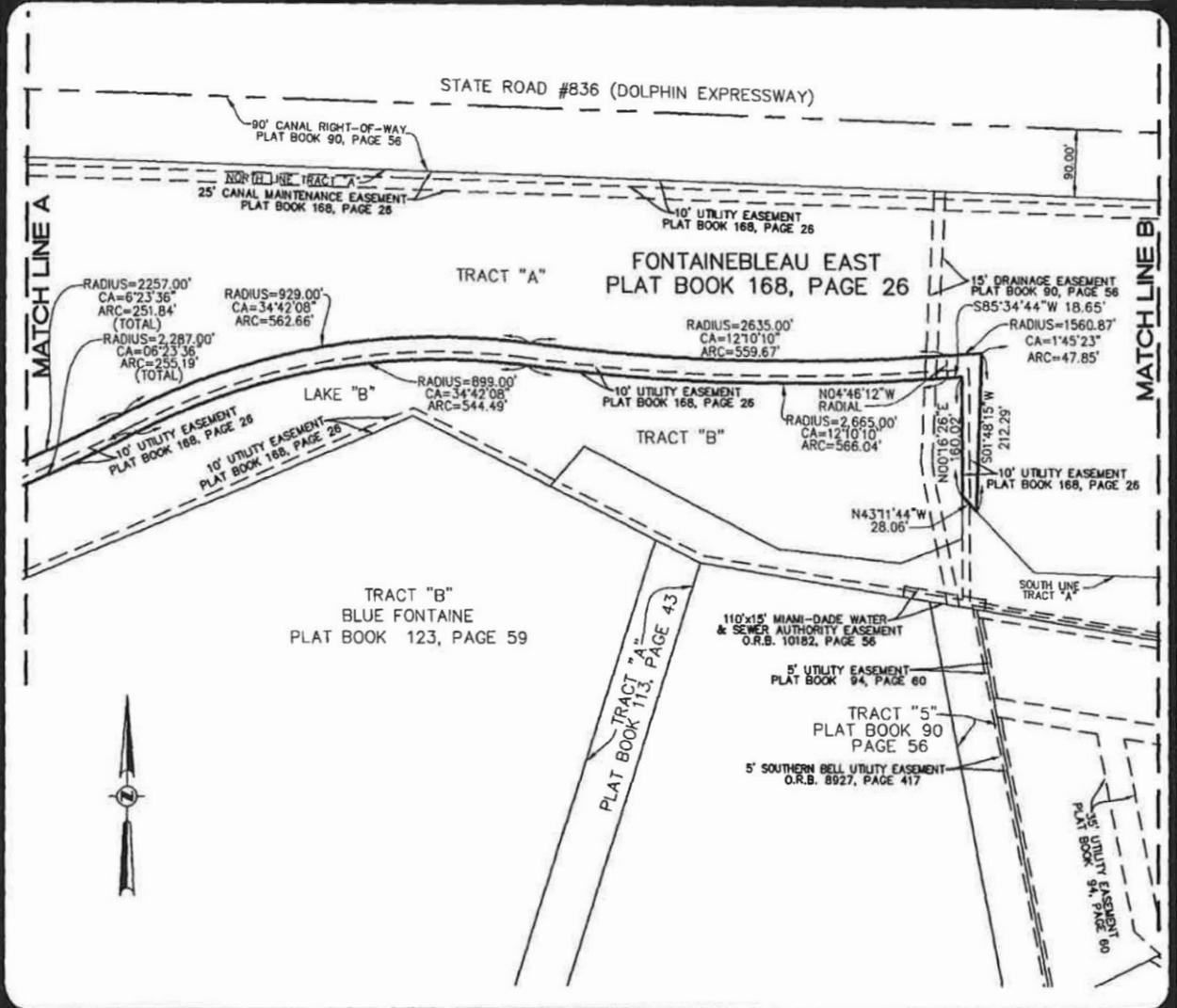
FOR: SHOMA

SHEET 4 OF 8

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FILE: SHOMA GROUP
 SCALE: 1"=200'
 ORDER NO.: 53640
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 FONTAINEBLEAU NORTHEAST CDMp BOUNDARY
 MIAMI-DADE COUNTY, FLORIDA
 FOR: SHOMA

SHEET 6 OF 8

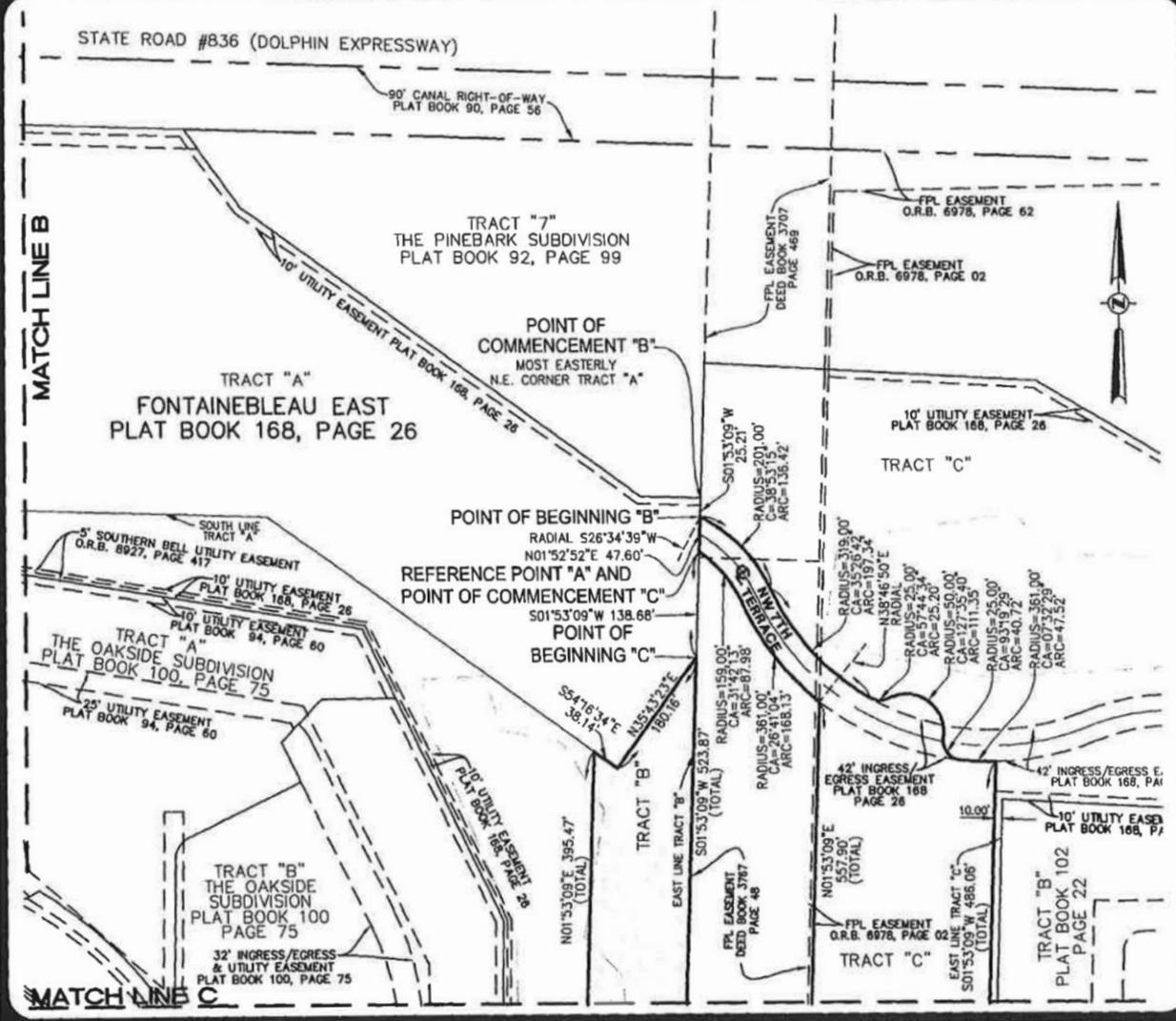
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 NOR COMPLETE WITHOUT SHEETS 1
 THROUGH 8 INCLUSIVE



SKETCH AND LEGAL DESCRIPTION
BY
PULICE LAND SURVEYORS, INC.

5381 NOB HILL ROAD
SUNRISE, FLORIDA 33351

TELEPHONE: (954) 572-1777 • FAX: (954) 572-1778
E-MAIL: surveys@pulicelandsurveyors.com CERTIFICATE OF AUTHORIZATION LB#3870



FILE: SHOMA GROUP
SCALE: 1"=200'
ORDER NO.: 53640
DATE: 05/02/11
FONTAINEBLEAU NORTHEAST CDMP BOUNDARY
MIAMI-DADE COUNTY, FLORIDA
FOR: SHOMA

SHEET 7 OF 8

THIS DOCUMENT IS NEITHER FULL
NOR COMPLETE WITHOUT SHEETS 1
THROUGH 8 INCLUSIVE

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</u>
<u>A</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.

<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 principal officers or stockholders consist of other corporation(s), trust(s), partnership(s) or similar entities, further disclosure shall be made to identify the natural persons having the ultimate ownership interest].

CORPORATION NAME: Fontainbleau Lakes, LLC.

<u>NAME AND ADDRESS</u>	<u>Percentage of Stock</u>
<u>Please see Exhibit "D"</u>	

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

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

Signature of Applicants:

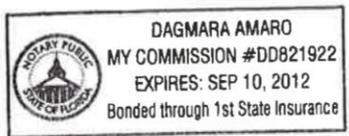
Signature: _____
Masoud Shojaee, President (Applicant's Signature)

The foregoing instrument was acknowledged before me this 2nd day of May, 2011, by Masoud Shojaee as President, on behalf of Fontainbleau Lakes, LLC. They are personally known to me or produced _____ (type of identification) as identification.

NOTARY PUBLIC


(Print, Type or Stamp Commissioned Name of Notary Public)

My Commission Expires:



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

EXHIBIT "D"

DISCLOSURE OF ALL PARTIES IN INTEREST

Shoma Development Corp.
5835 Blue Lagoon Drive, 4th Floor
Miami, Florida 33126
100%



Fontainbleau Lakes, LLC
100%



Urbanika Holdings, LLC
3470 NW 82nd Avenue, Ste. #988
Doral, Florida 33122

70%



Masoud Shojace
Manager



Terra Fontainbleau Investments, LLC
990 Biscayne Blvd., Ste. #302
Miami, Florida 33132

30%



Pedro A. Martin
Manager

**APPLICATION NO. 3
STANDARD AMENDMENT APPLICATION**

Applicant	Applicant's Representative
Ferro Investment Group II, LLC c/o Mario Ferro, Jr. Managing Member 8165 North West 155 Street Miami Lakes, Florida 33016	Miguel Diaz De la Portilla, Esq. Becker & Poliakoff 121 Alhambra Plazas 10 th Floor Coral Gables, Florida 33134 (305) 262-4433

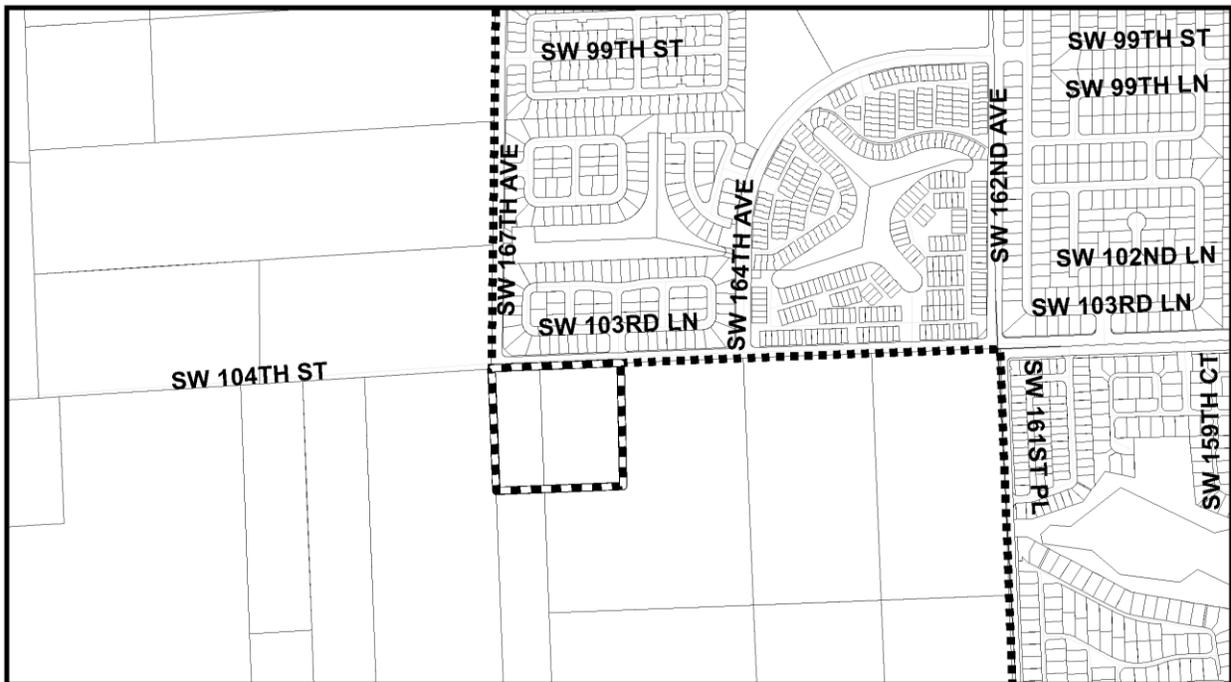
Requested Amendment to the Land Use Plan Map

1. Expand the 2015 Urban Development Boundary (UDB) to include the subject property.
2. From: AGRICULTURE
To: BUSINESS AND OFFICE
3. Add Declarations of Restriction to the Restrictions Table in the Land Use Element

Location: Southeast corner of the intersection of SW 104 Street and SW 167 Avenue.

Acreage: Application area: 9.9 Gross Acres; 8.38 Net Acres

Acreage Owned by Applicant: 8.38 Acres



APPLICATION AREA



2015 URBAN DEVELOPMENT BOUNDARY



Notes:

1. This page is not part of the Application that was filed by the applicant.
2. The Disclosure of Interest published herein contains only those applicable pages; all others were deleted.

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

1. APPLICANT

FERRO INVESTMENT GROUP II, LLC
c/o Mario Ferro, Jr. - Managing Member
8165 North West 155 Street
Miami Lakes, FL 33016

2011 MAY -2 P 12: 35

PLANNING & ZONING
METROPOLITAN PLANNING SECT

2. APPLICANT'S REPRESENTATIVE

Miguel Diaz De la Portilla, Esq.
Becker & Poliakoff
121 Alhambra Plazas
10th Floor
Coral Gables, Florida 33134
(305)262-4433
mportilla@becker-poliakoff.com

By:  Date: 5/2/11
Miguel Diaz De la Portilla, Esq.

3. DESCRIPTION OF REQUESTED CHANGE

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

A change to the adopted 2015-2025 Land Use Plan Map is requested.

B. Description of the Subject Property

Portions of the West 1/2 of the Northwest 1/4 of Section 8, and NE. 1/4 of Section 7, Township 55 South Range 39 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 7, per Map of Township 55 line of said Section 7, for 5,099.48 feet (Deed 5,097 feet) to the Northeast corner of parcel of land described in Deed recorded in Official Records Book 2737, Page 489 of the Public Records of Miami-Dade County, Florida, thence continue N 86° 20' 39" E for 257.85 feet to the NE. corner of said Section 7, also being the NW. corner of said Section 8, and the POINT OF BEGINNING of the hereinafter described parcel of land; thence N87° 49' 33" E along the North line of said Section 8, for 414.13 feet; thence run S02° 16' 32" E, parallel with and 671.98 feet West of the West line of said Section 8, per Ford's 1940 Survey for 641.75 feet; thence S 87° 49' 33" W parallel with the North line of said Section 8 for

671.98 feet to the West line of said Section 8; thence N 02° 16' 32" W along the West line of said Section 8 for 641.75 feet to the NE. corner of Section 7, per Ford's 1940 Survey, also the SW. corner of Section 5, Township 55 South, Range 39 East per agreement recorded in Official Records Book 14242, at Page 597 of the Public Records of Miami-Dade County, Florida; thence N 87° 49' 33" E for 257.85 feet to the POINT OF BEGINNING. ("Property")

C. Gross Acreage

Application area: ±8.38 Net Acres (9.9 Gross Acres)
Acreage Owned by Applicant: ± 8.38 Net Acres (9.9 Gross Acres)

D. Requested Change

1. It is requested that the Urban Development Boundary ("UDB") be extended to include the Applicant's Property.
2. It is requested that ± 8.38 Net (9.9 Gross) Acres of the subject area be re-designated on the Land Use Plan Map from "Agriculture" to "Business and Office Use".
3. If accepted by the Board of County Commissioners, the Applicant will submit a covenant at the appropriate time, whose restrictions shall be added to the *Table of Land Use Element Text*. The Declaration of Restrictions will prohibit residential uses and place limitations on certain business uses.

Previously filed applications:

Application 4 April 2009
Application 9 April 2007
Application 13 April 2005

4. REASONS FOR AMENDMENT

The basis for this application ("Application") is to provide both Miami Dade County ("County") and the local area where the Property is located with local employment opportunities through the development of a modest and sustainable, neighborhood retail center, of approximately ± 8.38 Net (9.9 Gross) Acres. The Application is consistent with the CDMP for the following reasons (citing to specific provisions of the CDMP; our comments in bold):

Objective LU-1

The location and configuration of Miami-Dade County's urban growth through the year 2025 shall emphasize concentration and intensification of development around centers of activity, development of well designed communities containing a variety of uses, housing types and public services, renewal and rehabilitation of blighted areas, and contiguous urban expansion when warranted, rather than sprawl.

The Property is currently located within the Urban Expansion Area (“UEA”), and abuts the UDB to the north. Approval of the Application allows for contiguous urban expansion, rather than urban sprawl. Approval further provides local employment opportunities for the surrounding residential uses through the development of a neighborhood retail center, including uses for pedestrian activity in the area surrounding the current residential development. Pursuant to Miami Dade County’s 2010 Evaluation and Appraisal Report, adopted March 23, 2011 (“EAR”), an important consideration related to absorption is that “...some commercial uses are ‘population serving’ and should be distributed throughout the community with consideration for convenience to the residential population.” *EAR page 1.139* Simply put, approval provides local residents the opportunity to work, procure necessary goods and services and spend quality time with their families in their very own neighborhood, as opposed to travelling by automobile, or other modes of transportation to accomplish the very same thing.

Policy LU-1C

Miami-Dade County shall give priority to infill development on vacant sites in currently urbanized areas, and redevelopment of substandard or underdeveloped environmentally suitable urban areas contiguous to existing urban development where all necessary urban services and facilities are projected to have capacity to accommodate additional demand.

The Property is contiguous to an existing urban development and acceptable Levels of Services are available for development of same. The site is currently vacant and in an environmentally suitable area. Further, water and sewer mains are available for hook up to the property, and adequate police and fire services are available. Therefore, the Application is in concert with Policy LU-1C.

Policy LU-1G

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

The Application, which seeks to create a business development through the construction of a neighborhood retail center, is adjacent to an existing residential development, furthering the policies as set for in Policy LU-1G.

Objective LU-8

Miami-Dade County shall maintain a process for periodic amendment to the Land Use Plan Map consistent with the adopted Goals, Objectives and Policies of this plan, which will provide that the Land Use Plan Map accommodates projected countywide growth.

The proposed “*Business and Office*” designation, offers a transitional use, density and intensity of development with respect to the surrounding land uses that includes residential development abutting the Property to the north and educational development abutting the Property to the northwest. The Property is located within the UEA, an area that is set aside specifically to accommodate projected countywide growth through the CDMP.

Policy LU-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; a variety of affordable housing options; projected availability of service and infrastructure capacity; proximity and accessibility to employment, commercial and cultural centers; character of existing 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.

The surrounding land uses combined with the proposed *Business and Office* designation for the Property, serves to provide “proximity and accessibility to employment,” and commercial centers as contemplated by Policy LU-8A. Further, it encourages pedestrian and business activity at the proposed neighborhood retail center; and potential employment opportunities for the County residents in the area.

Policy LU-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.

Approval of this application promotes the distribution of the neighborhood or community serving retail sales uses and professional offices, to reflect spatial distribution of the residential population surrounding the Property. The proposed development provides the surrounding area with an opportunity to procure goods and services, and potential employment, close to their residence.

Policy LU-8E

Applications requesting amendments to the CDMP Land Use Plan map shall be evaluated to consider consistency with the Goals, Objectives and Policies of all Elements, other timely issues, and in particular the extent to which the proposal, if approved, would:

- i) Satisfy a deficiency in the Plan map to accommodate projected population or economic growth of the County;
- ii) Enhance or impede provision of services at or above adopted LOS Standards;
- iii) Be compatible with abutting and nearby land uses and protect the character of established neighborhoods; and

iv) Enhance or degrade environmental or historical resources, features or systems of County significance; and

v) If located in a planned Urban Center, or within 1/4 mile of an existing or planned transit station, exclusive busway stop, transit center, or standard or express bus stop served by peak period headways of 20 or fewer minutes, would be a use that promotes transit ridership and pedestrianism as indicated in the policies under Objective LU-7, herein.

The Property furthers Policy LU-8E(i) specifically by increasing the commercially zoned or designated supply in an area and county where similarly zoned or designated vacant property is rapidly nearing absorption. The application satisfies Policy LU-8E(ii) by enhancing the County's provision of services because it is located inside the UEA. The County is currently considering expansion of the UDB into the UEA by planning for infrastructure and services in these areas. The Application is also consistent with LU-8E(iii) as the abutting residential and educational uses to the north would be well served by a community retail center, due to the location of the Property. In fact, there is no danger to the character of the neighborhood to the north, as it is separated by a public right-of-way.

Policy LU-8F

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

The Application is for non-residential use; specifically, the development of a neighborhood retail center. Pursuant to a review of Miami-Dade County's projected absorption of Land for Commercial Uses, with specific regard to Minor Statistical Area ("MSA") 6.2 (in which the Property is located), the supply of commercial zoned or designated land will be depleted by 2030, according to information provided by County staff. While 2030 is the actual depletion year, the process to develop the Property, including the Application, zoning applications, potential platting process and building permit process could take years to complete. The Application is timely and consistent with the County's overall plans, goals, objectives and provisions of the CDMP.

Policy LU-8G

When considering land areas to add to the UDB, after demonstrating that a need exists, in accordance with foregoing Policy LU-8F:

i) The following areas shall not be considered:

- a) The Northwest Wellfield Protection Area located west of the Turnpike Extension between Okeechobee Road and NW 25 Street and the West Wellfield Protection Area west of SW 157 Avenue between SW 8 Street and SW 42 Street;
- b) Water Conservation Areas, Biscayne Aquifer Recharge Areas, and Everglades Buffer Areas designated by the South Florida Water Management District;
- c) The Redland area south of Eureka Drive; and

ii) The following areas shall be avoided:

- a) Future Wetlands delineated in the Conservation and Land Use Element;
- b) Land designated Agriculture on the Land Use Plan map;
- c) Category 1 hurricane evacuation areas east of the Atlantic Coastal Ridge;
- d) Comprehensive Everglades Restoration Plan project footprints delineated in Tentatively Selected Plans and/or Project Implementation Reports; and

iii) The following areas shall be given priority for inclusion, subject to conformance with Policy LU-8F and the foregoing provision of this policy:

- a) Land within Planning Analysis Tiers having the earliest projected supply depletion year;
- b) Land contiguous to the UDB;
- c) Locations within one mile of a planned urban center or extraordinary transit service; and
- d) Locations having projected surplus service capacity where necessary facilities and services can be readily extended.

The Property is not in an area that will not be considered for inclusion within the UDB pursuant to LU-8G(i). Its current Agricultural designation, LU-8G(ii), indicates it should be avoided if a need exists for commercially zoned or designated parcels. The Application is consistent with the CDMP for the following reasons: (i) depletion of commercial property is currently estimated by 2030, (ii) the Property abuts the UDB to the north, (iii) the Property is located in the UEA, a clear indication that the County has already envisioned that the Property will be included within the urban zone; (iv) the proximity of the Property to surrounding residential and educational uses minimizes any potential agricultural value of the Property; and (v) the Property's proximity to existing development, and surrounding conditions, make any agricultural use unviable. The Application complies with Policy LU-8G(iii)(b) of the CDMP Land Use Element, which states that land contiguous to the UDB should be given priority for inclusion.

Supply and Demand

As previously discussed herein, the Property is located in MSA 6.2. Currently, there are 258.9 acres of vacant, commercially zoned or designated, land in the subject MSA. The average annual absorption rate of commercially zoned or designated vacant land projected for the 2010-2030 period in MSA 6.2 is 13.69 acres per year. At the projected rate of absorption, the referenced MSA will be depleted of its supply of commercially zoned or designated land after 2030. It is important to note that the ratio of commercial acres per thousand persons in the referenced MSA is below the County average for both 2020 and 2030 (see —Projected Absorption of Land for Commercial Uses□ table). *EAR Table 1.1-12*. If approved, the proposed amendment would add 9.9 gross acres of commercial land to the County's supply.

In sum, this application is consistent with the goals, objectives, policies and provisions of the Miami-Dade County Comprehensive Development Master Plan, as amended through April 28, 2010.

5. ADDITIONAL MATERIAL SUBMITTED

Property survey prepared by J.F. Lopez & Associates, Inc., dated April 21, 2009.

Supplemental information to be submitted at a later time, but prior to the June 29, 2009 deadline for technical reports.

6. DISCLOSURE OF INTEREST

A completed Disclosure of Interest Form is attached hereto.

7. The Application does not include real property which is not owned by the Applicant. As such, section is not applicable.

ATTACHMENTS

Exhibit "A" -Legal Description of Application Area

One Aerial Photo

One Section Map

Survey of Area

EXHIBIT "A"

LEGAL DESCRIPTION OF APPLICATION AREA

Portions of the West 1/2 of the Northwest 1/4 of Section 8, and NE. 1/4 of Section 7, Township 55 South Range 39 East, Miami-Dade County, Florida, and being more particularly described as follows:

Commence at the Northwest corner of said Section 7, per Map of Township 55 line of said Section 7, for 5,099.48 feet (Deed 5,097 feet) to the Northeast corner of parcel of land described in Deed recorded in Official Records Book 2737, Page 489 of the Public Records of Miami-Dade County, Florida, thence continue N 86° 20' 39" E for 257.85 feet to the NE. corner of said Section 7, also being the NW. corner of said Section 8, and the POINT OF BEGINNING of the hereinafter described parcel of land; thence N87° 49' 33" E along the North line of said Section 8, for 414.13 feet; thence run S02° 16' 32" E, parallel with and 671.98 feet West of the West line of said Section 8, per Ford's 1940 Survey for 641.75 feet; thence S 87° 49' 33" W parallel with the North line of said Section 8 for 671.98 feet to the West line of said Section 8; thence N 02° 16' 32" W along the West line of said Section 8 for 641.75 feet to the NE. corner of Section 7, per Ford's 1940 Survey, also the SW. corner of Section 5, Township 55 South, Range 39 East per agreement recorded in Official Records Book 14242, at Page 597 of the Public Records of Miami-Dade County, Florida; thence N 87° 49' 33" E for 257.85 feet to the POINT OF BEGINNING.

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:

Ferro Investment Group II, LLC
8165 North West 155 Street
Miami Lakes, FL 33016

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>
Ferro Investment Group II, LLC		30-5908-000-0030	41.28 (a portion of)
Ferro Investment Group II, LLC		30-5907-000-0012	14.44 (a portion of)

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 CONTRACT FOR PURCHASE OTHER(attach explanation)

N/A

4. DISCLOSURE OF APPLICANTS INTEREST: Complete all appropriate sections and indicate N/A for each section that is not applicable.

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

INDIVIDUALS NAME AND ADDRESS PERCENTAGE OF ITNEREST

N/A

b. If the owner is a COOPERATION, 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:

Mario Ferro, Jr. - 50% Shareholder

Mario Ferro, Sr. - 50% Shareholder

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 INTEREST

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

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

Ferro Investment Group II, LLC, Florida Corporation

By: Mario Ferro
Mario Ferro, Jr. - Managing Member

Sworn to and subscribed before me
this 2 day of ~~April~~, 2011
May

Linda M Manfred
Notary Public, State of Florida at Large
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.

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APPLICATION NO. 4

**APPLICATION REQUESTING AMENDMENT TO THE
COMPREHENSIVE DEVELOPMENT MASTER PLAN**

1. APPLICANT

Miami-Dade County Department of Planning and Zoning
111 NW 1 Street
Miami, Florida 33128-1972
(305) 375-2835

2. APPLICANT'S REPRESENTATIVE

Marc C. LaFerrier, AICP, Director
Miami-Dade County Department of Planning and Zoning
111 NW 1 Street, 11th Floor
Miami, Florida 33128-1972

By:  May 2, 2011

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 2010 CDMP Amendment Cycle". Proposed deletions are indicated by items being ~~stricken through~~ 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, 2011 for reasons noted below.)

4. REASONS FOR CHANGE

In accordance with Chapter 163, Part II, Florida Statutes, the addition or deletion of projects along with the deferral or delay of the dates of construction projects in the Schedules of Improvements of the Capital Improvements Element must be accomplished by Plan amendment. Changes to the Schedules of Improvements that do not require an amendment but may be adopted by ordinance and transmitted to the Florida Department of Community Affairs (DCA) for record keeping purposes only include the following: a) corrections and modifications concerning costs of a project already included in the adopted schedule; b) corrections and modifications concerning revenue sources; and c) acceptance of facilities pursuant to dedications, which are consistent with the plan.

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, projects costs, or revenue levels and sources.

There are numerous reasons why operating departments propose to add or delete projects or defer or delay the dates of construction projects. Generally, they do so in following their department's capital improvements strategy, which, 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 no longer needed. The schedule date of construction of capital projects is the time in which construction is projected to be completed and the project becomes operational. The dates of construction projects can be delayed or deferred due to several reasons such as land acquisition, design, or permitting issues. 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 Resource Allocation 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. Thus, the updated tables of CIE projects are not 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 2011 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 prior to their final adoption as CDMP amendments in November, 2011, to reflect the Capital Budget adopted in September 2011.

5. ADDITIONAL MATERIALS SUBMITTED

None